

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Draft

Tuesday, December 16, 2025

6:00 PM

Regular Meeting

City Council Chambers and Zoom

City Council Regular Meeting

ELECTED OFFICIALS

Mayor David Lesser

Mayor Pro Tem Joe Franklin

Councilmember Nina Trieu Tarnay

Councilmember Steve S. Charelian

Councilmember Amy Thomas Howorth

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A. CALL MEETING TO ORDER

Mayor Lesser called the meeting to order.

B. PLEDGE TO THE FLAG

Mayor for the Day on October 17, 2025, honoree Jack Sapanza, led the Pledge of Allegiance.

C. ROLL CALL

Roll Call led by City Clerk Liza Tamura.

Present: 5 - Mayor Lesser, Mayor Pro Tem Franklin, Councilmember Tarnay, Councilmember Charelian and Councilmember Howorth

D. CEREMONIAL CALENDAR

None.

E. APPROVAL OF AGENDA AND WAIVER OF FULL READING OF ORDINANCES

A motion was made by Mayor Pro Tem Franklin, seconded by Councilmember Howorth, to pull Agenda Item No. 9 to be heard under Section I - Items Removed From the Consent Calendar and waive full reading of ordinances. The motion carried by the following vote:

Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth

Nay: 0

F. CITY COUNCIL AND COMMUNITY ORGANIZATION ANNOUNCEMENTS OF UPCOMING EVENTS (1 MINUTE PER PERSON)

Waste Management Recycling Education Representative Bobby Bell expressed appreciation to Interim Public Works Director Ted Semaan for his leadership and stated it was a pleasure working with him. He also thanked Skechers and the Chamber of Commerce for hosting a successful Holiday Fireworks Festival on Sunday, December 14, 2025. Additionally, he announced that due to the Christmas holiday, there will be no collection service on Thursday, December 25, 2025, and service will be delayed by one day for Thursday, Friday and Saturday collection days. The same schedule adjustment will apply for the New Year's holiday.

Library Manager Cassandra Sargent announced a holiday sing-along scheduled for Saturday, December 20, 2025, at 2:00 PM. She also shared that teen study halls will be held on Wednesday, December 17, 2025, and Thursday, December 18, 2025, to support students preparing for finals. Additionally, she reported that new adult furniture has been installed, and children's furniture will be added in early spring of next year.

Manhattan Beach resident Mike Jenkins announced that Manhattan Beach United, in collaboration with the Mira Costa High School Black Scholars Union, Pacific Islanders Club, Latino Scholars Union, St. Michael's Club, Middle Eastern North African (MENA) Club, Mira Costa Jazz Band, and Mira Costa Choir, will host a multicultural celebration at the Joslyn Community Center on February 22, 2026, from 2:00 to 4:00 PM.

Councilmember Howorth extended holiday greetings, wishing those who celebrate a Happy Hanukkah and noting that the menorah lighting will take place on Thursday, December 18, 2025, at Metlox Plaza. She also wished everyone who celebrates a Merry Christmas and encouraged the community to gather with loved ones and bring light to the world.

Councilmember Charelian announced that Manhattan Beach Little League registration has been extended and will close on December 30, 2025. Registration is available on the Manhattan Beach Little League website.

Mayor Pro Tem Franklin announced that the Delancy Christmas Tree Lot has relocated to the Manhattan Village Mall parking lot. He also recognized Alessandra Stone and her co-workers for organizing a beach trash cleanup.

Mayor Lesser thanked and congratulated City staff and Skechers for organizing the Holiday Fireworks Festival last weekend. He invited the community to attend Coffee with the Mayor at Metlox Plaza on Friday, January 2, 2026, from 9:00 AM to 10:00 AM. He also announced that, as Mayor, he has signed a letter of condolence to the residents of Bondi Beach, Sydney, following the recent tragedy, and reaffirmed the City's commitment to combating anti-Semitism.

G. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Mayor Lesser opened the floor to public comments. The following individual(s) spoke:

*Lauren Kolodny - A-Frame Signage in the Public Right-of-Way
Stella Sharman - A-Frame Signage in the Public Right-of-Way
Tony D'Errico - Notice of A-Frame Sign Violation
Jim Upchurch - 28th Street Stormwater Infiltration Project
Linda McLoughlin Figel - Notice of A-Frame Sign Violation
Michael Zislis - Benches & Brewco deposit*

Seeing no further requests to speak, Mayor Lesser closed the floor to public comments.

City Manager Talyn Mirzakhanian responded to City Council questions.

Councilmember Tarnay shared reflections on her first year serving on City Council.

H. CONSENT CALENDAR (APPROVE)

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to approve the Consent Calendar with Agenda Item No. 9 being removed to be heard under Section I - Items Removed From the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth

Nay: 0

1. City Council Minutes: [25-0581](#)

This Item Contains Minutes of the Following City Council Meeting(s):

- a) City Council Adjourned Regular Meeting Minutes of December 2, 2025
 - b) City Council Regular Meeting Minutes of December 2, 2025
- (No Budget Impact) (City Clerk Tamura).

APPROVE

The recommendation for this item was approved on the Consent Calendar.

2. Financial Report: [25-0565](#)

- a) Schedule of Demands: October 2025
 - b) Investment Portfolio for the Month Ending October 31, 2025
 - c) Month End Report for Month Ending October 31, 2025
- (No Budget Impact) (Finance Director Bretthauer).

ACCEPT REPORT AND DEMANDS

The recommendation for this item was approved on the Consent Calendar.

3. Consideration and Approval of the 2026 City Council and Commissions Meeting Calendars (No Budget Impact) (City Clerk Tamura). [25-0584](#)

APPROVE

The recommendation for this item was approved on the Consent Calendar.

4. Consideration of List of Appointments Made by the City Council to All Regular and Ongoing Boards and Commissions (No Budget Impact) (Maddy Act) (City Clerk Tamura). [25-0583](#)

APPROVE

The recommendation for this item was approved on the Consent Calendar.

5. Consideration of a Resolution Accepting 2024 State Homeland Security Program Grant Funds in the Amount of \$60,000 for the Purchase of Law Enforcement Equipment (Not Budgeted) (Police Chief Johnson). [25-0528](#)

A) ADOPT RESOLUTION NO. 25-0132

B) APPROPRIATE FUNDS

The recommendation for this item was approved on the Consent Calendar.

6. Consideration of a Resolution Awarding a Professional Design Services Agreement to DVDCreative in a Not-to-Exceed Amount of \$361,009 for the Sand Dune Park Improvements Project (Budgeted) (Interim Public Works Director Semaan). [25-0419](#)

ADOPT RESOLUTION NO. 25-0134

The recommendation for this item was approved on the Consent Calendar.

7. Consideration of a Resolution Approving the Updated 2026 Title VI Program and Authorizing the City Manager to sign the Title VI Policy Statement for the City of Manhattan Beach Pursuant to the Federal Transit Administration Circular 4702.1B for Federal Transit Administration Grant Recipients to Remain Eligible to Receive Grant Program Funds (No Budget Impact) (Parks and Recreation Director Leyman and Interim Public Works Director Semaan). [25-0553](#)

ADOPT RESOLUTION NO. 25-0142

The recommendation for this item was approved on the Consent Calendar.

8. Consideration of a Resolution Approving Amendment No. 6 to the Agreement with Granicus for Civic Engagement Upgrades with an Additional Amount of \$21,429, for a New Not-to-Exceed Total Amount of \$1,120,717 (Budgeted) (Information Technology Director Guardado and City Clerk Tamura). [25-0580](#)

ADOPT RESOLUTION NO. 25-0146

The recommendation for this item was approved on the Consent Calendar.

