

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Tuesday, January 20, 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

PLEASE NOTE THAT THE CITY ARCHIVES THE VIDEO RECORDINGS OF ALL REGULAR CITY COUNCIL MEETINGS AND THE VIDEO FOR THIS MEETING IS HEREBY INCORPORATED BY THIS REFERENCE. ALSO IN SUPPORT OF MORE TRANSPARENCY AND THE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE, THE CITY OFFERS CLOSED CAPTIONING FOR REGULAR CITY COUNCIL MEETINGS. FOR A COMPLETE RECORD OF THIS CITY COUNCIL MEETING, GO TO:

www.manhattanbeach.gov/departments/city-clerk/city-council-meetings-agendas-and-minutes

A. CALL MEETING TO ORDER

Mayor Lesser called the meeting to order.

B. PLEDGE TO THE FLAG

Mayor Lesser 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 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 provided an update on the holiday shoe drive with Manhattan Beach Unified School District and reported that they collected over 380 shoes which has been donated to Soles4Souls.

Library Manager Cassandra Sargent announced that there is a Three-Part Scholarship Series starting Wednesday, January 21, 2026, through Wednesday, February 4, 2026. Each session covers a different topic.

Cultural Arts Commissioner Suzanne Karger announced they are doing a Public Art Walking Tour and will meet at Joslyn Community Center and walk over to Veterans Parkway on Saturday, January 31, 2026 at 4:00 PM; and responded to City Council questions.

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, Jewish Cultural Club, Mira Costa Jazz Band, and Mira Costa Choir, will host a multicultural celebration at the Joslyn Community Center on Sunday, February 22, 2026, from 2:00 PM to 4:00 PM.

Mayor Lesser invited the community to attend "Coffee with the Mayor" at Metlox Plaza on Friday, February 6, 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 Data Update
Mike Zislis - Project Pulse*

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

H. CONSENT CALENDAR (APPROVE)

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

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

Nay: 0

1. City Council Minutes:[26-0001](#)

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

- a) City Council Adjourned Regular Meeting Minutes of December 9, 2025
- b) City Council Adjourned Regular Meeting Minutes of December 16, 2025
- c) City Council Regular Meeting Minutes of December 16, 2025
(No Budget Impact) (City Clerk Tamura).

APPROVE

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

2. Financial Report:[26-0048](#)

- a) Schedule of Demands for the Month Ending November 30, 2025
- b) Investment Portfolio for the Month Ending November 30, 2025
- c) Month End Report for the Month of November 30, 2025
(No Budget Impact) (Finance Director Brethauer).

ACCEPT REPORT AND DEMANDS

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

3. Declaration of Proclamations for the Following:[26-0002](#)

- a) January 6, 2026, as National Technology Day
- b) January 9, 2026, as National Law Enforcement Appreciation Day
- c) January 2026, as National Blood Donor Month

PROCLAIM

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

4. Consideration of a Vacancy on the Planning Commission and Direction to the City Clerk to Defer Appointment Until the 2026 Annual Boards and Commissions Interview and Appointment Process (Budgeted)
(City Clerk Tamura).[26-0042](#)

A) DECLARE VACANCY ON THE PLANNING COMMISSION
B) DEFER APPOINTMENT UNTIL 2026 ANNUAL BOARDS AND COMMISSIONS INTERVIEW AND APPOINTMENT PROCESS

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

5. Consideration of a Resolution Approving Amendments to the Compensation for Part-Time Unrepresented Employees (No Budget Impact) (Human Resources Director Jenkins). [26-0007](#)

ADOPT RESOLUTION NO. 26-0001

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

6. Consideration of a Resolution Approving a Comprehensive Citywide Salary Schedule for all City Positions and Adjustments to Salary Ranges (No Budget Impact) (Human Resources Director Jenkins). [26-0008](#)

ADOPT RESOLUTION NO. 26-0002

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

7. Consideration of a Resolution Approving Amendment No. 3 to the Professional Services Agreement with Pacific Advanced Civil Engineering, Inc. for \$165,000 for the Voorhees Sewer Lift Station Improvements Project and the Pacific Sewer Lift Station Conversion to Gravity Line Project for a Total Not-to-Exceed Amount of \$791,358 and Re-Appropriating \$75,000 in the Sewer Fund to the Voorhees Sewer Lift Station Improvements Project (No Budget Impact) (Interim Public Works Director DeFrancesco).

