

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Draft

Monday, November 3, 2025

5:00 PM

Police/Fire Conference Room and Zoom

City Council Adjourned 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 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

City Staff: Present - City Manager Talyn Mirzakhani, City Attorney Quinn Barrow, City Clerk Liza Tamura, Finance Director Libby Bretthauer, Community Development Director Masa Alkire, Police Chief Rachel Johnson, Interim Public Works Director Ted Semaan, Information Technology Director Miguel Guardado, Acting City Engineer Gilbert Gamboa, Planning Manager Adam Finestone, Traffic Engineer Erik Zandvliet, Senior Planner Jaehee Yoon, Assistant City Clerk Martha Alvarez, Revenue Services Supervisor Toni Page, Technology Specialist Ali Kazempoor, Deputy City Clerk Breana Contreras, Lead Community Services Officer Jason Sandoval and Police Detective Connor Hedde.

D. APPROVAL OF THE AGENDA

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

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

Nay: 0

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Mayor Lesser opened the floor to public comments.

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

F. GENERAL BUSINESS

1. Consideration of Approval of a City Parking Management Strategies and Toolkit Report, as Recommended by the Parking and Public Improvements Commission (Unbudgeted) (Community Development Director Alkire). [25-0472](#)

(Estimated Time: 3 Hr.)

DISCUSS AND PROVIDE DIRECTION

Community Development Director Masa Alkire provided a brief statement and introduced Traffic Engineer Erik Zandvliet who provided the PowerPoint presentation.

Walker Consultants Principal/Director of Studies Steffen Turoff provided a brief statement and introduced Consultant Jeff Weckstein who continued with the PowerPoint presentation.

Consultant Weckstein and Traffic Engineer Zandvliet responded to City Council questions.

Walker Consultants Principal/Director of Studies Turoff continued with the PowerPoint presentation on Strategy 1: Parking Rate Structures and Time Limits.

Traffic Engineer Zandvliet responded to City Council questions.

Walker Consultants Principal/Director of Studies Turoff continued with the PowerPoint presentation through Strategy 5.1: Shared Parking.

Walker Consultants Principal/Director of Studies Turoff and Traffic Engineer Zandvliet responded to City Council questions.

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

*Jim Burton
Kelly Stroman
Jonathan Tolkin*

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

Traffic Engineer Zandvliet, Consultant Weckstein and Walker Consultants Principal/Director of Studies Turoff responded to City Council questions.

See attached document for voting details on the Short-Term Parking Strategy Summary.

Consultant Weckstein continued with the PowerPoint presentation on Strategy 6: Technology & Wayfinding through Strategy 8: Residential Parking Permit System.

Traffic Engineer Zandvliet, Walker Consultants Principal/Director of Studies Turoff and Consultant Weckstein responded to City Council questions.

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

*Kelly Stroman
Jim Burton
Jill Lamkin*

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

Traffic Engineer Zandvliet and Finance Director Libby Bretthauer responded to City Council questions.

See attached document for voting details on the Long Term Parking Strategy Summary.

At 7:02 PM, the City Council recessed and reconvened at 7:16 PM with all City Councilmembers present.

Consultants Turoff and Weckstein continued with the PowerPoint presentation on Strategy 9 through Strategy 12: Passenger and Commercial Loading.

Traffic Engineer Zandvliet, Senior Planner Jaehee Yoon, Police Chief Rachel Johnson, and City Manager Mirzakhaniah responded to City Council questions.

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

Kelly Stroman

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

Traffic Engineer Zandvliet responded to City Council questions.

See attached document for voting details on the Enforcement, Dynamic Pricing, and Loading Strategy Summary.

Consultant Turoff continued with the PowerPoint presentation on Strategy 13: Parking Requirements through Strategy 16: Transportation Impact Fees.

Consultant Turoff, Traffic Engineer Zandvliet and City Manager Mirzakhaniah 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.

Traffic Engineer Zandvliet, City Manager Mirzakhaniah and Planning Manager Adam Finestone responded to City Council questions.

See attached document for voting details on the Future Parking Supply & Funding Options Strategy Summary.

Consultant Turoff continued with the PowerPoint presentation on Strategy 17: Bicycle Parking through Strategy 22: Employee TDM Strategies.

Traffic Engineer Zandvliet and City Manager Mirzakhaniah responded to City Council questions.

At 8:28 PM, City Council recessed and reconvened at 8:33 PM with all City Councilmembers present.

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

Jill Lamkin

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

Traffic Engineer Zandvliet and City Manager Mirzakhaniah responded to City Council questions.

See attached document for voting details on the Bicycle Parking, Micromobility, and TDM Strategy Summary.

The City Council directed staff to return at a future meeting early next year with a summary list of all items approved during this meeting, and to allow City Council to determine priority items.

City Manager Mirzakhaniah and Traffic Engineer Zandvliet responded to City Council questions.

G. ADJOURNMENT

At 8:56 PM, Mayor Lesser adjourned the meeting.