9. Consideration of a Resolution Approving a Five-Year Agreement with Pegasus Studios for Broadcast Professional Services with a Not-to-Exceed Total Amount of \$900,000 (Budgeted) (Information Technology Director Guardado). [25-0588](#)

ADOPT RESOLUTION NO. 25-0145

This item was removed from the Consent Calendar and heard under Section I - Items Removed from the Consent Calendar.

I. ITEMS REMOVED FROM THE CONSENT CALENDAR

9. Consideration of a Resolution Approving a Five-Year Agreement with Pegasus Studios for Broadcast Professional Services with a Not-to-Exceed Total Amount of \$900,000 (Budgeted) (Information Technology Director Guardado). [25-0588](#)

ADOPT RESOLUTION NO. 25-0145

Mayor Lesser stated that he pulled the item not due to any objection, but because of the amount of the five-year agreement and to address questions for staff.

Information Technology Director Miguel Guardado provided background on the item.

City Attorney Quinn Barrow, Information Technology Director Guardado and City Clerk Liza Tamura responded to City Council questions.

Mayor Lesser opened the floor to public comments.

Seeing no requests to speak, Mayor Lesser closed the floor to public comments.

A motion was made by Councilmember Howorth, seconded by Councilmember Charelian, to adopt Resolution No. 25-0145, approving an agreement between the City of Manhattan Beach and Pegasus Studios for broadcast professional services. The motion carried by the following vote:

Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth

Nay: 0

J. PUBLIC HEARINGS

None.

K. GENERAL BUSINESS

- 10.** Hearing to Consider Resolutions Awarding a Construction Agreement to Zusser Company, Inc. in the Amount of \$27,839,691, including Contingency; Approving the Professional Services Agreement with Transtech Engineers, Inc. in the Amount of \$1,095,755 for Construction Management and Inspection Services; and Approving Amendment No.2 to the Professional Services Agreement with CWE in the Amount of \$521,380 for Additional Design Services for the 28th Street Stormwater Infiltration Project (Budgeted) (Supplemented Report; Continued from the December 2, 2025, City Council Meeting) (Interim Public Works Director Semaan).

[25-0587](#)

(Estimated Time: 1 Hr.)

ADOPT RESOLUTION NOS. 25-0135, 25-0136, AND 25-0137

Interim Public Works Director Ted Semaan provided background regarding the item and introduced Senior Civil Engineer Eduardo Pech who provided the PowerPoint presentation.

Interim Public Works Director Semaan, City Attorney Quinn Barrow, Senior Civil Engineer Pech, Acting City Engineer Gilbert Gamboa, Zusser Company Owner and Project Manager Anton Fyodorov and Geosyntec Consultants Senior Principal Water Resources Engineer Chris Wessel responded to City Council questions.

Mayor Lesser opened the floor to public comments. The following individual(s) spoke:

*Mary Simmon
Thornton Stone
Margie Hoyt
Craig Cadwallader
Mike Jenkins
Clint Hanson
Stefan Kampe
Naomi Meurice
Heather Kim
Mike McHargue*

Seeing no further requests to speak, Mayor Lesser closed the floor to public comments.

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to adopt Resolution No. 25-0135, awarding a construction contract to Zusser Company, Inc. for the 28th Street Stormwater Infiltration Project.

City Attorney Barrow responded to City Council questions.

A substitute motion was made by Mayor Pro Tem Franklin, seconded by Councilmember Charelian, to reject all the bids and rebid the project. The motion failed by the following vote:

Aye: 2 - Franklin and Charelian

Nay: 3 - Lesser, Tarnay and Howorth

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to adopt Resolution No. 25-0135, awarding a construction contract to Zusser Company, Inc. for the 28th Street Stormwater Infiltration Project. The motion carried by the following vote:

Aye: 3 - Lesser, Tarnay and Howorth

Nay: 2 - Franklin and Charelian

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to adopt Resolution No. 25-0136, approving a construction management and inspection services agreement between the City of Manhattan Beach and Transtech Engineers, Inc. for the 28th Street Stormwater Infiltration Project. The motion carried by the following vote:

Aye: 3 - Lesser, Tarnay and Howorth

Nay: 2 - Franklin and Charelian

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to adopt Resolution No. 25-0137, approving Amendment No. 2 to the agreement between the City of Manhattan Beach and CWE for additional design services for the 28th Street Stormwater Infiltration Project. The motion carried by the following vote:

Aye: 3 - Lesser, Tarnay and Howorth

Nay: 2 - Franklin and Charelian

At 8:42 PM, the City Council recessed and reconvened at 8:57 PM with all City Councilmembers present.

