

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Tuesday, April 21, 2026

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

Kingston McClean and Ian Jovel Mayorga of Pennekamp Elementary School 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

1. Presentation of a Proclamation Declaring April 2026, as National Poetry Month and Presentation of Certificates of Recognition to Lily Crook, Riley Jolls, Nina Modugno, Eve Prodromides, and Nika Tabrizi for Receiving the 2026 Circle Award for Excellence in Poetry Sponsored by the Parks and Recreation Department's Older Adults Program. [26-0183](#)

PRESENT

On behalf of the City Council, Mayor Lesser presented a Proclamation declaring April 2026 as National Poetry Month, along with Certificates of Recognition to Lily Crook, Riley Jolls, Nina Modugno, Eve Prodromides, and Nika Tabrizi for receiving the 2026 Circle Award for Excellence in Poetry, sponsored by the Parks and Recreation Department's Older Adults Program.

2. Presentation of a Proclamation Declaring April 22, 2026, as Earth Day and Presentation of a Certificate of Recognition to the Manhattan Beach Botanical Garden in Recognition of their 25th Anniversary and Unwavering Commitment to Environmental Education and the Preservation of California Native Plants.

[26-0229](#)

PRESENT

On behalf of the City Council, Mayor Lesser presented a Proclamation declaring April 22, 2026, as Earth Day, along with a Certificate of Recognition to the Manhattan Beach Botanical Garden in honor of their 25th Anniversary and unwavering commitment to environmental education and the preservation of California native plants.

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

A motion was made by Mayor Pro Tem Franklin, seconded by Councilmember Tarnay, to approve the agenda 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 announced the "Free Paper Shredding" event at Mira Costa High School on Saturday, April 25, 2026, from 9:00 AM - 11:00 AM; and the "Backyard & Worm Composting Class" at the Manhattan Beach Botanical Garden at Polliwog Park on Saturday, May 2, 2026, at 10:00 AM.

Library Manager Cassandra Sargent announced the "Rhythms and Roots" program with Louie Cruz Beltran on Wednesday, April 29, 2026, from 3:30 PM to 4:30 PM.

Environmental Programs Administrator Britny Coker-Moen thanked the community for attending the Tree Planting Event that occurred last weekend. She also announced a "Bioblitz by the Dunes" event, in collaboration with the Bay Foundation and other organizations, at Rosecrans Avenue and The Strand on Saturday, April 25, 2026, from 10:00 AM to 12:00 PM. In addition, she shared that the City is offering a full month of activities for the community and that participants may pick up a stamp card at City Hall to track completed activities for a chance to earn a prize.

Financial Services Manager Emy-Rose Hanna announced the "Business License Tax Forum," at the City Council Chambers and Zoom on Thursday, April 23, 2026, at 12:00 PM.

Mayor Lesser invited the community to attend his final "Coffee with the Mayor" at Metlox Plaza on Friday, May 1, 2026, from 9:00 AM to 10:00 AM.

G. PUBLIC COMMENTS (3 MINUTES PER PERSON)

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

- Police Chief Rachel Johnson - Traffic citation update*
- Tom Thorp - Scout House*
- Michael Zislis - Project Pulse & internet in Chambers*
- Philip Wah - Stop the Rise*
- William Becker - Stop the Rise*
- Paul Wafer - Stop the Rise*
- Elka Worner - Stop the Rise*
- Lee Phillips - South Bay Regional Housing Trust*
- Andrea Utley - Stop the Rise*
- Fred Taylor - Stop the Rise*
- Ray Joseph - Sidewalks on Sepulveda Boulevard & unoccupied homes*
- Brent Estabrook - Project Pulse (400 Manhattan Beach Boulevard)*
- Chris Prodromides - Stop the Rise*
- Martha Andreani - Project Pulse (Parking Lot 3)*
- Amir Mir - Local Coastal Commission & high density developments*
- Stefan Kampe - Consent Item Nos. 6, 7 and 8*
- Dana Seagers (Zoom) - Project Pulse*

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

Mayor Lesser reopened the floor to public comments. The following individual spoke:

- Heather Kim (Zoom) - High density developments*

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

City Attorney Quinn Barrow and City Manager Talyn Mirzakhaniah responded to City Council questions.

