

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Draft

Tuesday, August 26, 2025

5:00 PM

Project Pulse Study Session

City Council Chambers 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

At 5:32 PM, Councilmember Tarnay arrived at the dais.

City Staff:

Present - City Manager Talyn Mirzakhanian, City Clerk Liza Tamura, City Attorney Quinn Barrow, Finance Director Libby Bretthauer, Interim Community Development Director Michael Codron, Interim Public Works Director Ted Semaan, Information Technology Director Miguel Guardado, Planning Manager Adam Finestone, Communications and Civic Engagement Manager Alexandria Latragna, Traffic Engineer Erik Zandvliet, Associate Planner Tari Kuvhenguhwa, Senior Civil Engineer Bianca Cardenas, Assistant City Clerk Martha Alvarez, Senior Management Analyst Patty Matson, Deputy City Clerk Breana Contreras, Technology Specialist Michael Tanious, and Technology Specialist Hector Hernandez.

D. APPROVAL OF THE AGENDA

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

Aye: 4 - Lesser, Franklin, Charelian and Howorth

Nay: 0

Absent: 1 - Tarnay

E. PUBLIC COMMENTS (3 MINUTES PER PERSON)

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

Dan Higgins - Social Club

Maria Virgilio - Outdoor marketplace

Robert Christensen - Parking Lot 3 (hotel & underground parking)

Marie Colmey - Public Art at Parking Lot 3 & 400 Manhattan Beach Boulevard

Susan Walker - Parking & outdoor shopping

Jessica Holsom - Family friendly community

Ally Choffat - Interim Pop-Up at 400 Manhattan Beach Boulevard

Brent Estabrook - Family friendly art museum

Rachel Hang-Rothman - Teen Center

Fred Taylor - Public use facilities

Heather DeRose - Public use facilities

Jennifer O'Mara - Housing Element

David Shaby - Parking structure, retail and teen center

Stefan Neumann - Parking and retail

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

F. GENERAL BUSINESS

1. Study Session on the Redevelopment of City-Owned Properties [25-0333](#)
Located at 400 Manhattan Beach Boulevard (Former US Bank Building) and 1155 Morningside Drive (Parking Lot 3), and Consideration of the Associated Public Engagement Program (Partially Budgeted) (Interim Community Development Director Codron).
(Estimated Time: 90 Min.)

DISCUSS AND PROVIDE DIRECTION

City Manager Talyn Mirzakhanian introduced Interim Community Development Director Michael Cordon, who then introduced Associate Planner Tari Kuvhenguwa.

Associate Planner Kuvhenguwa provided the PowerPoint presentation.

At 5:32 PM, Councilmember Tarnay arrived at the dais.

City Manager Mirzakhanian, Traffic Engineer Erik Zandvliet, Planning Manager Adam Finestone, Associate Planner Kuvhenguwa, Finance Director Libby Bretthauer, and City Attorney Quinn Barrow responded to City Council questions.

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

*Stefan Kampe
Carol Perrin
Maria Virgilio
Ally Choffat
Ray Joseph
Maureen McBride
Jennifer O'Mara
Mike Zislis
Karen Komatinsky
Derrick Coleman
Jessica Holsom
Jonathan Tolkin*

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

At 7:09 PM, the City Council recessed and reconvened at 7:22 PM with all City Councilmembers present.

City Manager Mirzakhanian, Finance Director Bretthauer, Associate Planner Kuvhenguwa, and Traffic Engineer Zandvliet responded to City Council questions.

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to direct staff to explore potential amendments to the development regulations to increase the allowable building height from 26 feet to 30 feet, consistent with the Metlox development. This exploration should include analysis of the affected area, potential impacts, and any necessary coordination with the California Coastal Commission and staff shall return to City Council with findings and recommendations prior to initiating any legislative action. The motion carried by the following vote:

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

Nay: 0

A motion was made by Councilmember Howorth, seconded by Mayor Lesser, to direct staff to remove automated parking as an option from consideration in the current project scope for both properties. The motion carried by the following vote:

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

Nay: 0

City Manager Mirzakhania responded to City Council questions.

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, that the Library Annex be removed from the list of potential site uses and replaced with a Community Space concept, which may include arts programming and public gathering areas, and all other listed uses shall remain under consideration at this time. The motion carried by the following vote:

Aye: 4 - Lesser, Tarnay, Charelian and Howorth

Nay: 1 - Franklin

City Manager Mirzakhania responded to City Council questions.

G. ADJOURNMENT

*At 8:43 PM, Mayor Lesser adjourned the meeting to the September 2, 2025,
Adjourned Regular City Council Meeting at 5:00 PM.*

Breana Contreras
Recording Secretary

David Lesser
Mayor

ATTEST:

Liza Tamura
City Clerk