11. Consideration of Temporarily Allowing Short-Term Rentals Citywide During the 2026 FIFA World Cup and 2028 Summer Olympic/Paralympic Games (Not Budgeted) (Community Development Director Alkire).

[25-0545](#)

(Estimated Time: 1 Hr.)

DISCUSS AND PROVIDE DIRECTION

Community Development Director Masa Alkire introduced Senior Planner Jaehee Yoon who provided the PowerPoint presentation.

Senior Planner Yoon, City Manager Talyn Mirzakhania, Communications and Civic Engagement Manager Alexandria Latragna, Acting Police Chief Kelly Benjamin, Building Official Ryan Heise and Finance Director Libby Bretthauer responded to City Council questions.

Mayor Lesser opened the floor to public comments. The following individual(s) spoke:

*Jill Lamkin
Mike Zislis
Phuong Bui
Heather Kim*

Seeing no further requests to speak, Mayor Lesser closed the floor to public comments.

City Manager Mirzakhania responded to City Council questions.

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to direct staff to return with a draft Ordinance establishing a temporary short-term rental policy limited to the FIFA World Cup period. The Ordinance should define a specific operating window of approximately one week before the event through several days after the event and include a cap on the number of operators permitted during the trial period. The Ordinance should address enforcement logistics, particularly over weekends, and provide confirmation of neighboring jurisdictions' approaches to short-term rentals. Staff should expand and conduct public outreach, including social media blasts, required newspaper advertisements, and a listening session, to ensure the community is aware and able to provide input. The motion carried by the following vote:

Aye: 3 - Lesser, Tarnay and Howorth

Nay: 2 - Franklin and Charelian

12. Consideration of the Preferred Option to Replace the Existing Escalators at the Metlox Parking Structure In-Kind (Budgeted) (Interim Public Works Director Semaan). [25-0445](#)

(Estimated Time: 30 Min.)

DISCUSS AND PROVIDE DIRECTION

Interim Public Works Director Ted Semaan introduced Acting City Engineer Gilbert Gamboa who provided the PowerPoint presentation.

At 10:20 PM, a motion was made by Mayor Lesser, seconded by Councilmember Tarnay, to extend the meeting time beyond 11:00 PM if necessary.

City Attorney Quinn Barrow stated that a vote is not required if all City Councilmembers are in agreement.

Hearing no objection from City Council, the motion to extend the meeting was approved and so ordered.

Acting City Engineer Gamboa, City Manager Talyn Mirzakhian and Field Operations Manager Sean Roberts responded to City Council questions.

Mayor Lesser opened the floor to public comments. The following individual(s) spoke:

*Mike Zislis
Jonathan Tolkin*

Seeing no further requests to speak, Mayor Lesser closed the floor to public comments.

A motion was made by Mayor Pro Tem Franklin, seconded by Councilmember Howorth, to approve the replacement of the existing Metlox Parking Structure escalators with new marine environment-hardened escalators as the preferred option; coordinate with the Tolkin Group on cost-sharing in accordance with the Maintenance Agreement; prepare plans and specifications to implement the selected option; and return to a future meeting with an update. A friendly amendment accepted by the maker of the motion, to further evaluate the feasibility of installing a second elevator to provide redundant access from the Metlox Parking Structure to Metlox Plaza. The motion carried by the following vote:

Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth

Nay: 0

L. CITY COUNCIL REQUESTS AND REPORTS INCLUDING AB 1234 REPORTS

13. City Council AB 1234 Reports. [25-0564](#)

RECEIVE AND FILE

None.