H. CONSENT CALENDAR (APPROVE)

A motion was made by Mayor Pro Tem Franklin, seconded by Councilmember Howorth, to approve the Consent Calendar. The motion carried by the following vote:

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

Nay: 0

3. City Council Minutes: [26-0224](#)

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

a) City Council Adjourned Regular Meeting Minutes of April 7, 2026

b) City Council Regular Meeting Minutes of April 7, 2026

(No Budget Impact) (City Clerk Tamura).

APPROVE

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

4. Financial Report: [26-0103](#)

a) Schedule of Demands: February 2026

b) Investment Portfolio for the Month Ending February 28, 2026

c) Month End Report for February 2026

(No Budget Impact) (Finance Director Bretthauer).

ACCEPT REPORT AND DEMANDS

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

5. Consideration of: (1) Adopting Resolution No. 26-0013 Approving [26-0090](#)

Amendment No. 2 to the Professional Services Agreement with Harris and Associates, Inc. for \$20,150 Related to Additional Services

Required for the Development Impact Fee Nexus Study, for a Total Not-to-Exceed Amount of \$95,050; and (2) Appropriating \$24,725 from the General Fund (Partially Budgeted) (Finance Director Bretthauer).

A) ADOPT RESOLUTION NO. 26-0013

B) APPROPRIATE FUNDS

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

6. Receive and File Mid-Year Report from Marine Mammal Care Center [26-0187](#)

(No Budget Impact) (Community Development Director Alkire).

RECEIVE AND FILE

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

7. Consideration of a Resolution Ordering Plans, Specifications, Cost [26-0101](#)

Estimates and Engineer's Report for Annual Street Lighting and Landscaping Assessments (No Budget Impact) (Finance Director Bretthauer).

ADOPT RESOLUTION NO. 26-0019

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

8. Consideration of a Resolution Approving Amendment No. 1 to the Professional Services Agreement with Butier Engineering, Inc. for \$250,070 for the Voorhees Sewer Lift Station Improvements Project a for a Total Not-to-Exceed Amount of \$798,210 and Re-Appropriating \$250,070 in the Sewer Fund to the Voorhees Sewer Lift Station Improvements Project (No Budget Impact) (Interim Public Works Director DeFrancesco).

[26-0227](#)

A) ADOPT RESOLUTION NO. 26-0032

B) APPROVE RE-APPROPRIATION OF FUNDS

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

I. ITEMS REMOVED FROM THE CONSENT CALENDAR

None.

J. PUBLIC HEARINGS

None.

K. GENERAL BUSINESS

9. Consideration of a Resolution Approving a Five-Year Agreement with Tyler Technologies for Software-as-a-Service Cloud Subscription for Enterprise Resource Planning, Enterprise Permitting and Licensing, and Auxiliary Systems, Including a Potential Contingency for a Not-to-Exceed Amount of \$3,400,000 (Budgeted) (Information Technology Director Guardado).

[26-0222](#)

(Estimated Time: 15 Mins)

ADOPT RESOLUTION NO. 26-0025

Information Technology Director Miguel Guardado introduced Senior Management Analyst Tatyana Roujenova-Peltekova who provided the PowerPoint presentation.

Senior Management Analyst Roujenova-Peltekova, Information Technology Director Guardado and City Manager Talyn Mirzakhian responded to City Council questions.

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

*Stefan Kampe
Amir Mir*

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

A motion was made by Councilmember Charelian, seconded by Councilmember Tarnay, to adopt Resolution No. 26-0025, authorizing the City Manager to enter into an agreement between the City of Manhattan Beach and Tyler Technologies for Software-as-a-Service Cloud Subscription services; authorize the City Manager to approve and execute the five-year agreement with Tyler Technologies; authorize the City Manager or their designee to approve a \$25,529 contingency for any additional subscription and/or related services; and if this option is exercised, the amended agreement amount is not to exceed \$3,400,000. The motion carried by the following vote:

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

Nay: 0

At 7:46 PM, the City Council recessed and reconvened at 7:56 PM with all City Councilmembers present.