Breana Contreras
Recording Secretary

David Lesser
Mayor

ATTEST:

Liza Tamura
City Clerk

City Parking Management Strategies Voting Detail Summaries

Short-Term Parking Strategy Summary			
Strategy		VOTE	Direction:
1.1	Increase on-street rates relative to off-street, align with market conditions	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
1.2	Adjust/eliminate time limits for on-street parking, tiered/graduated rates	Aye: 0 Nay: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth	Failed
2.1	Modify off-street time limits	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
3.1	Implement mobile payment application for parking	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff to bring back information indicating the current Wi-Fi signal strength and to ensure that all related equipment is properly calibrated.
3.2	Replace individual meters with multi-space kiosks	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
4.1	Implement public on-street valet	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff not to rule out the future implementation of public on-street valet in the North End, contingent upon potential City Council support.
4.2	Implement public parking attendant parking large parking lots during peak hours	Aye: 1 - Tarnay Nay: 4 - Lesser, Franklin, Charelian and Howorth	Failed
5.1	Shared Parking	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed

City Parking Management Strategies Voting Detail Summaries

Long-Term Parking Strategy Summary			
Strategy		VOTE	Direction:
6.1	Update parking webpage	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
6.2	Evaluate ways to provide parking information including implementation of Citywide Wayfinding Program	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
6.3	Implement an app-based Automated Parking Guidance System (APGS)	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
7.1	Implement a flexible employee parking pass or bundled daily passes. (FURTHER STUDY REQUIRED)	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff to conduct further study on the item and consider prioritizing it moving forward.
7.2	Increase merchant permit parking rates. (FURTHER STUDY REQUIRED)	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff to phase in the increase of merchant permit parking rates, subject to further study.
8.1	Improve/expand the RPPP in consultation with stakeholders	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed

City Parking Management Strategies Voting Detail Summaries

Enforcement, Dynamic Pricing, and Loading Strategy Summary

Strategy		VOTE	Direction:
9.1	Shift parking enforcement hours one hour later during the peak season.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
10.1	Adopt License Plate Reader (LPR) technology for enforcement.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
10.2	Transition to virtual commercial, merchant, and residential permits and an online application process.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff to further explore transitioning to virtual commercial, merchant, and residential permits, particularly for individuals who operate multiple vehicles.
10.3	Implement smart parking software and real-time data.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
11.1	Implement real-time or seasonal dynamic pricing of on-street parking.	Aye: 0 Nay: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth	Failed
12.1	Gather information on existing commercial delivery vehicle access and loading needs/challenges.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
12.2	Limit comm. deliveries/loading activity to early morning/ Sundays.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff to ensure appropriate stakeholders are included in the task force.
12.3	Create additional Flexible Loading Zones (FLZs)	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
12.4	Implement a Smart Loading Zone Pilot for on-street loading areas.	Aye: 1 - Franklin Nay: 4 - Lesser, Tarnay, Charelian and Howorth	Failed

City Parking Management Strategies Voting Detail Summaries

Future Parking Supply & Funding Options Strategy Summary

Strategy		VOTE	Direction:
13.1	Remove parking minimum requirements and establish maximum parking requirements in the Commercial District.	Aye: 0 Nay: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth	Failed
13.2	Evaluate the parking-in-lieu fee program.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
14.1	Review on-street parking supply.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
14.2	Increase supply in parking garages and lots.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
14.3	Construct new parking facilities in existing and new public properties.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff to bring this issue forward along with the Project Pulse item in January, in order to better understand the challenges such as timing, financial impacts, and regulatory uncertainties, associated with pursuing the short-term parking option and its effect on maintaining project momentum.
14.4	Pursue public-private partnerships to construct new parking supply on private property.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
15.1	Establish a Parking Benefit District and/or Parking Authority.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
16.1	Implement a Transportation Impact Fee.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed

City Parking Management Strategies Voting Detail Summaries

Bicycle Parking, Micromobility, and TDM Strategy Summary

Strategy		VOTE	Direction:
17.1	Expand short- and long-term secure bicycle parking facilities.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
17.2	Establish a bike valet service to provide secure parking for event attendees, residents, and visitors during seasonal peaks.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed - Directed staff to explore the feasibility of implementing a bike valet service.
18.1	Implement a docked electric bicycle-share program to reduce vehicle parking demand.	Aye: 4 - Lesser, Tarnay, Charelian and Howorth Nay: 1 - Franklin	Passed - Directed staff to explore the feasibility of a docked electric bicycle-share program, including the possibility of a pilot program and addressing any associated concerns.
19.1	Recommend social media strategies and other marketing efforts to reduce parking demand.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
20.1	Evaluate the feasibility of on-demand microtransit to allow more local, short trips without a car.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
21.1	Identify remote public parking options and shuttle transportation services.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed
22.1	Consider offering discounted employee rideshare services to reduce parking demand.	Aye: 5 - Lesser, Franklin, Tarnay, Charelian and Howorth Nay: 0	Passed