14. Consideration of a Request by Councilmember Charelian and Mayor Lesser to Discuss an Annual Informational Item to City Council Regarding the Fiscal Impacts of Holiday Parking Meter Bagging (City Manager Mirzakhaniaan). [25-0594](#)

DISCUSS AND PROVIDE DIRECTION

Councilmember Tarnay provided that she would be the third vote in order to have the item return on a future agenda.

The City Council directed staff to provide an annual informational item for City Council that outlines the fiscal impacts of holiday parking meter bagging.

15. Consideration of a Request by Mayor Lesser and Councilmember Howorth to Discuss Pursuing an E-Bike Pilot Program to Allow for Enhanced Enforcement (City Manager Mirzakhaniaan). [25-0595](#)

DISCUSS AND PROVIDE DIRECTION

Mayor Lesser requested an amendment to the request to include details on required legislative approvals and explore potential opportunities to expand the City's Municipal Code for enhanced local enforcement.

Mayor Pro Tem Franklin provided that he would be the third vote in order to have the item return on a future agenda.

The City Council directed staff to provide an e-bike pilot program aimed at enhancing enforcement efforts. The report should include required legislative approval and potential opportunities to expand the City's Municipal Code to allow for further local enforcement.

16. Consideration of a Request by Mayor Lesser and Councilmember Howorth to Discuss the Reintroduction of City Council Assignments to Manhattan Beach Unified School District Schools (City Manager Mirzakhaniaan). [25-0596](#)

DISCUSS AND PROVIDE DIRECTION

Councilmember Tarnay provided that she would be the third vote in order to have the item return on a future agenda.

The City Council directed staff to provide a report on the potential reintroduction of the Manhattan Beach Unified School District schools to the City Council Assignments.

M. FUTURE AGENDA ITEMS

Mayor Pro Tem Franklin requested to agendize a discussion regarding potential pond cleaning efforts at Polliwog Park. Councilmember Howorth concurred.

Mayor Pro Tem Franklin requested to agendize a discussion to re-evaluate the City's coyote management procedures. Councilmember Tarnay concurred.

Mayor Lesser requested to agendize a discussion on establishing a Community Tree Planning event aligned with urban forestry guidelines, to be held in conjunction with Earth Day. Councilmember Howorth concurred.

N. CITY MANAGER REPORT

None.

O. CITY ATTORNEY REPORT

None.

P. INFORMATIONAL ITEMS

17. Agenda Forecast (City Clerk Tamura). [25-0585](#)
INFORMATION ITEM ONLY

This item was received and filed by order of the Chair.

18. Commission Minutes: [25-0582](#)
This Item Contains Minutes of the following City Commission Meetings:
a) Parking and Public Improvements Commission Meeting Minutes of September 25, 2025
(Community Development Director Alkire)
b) Library Commission Meeting Minutes of October 14, 2025
(Parks and Recreation Director Leyman)
c) Cultural Arts Commission Meeting Minutes of October 20, 2025
(Parks and Recreation Director Leyman)
d) Parks and Recreation Commission Meeting of October 27, 2025
(Parks and Recreation Director Leyman).
INFORMATION ITEM ONLY

This item was received and filed by order of the Chair.

19. Recent Planning Commission Quasi-Judicial Decision: [25-0590](#)
Master Use Permit Amendment to allow for the on-site sale and service of distilled spirits in addition to the existing beer and wine sales and service in conjunction with food service at an eating and drinking establishment located at 1131 Manhattan Avenue (Coucou) (Community Development Director Alkire).
INFORMATION ITEM ONLY

This item was received and filed by order of the Chair.

Q. CLOSED SESSION

None.

R. ADJOURNMENT

At 10:37 PM, Mayor Lesser adjourned the meeting to the January 13, 2026, Adjourned Regular City Council Meeting at 5:00 PM.

Breana Contreras
Recording Secretary

David Lesser
Mayor

ATTEST:

Liza Tamura
City Clerk