10. Receive the Results from the Library Community Needs Assessment Report and Direct the Library Commission to Develop Options for Future City Council Consideration (No Budget Impact) (Parks and Recreation Director Leyman).

[26-0232](#)

(Estimated Time: 1 Hr.)

A) RECEIVE AND FILE

B) DISCUSS AND PROVIDE DIRECTION

Parks and Recreation Director Mark Leyman introduced Arroyo Associates, Inc. President Dr. Grace Eng Nadel who provided the PowerPoint presentation.

Parks and Recreation Director Leyman and Arroyo Associates, Inc. President Dr. Eng Nadel responded to City Council questions.

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

Martha Andreani

Lee Phillips

Carol Patterson

Stefan Kampe

Marie Colmey

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

City Manager Talyn Mirzakhanian responded to City Council questions.

A motion was made by Mayor Lesser, seconded by Mayor Pro Tem Franklin, to receive and file the Library Community Needs Assessment Report; and directed staff to report back following Los Angeles County Library's approval of the surplus fund recommendations and following the City's Library Commission's feedback. Staff was further directed to explore the expansion of the outdoor space (including low profile programmable space) or the expansion of the library building; explore renderings for possible locations for a second library space, including an eastside location, with consideration of study rooms and the option to lease a space on the eastside; incorporate cooking and maker space concepts, rooftop options, and rough budget estimates within each schematic; evaluate partnership opportunities with Project Pulse for Parking Lot 3, including a potential rooftop space; and explore alternative locations for the Manhattan Beach Historical Society's archive storage. The motion carried by the following vote:

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

Nay: 0

11. Project Pulse Status Update Related to the Public Engagement Program and Redevelopment Options for City Owned-Properties Located at 400 Manhattan Beach Boulevard (Former US Bank Building) and 1155 Morningside Drive (Parking Lot 3) (No Immediate Budget Impact) (Community Development Director Alkire).
(Estimated Time: 45 mins.)

[26-0217](#)

DISCUSS AND PROVIDE DIRECTION

Community Development Director Masa Alkire provided background on the item and introduced Associate Planner Tari Kuvhenguahwa who provided the PowerPoint presentation.

City Manager Talyn Mirzakhian, Associate Planner Kuvhenguahwa, Traffic Engineer Erik Zandvliet, Finance Director Libby Bretthauer, Community Development Director Alkire, and Planning Manager Adam Finestone responded to City Council questions.

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

*Stefan Kampe
Kelly Stroman
Jim Burton (Zoom)
Laura Kiely (Zoom)
Carrie Wetsch (Zoom)*

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

City Manager Mirzakhian, Traffic Engineer Zandvliet, Community Development Director Alkire, and Planning Manager Finestone responded to City Council questions.

At 10:28 PM, a motion was made by Councilmember Tarnay, seconded by Mayor Pro Tem Franklin, to extend the meeting time past 11:00 PM. The motion carried by the following vote:

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

Nay: 0

A motion was made by Councilmember Tarnay, seconded by Councilmember Howorth, to receive the Project Pulse status update; and directed staff to proceed with initiating a code amendment to increase the maximum height from 26 feet to 30 feet for the two Project Pulse properties (Parking Lot 3 located at 1155 Morningside Drive and 400 Manhattan Beach Boulevard) on the condition that a ground-level parking structure or underground parking structure is being provided, as well as to allow height exceptions for minor architectural elements such as elevator shafts, lighting, and safety barriers. The motion carried by the following vote:

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

Nay: 0

Associate Planner Kuvhengahwa responded to City Council questions.