A) ADOPT RESOLUTION NO. 26-0004

B) APPROVE CIP BUDGET RE-APPROPRIATION

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

8. Consideration of a Resolution Approving a Professional Services Agreement with Raftelis Financial Consultants, Inc. for Comprehensive Water and Sewer Rate Study Services at a Cost Not-to-Exceed \$108,023 and Appropriating \$54,011.50 from the Water Fund and \$54,011.50 from the Sewer Fund for the Project (Unbudgeted) (Interim Public Works Director DeFrancesco).

A) ADOPT RESOLUTION NO. 26-0005

B) APPROVE APPROPRIATION

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

I. ITEMS REMOVED FROM THE CONSENT CALENDAR

None.

J. PUBLIC HEARINGS

9. Conduct a Public Hearing Regarding the Proposed Use of Community Development Block Grant Funds (CDBG) for Fiscal Year 2026-2027 as Required by U.S. Department of Housing and Urban Development (HUD); Consideration of a Resolution Authorizing the Allocation of CDBG Funds; and Appropriation and Matching Revenue Adjustment of \$129,538 from the Grants Fund for the Allocated CDBG Funding for the Cycle 5 Americans with Disability Act (ADA) Ramps Project (Partially Budgeted) (Interim Public Works Director DeFrancesco).

(Estimated Time: 15 Mins.)

A) CONDUCT PUBLIC HEARING
B) ADOPT RESOLUTION NO. 26-0006
C) APPROVE AND APPROPRIATE FUNDS

City Manager Talyin Mirzakhalian introduced Interim Public Works Director Joseph DeFrancesco who provided background on the item and then introduced Principal Civil Engineer Marzena Laskowska who provided the PowerPoint presentation and 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 Mayor Pro Tem Franklin, to adopt Resolution No. 26-0006, authorizing the allocation of Community Development Block Grant (CDBG) Funds for Fiscal Year 2026-2027; and approve an appropriation and matching revenue adjustment in the Grants Fund for the allocated CDBG funding of \$129,538 for the Cycle 5 ADA Ramps Project upon execution of a funding agreement with the Los Angeles County Development Authority (LACDA). The motion carried by the following vote:

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

Nay: 0

10. Conduct a Public Hearing to Consider Temporarily Allowing Short-Term Rentals Outside of the Coastal Zone During the 2026 FIFA World Cup (Not Budgeted) (Community Development Director Alkire). [26-0060](#)
(Estimated Time: 1 Hr.)

INTRODUCE ORDINANCE NO. 26-0001

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

Senior Planner Yoon, Community Development Director Alkire, Building Official Ryan Heise, Finance Director Libby Bretthauer, Police Chief Rachel Johnson and City Attorney Quinn Barrow responded to City Council questions.

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

*Jill Lamkin
Jim Burton
Paul Appleton
Eric Schrader*

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

Senior Planner Yoon, City Manager Talyn Mirzakhanian and City Attorney Barrow responded to City Council questions.

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to introduce Ordinance No. 26-0001, allowing short-term rentals on a temporary basis during the 2026 FIFA World Cup.

City Attorney Barrow read the title for Ordinance No. 26-0001:

AN ORDINANCE OF THE CITY OF MANHATTAN BEACH ALLOWING SHORT-TERM RENTALS ON A TEMPORARY BASIS DURING THE 2026 FIFA WORLD CUP

Building Official Heise responded to City Council questions.

The motion failed by the following vote:

Aye: 2 - Tarnay and Howorth

Nay: 3 - Lesser, Franklin and Charelian

At 7:53 PM, the City Council recessed and reconvened at 8:06 PM with all City Councilmembers present.

K. GENERAL BUSINESS26-0010

11. Consideration of a Resolution for a One-Year Film LA Agreement to Facilitate the City's Film Permitting Process, and Consideration of Revised Film Permit Fees, and Filming Limitations (No Budget Impact) (Parks and Recreation Director Leyman).

(Estimated Time: 30 Mins.)

A) ADOPT RESOLUTION NO. 26-0007

B) APPROVE

Parks and Recreation Director Mark Leyman introduced FilmLA Vice President of External Affairs Donna Washington who provided the PowerPoint presentation.

FilmLA Vice President of External Affairs Washington, Senior Management Analyst Linda Robb and Parks and Recreation Director Leyman responded to City Council questions.

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

Paul Appleton

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

A motion was made by Councilmember Howorth, seconded by Mayor Pro Tem Franklin, to adopt Resolution No. 26-0007, approving an agreement between the City of Manhattan Beach and FilmLA for a Pilot Program for film permitting services; approve the updated daily filming rates; and approve filming limitations. The motion carried by the following vote:

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

Nay: 0

12. Presentation of the Fiscal Year 2024-2025 Annual Comprehensive Financial Report (No Budget Impact) (Finance Director Brethauer).
(Estimated Time: 30 Mins.)