A motion was made by Councilmember Tarnay, seconded by Mayor Pro Tem Franklin, to direct staff to explore the following two concepts for Parking Lot 3 at the upcoming conceptual design workshops with a 30-foot height limit: 1) a mixed-use concept with commercial (including retail) and open space above-ground with up to three levels of underground parking; and 2) a parking structure with up to three levels of underground parking and up to two levels of above ground parking (accommodating approximately 200 parking spaces) with the final level being a combination of open space and/or enclosed space that could have community meeting space. The motion carried by the following vote:

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

Nay: 0

City Manager Mirzakhianian responded to City Council questions.

A motion was made by Councilmember Charelian, seconded by Mayor Lesser, to direct staff to explore options for implementing paid public parking at 400 Manhattan Beach Boulevard as an interim use, while maintaining downtown employee parking for commercial parking permit holders. This exploration should also include identifying where those employees would park if paid public parking were to move forward. 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

None.

M. FUTURE AGENDA ITEMS

12. Consideration of a Request by Councilmember Tarnay and Councilmember Charelian to Discuss Code Amendments to Align the North Manhattan Beach Business Parking Requirements with Downtown Manhattan Beach (City Manager Mirzakhonian). [26-0244](#)
DISCUSS AND PROVIDE DIRECTION

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 explore code amendments that would align North End Manhattan Beach business parking requirements with those in Downtown Manhattan Beach.

13. Consideration of a Request by Mayor Pro Tem Franklin and Mayor Lesser to Discuss Opposing Los Angeles County's Essential Services Restoration Act Sales Tax Measure (City Manager Mirzakhonian). [26-0245](#)
DISCUSS AND PROVIDE DIRECTION

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

Mayor Lesser requested that when the report returns, to the extent staff is able to obtain it, regarding instances when the City Council has taken positions on County measures, particularly property tax measures, as well as whether the School District may place a measure on the November ballot.

The City Council directed staff to explore options for City Council consideration regarding potential opposition to Los Angeles County's Essential Services Restoration Act sales tax measure, and to include in the report a review of past instances in which the City Council has taken positions on County measures, particularly property tax measures, along with information on whether the Manhattan Beach Unified School District may place a measure on the November ballot.

FUTURE AGENDA ITEM

Mayor Lesser requested to agendize a discussion regarding the fines associated with violations of the Tree Ordinance, Manhattan Beach Municipal Code Section 10.52.120, subsections L and M. Councilmember Howorth concurred.

N. CITY MANAGER REPORT

None.

O. CITY ATTORNEY REPORT

None.

P. INFORMATIONAL ITEMS

14. Agenda Forecast (City Clerk Tamura). [26-0231](#)
INFORMATION ITEM ONLY

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

15. Commission Minutes: [26-0237](#)

This Item Contains Minutes of the following City Commission Meetings:

- a) Parks and Recreation Commission Meeting Minutes of November 24, 2025
(Parks and Recreation Director Leyman)
- b) Library Commission Meeting Minutes of January 12, 2026
(Parks and Recreation Director Leyman)
- c) Cultural Arts Commission Meeting Minutes of January 19, 2026
(Parks and Recreation Director Leyman)
- d) Cultural Arts Commission Meeting Minutes of January 21, 2026
(Parks and Recreation Director Leyman)
- e) Library Commission Meeting Minutes of February 9, 2026
(Parks and Recreation Director Leyman)
- f) Cultural Arts Commission Meeting Minutes of February 18, 2026
(Parks and Recreation Director Leyman)
- g) Parks and Recreation Commission Meeting Minutes of February 23, 2026
(Parks and Recreation Director Leyman).

INFORMATION ITEM ONLY

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

Q. CLOSED SESSION

None.

R. ADJOURNMENT

*At 10:51 PM, Mayor Lesser adjourned the meeting to the April 27, 2026,
Adjourned Regular City Council Meeting at 3:30 PM.*

Breana Contreras
Recording Secretary

David Lesser
Mayor

ATTEST:

Liza Tamura
City Clerk