[26-0037](#)

RECEIVE AND FILE

Finance Director Libby Brethauer introduced LSL CPA and Senior Manager Riley Greenlee who provided the PowerPoint presentation on the Annual Financial Audit for the Fiscal Year Ended June 30, 2025.

Financial Controller Julie Bondarchuk continued with the PowerPoint presentation on Fiscal Year 2024-2025 Annual Comprehensive Financial Report and responded to City Council questions.

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

Jim Burton

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

City Manager Mirzakhanian responded to City Council questions.

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

13. 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: 1 Hr. 30 Mins.)

DISCUSS AND PROVIDE DIRECTION

Community Development Director Masa Alkire introduced Associate Planner Tari Kuvhenguhwa who provided the PowerPoint presentation.

City Manager Talyn Mirzakhanian, Associate Planner Kuvhenguhwa, Community Development Director Alkire and Traffic Engineer Erik Zandvliet responded to City Council questions.

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

*Jim Burton
Brent Estabrook
Ralph
Johanna
Neil Leventhal*

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

City Manager Mirzakhanian and Associate Planner Kuvhenguhwa responded to City Council questions.

At 10:24 PM, a motion was made by Councilmember Charelian, seconded by Councilmember Howorth, 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 Charelian, seconded by Mayor Lesser, to direct staff to explore and return to City Council with redevelopment options, including one option for parking and another option featuring mixed-use, retail, and open space at 1155 Morningside Drive (Parking Lot 3) with two levels of parking below and some mixed-use components. Additionally, staff was directed to consider similar mixed-use, open space, retail, and potential parking configurations for 400 Manhattan Beach Boulevard (former US Bank Building). Staff was also authorized to contract with parking engineering firms for conceptual schematics and cost estimates. The motion carried by the following vote:

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

Nay: 0

14. Consideration of the Reintroduction of the Manhattan Beach Unified School District (MBUSD) Schools to the City Council Assignments (No Budget Impact) (City Clerk Tamura).

(Estimated Time: 15 Mins.)

DISCUSS AND PROVIDE DIRECTION

Mayor Lesser provided background on the item and opened the floor to public comments.

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

City Clerk Liza Tamura responded to City Council questions.

A motion was made by Mayor Lesser, seconded by Councilmember Tarnay, to approve the reintroduction of the Manhattan Beach Unified School District (MBUSD) Schools to the City Council Assignments, directed the Mayor to make proposed appointments and return to a future City Council meeting for consideration. 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

15. City Council AB 1234 Reports.

[26-0024](#)

RECEIVE AND FILE

None.

16. Consideration of a Request by Mayor Pro Tem Franklin and Councilmember Howorth to Discuss Polliwog Pond Water Quality Enhancements (City Manager Mirzakhanian).

[26-0030](#)

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.

The City Council directed staff to evaluate and report back on potential water quality enhancements for Polliwog Pond.

17. Consideration of a Request by Mayor Pro Tem Franklin and Councilmember Tarnay to Discuss a Review of the City's Current Coyote Procedures (City Manager Mirzakhanian). [26-0031](#)

DISCUSS AND PROVIDE DIRECTION

Councilmember Howorth 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 review and report on the City's current Coyote procedures.

18. Consideration of a Request by Mayor Lesser and Councilmember Howorth to Discuss a Community Tree Planting Event Around Earth Day (City Manager Mirzakhanian). [26-0032](#)

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.

Mayor Lesser requested an amendment to incorporate potential dates (the weekend before or after Earth Day) and budget details for planting 10 trees in Fiscal Year 2025-2026.

The City Council directed staff to provide information and options for organizing a community tree planting event in conjunction with Earth Day, including possible dates (the weekend before or after Earth Day, falls on a Wednesday this year) and available budget for planting 10 trees in Fiscal Year 2025-2026. The event is intended for community engagement.

M. FUTURE AGENDA ITEMS

Mayor Pro Tem Franklin requested to agendize a discussion on planning a celebration for America's Semiquincentennial (250th anniversary). Councilmember Howorth concurred.

N. CITY MANAGER REPORT

None.

O. CITY ATTORNEY REPORT

None.

P. INFORMATIONAL ITEMS

19. Agenda Forecast (City Clerk Tamura).

[26-0003](#)

INFORMATION ITEM ONLY

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

Q. CLOSED SESSION

None.

R. ADJOURNMENT

*At 10:41 PM, Mayor Lesser adjourned the meeting to the January 27, 2026,
Adjourned Regular City Council Meeting at 5:00 PM.*

**Breana Contreras
Recording Secretary**

**David Lesser
Mayor**

ATTEST:

**Liza Tamura
City Clerk**