

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Draft

Tuesday, November 4, 2025

6:00 PM

Regular Meeting

Police/Fire Conference Room 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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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

Penny Pingelton of Meadows 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 November 13, 2025, as World [25-0521](#)

Kindness Day.

(Estimated Time: 5 Mins.)

PRESENT

On behalf of the City Council, Mayor Lesser presented a Proclamation declaring November 13, 2025, as World Kindness Day.

2. Presentation of Certificates of Recognition to the 2025 Fire Department Annual "Home Escape Plan" Contest Winners. [25-0522](#)

(Estimated Time: 10 Mins.)

PRESENT

On behalf of the City Council, Mayor Lesser, Fire Chief Jesse Alexander, Fire Marshal Kevin Shin, Fire Inspector Miguel Gutierrez and Senior Fire Inspector Suzy Contreras, presented Certificates of Recognition to the following winners of the 2025 Fire Department Annual "Home Escape Plan" Contest:

*Maverick Svalberg-Little - American Martyrs Catholic School
Gavin White - Grand View Elementary School
Cordelia Cortez - Meadows Elementary School
Jeremy Chong - Pacific Elementary School
Smith Overend - Pennekamp Elementary School
Cora Wilcox - Robinson Elementary School*

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, register a "No" vote under Agenda Item No. 5 for Councilmember Charelian, 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)

Councilmember Howorth extended her thanks to all attendees for their understanding and patience with the meeting location at the Police/Fire Conference Room.

Police Chief Rachel Johnson invited the community to attend the Tip-A-Cop Fundraiser at Tin Roof Bistro on Wednesday, November 5, 2025, from 5:00 PM to 8:00 PM. Proceeds from the event will benefit local Special Olympics.

Waste Management Recycling Education Representative Bobby Bell announced that, although next week is the observance of Veterans Day, there will be no interruption to services. Waste collection will proceed as scheduled on Tuesday, November 11, 2025.

Library Manager Cassandra Sargent announced that Kindness Week will begin at the library on Monday, November 10, 2025. She also recognized Native American Heritage Month and invited the community to attend a hands-on workshop on Friday, November 14, 2025, from 4:00 PM to 5:00 PM.

Communications and Civic Engagement Manager Alexandria Latragna invited the community to attend the City's Veterans Day Ceremony, to be held at Valley Drive and Ardmore Avenue on Tuesday, November 11, 2025, at 11:00 AM.

Councilmember Tarnay announced that, due to the current shutdown of the federal SNAP program, the South Bay Food Initiative is hosting a food drive. Community members are encouraged to donate non-perishable food items, which can be dropped off at Mira Costa High School, Redondo Union High School, and Palos Verdes High School. Donation bins will be located in the school lobbies during regular school hours.

Mayor Pro Tem Franklin invited the community to attend the upcoming 6th Annual VetFest, which will be held at Kinecta Federal Credit Union on Saturday, November 8, 2025, from 12:00 PM to 5:00 PM. The annual VetFest is to honor veterans, first responders, and active military.

Mayor Lesser, on behalf of the Mira Costa Drama Group, announced their fall play titled "A Beautiful Day in November on the Banks of the Greatest of the Great Lakes," to be performed at the Mira Costa High School Small Theatre beginning Friday, November 7, 2025. He also invited the community to attend the inaugural "Coffee with the Mayor" event at Metlox Plaza on Friday, November 7, 2025, 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:

Stefan Kampe - Consent Calendar Item Nos. 5, 7 and 8

Laura Dotson - Begg Pool

Ray Joseph - Tree Ordinance

Matt Ramoundos - Yeastie Boys Food Truck

Victoria Peters - Parking Pads

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

Mayor Lesser requested that the City Manager provide an update and confirm whether the Parking Pad matter is scheduled for a future City Council meeting.

City Manager Talyn Mirzakhian confirmed that the item will be scheduled for discussion at a future City Council meeting.

Community Development Director Masa Alkire added that the Parking Pad item is scheduled to return to the Parking and Public Improvements Commission in December, and will subsequently be presented to the City Council in late January or early February.

Additional public comments were requested via Zoom through last-minute raised hands.

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

Bebegol Lari - Yeastie Boys Food Truck

Laura Forinash - Begg Pool

Melanie - Yeastie Boys Food Truck

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

H. CONSENT CALENDAR (APPROVE)

A motion was made by Councilmember Tarnay, seconded by Mayor Pro Tem Franklin, to approve the Consent Calendar and register a "No" Vote under Agenda Item No. 5 for Councilmember Charelian. The motion carried by the following vote:

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

Nay: 0

3. City Council Minutes: [25-0497](#)

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

a) City Council Adjourned Regular Meeting Minutes of October 21, 2025

b) City Council Regular Meeting Minutes of October 21, 2025

(No Budget Impact) (City Clerk Tamura).

APPROVE

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

4. Declaration of Proclamations for the Following: [25-0498](#)

a) November 16, 2025, as International Day for Tolerance

b) November 29, 2025, as National Small Business Saturday

c) November 4 - November 11, 2025, as Veterans Appreciation Week

d) November 9 - November 15, 2025, as National Nurse Practitioner Week

e) November 2025, as Family Court Awareness Month

f) November 2025, as National Family Caregiver Month

g) November 2025, as National Native American Heritage Month

h) November 2025, as American Diabetes Month

i) November 2025, as National Pancreatic Cancer Awareness Month

PROCLAIM

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

5. Consideration of a Resolution Approving Amendment No. 1 to the [25-0509](#)

Professional Services Agreement with the Van Dermeyden Makus Law Corporation to Conduct Independent Investigations of Confidential Matters at a Cost Not-to-Exceed \$700,000 (City Manager Mirzakhanian).

ADOPT RESOLUTION NO. 25-0120

The recommendation for this item was approved on the Consent Calendar by Majority Vote with Councilmember Charelian registering a "No" Vote.

6. Consideration of a Second Reading and Adoption of an Ordinance to Amend Section 3.68 of the Manhattan Beach Municipal Code Related to Mobile Vending Businesses (No Budget Impact) (Community Development Director Alkire). [25-0520](#)

ADOPT ORDINANCE NO. 25-0011

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

7. Consideration of a Resolution Approving Amendment No. 2 to the General Services Agreement with Badger Meter, Inc. to Provide and Install SmartCovers for Seven Sewer Manholes and Provide Monitoring Services to Prevent Potential Sewer System Overflows at a Cost Not-to-Exceed \$195,000. (Budgeted) (Interim Public Works Director Semaan) [25-0460](#)

ADOPT RESOLUTION NO. 25-0121

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

8. Consideration of a Resolution Authorizing the City Manager to Approve a Three-Year Enterprise Agreement with Environmental Systems Research Institute (Esri) for Geographic Information Systems (GIS) Software Licensing in a Total Not-to-Exceed Amount of \$123,300 (Budgeted) (Information Technology Director Guardado) [25-0485](#)

A) WAIVE FORMAL BIDDING DUE TO SOLE SOURCE

B) ADOPT RESOLUTION NO. 25-0122

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

I. ITEMS REMOVED FROM THE CONSENT CALENDAR

None.

J. PUBLIC HEARINGS

9. Conduct the 2025 Public Health Goals Public Hearing (PHGs) and Receive a Presentation Identifying the Levels of Public Health Goals of Manhattan Beach Drinking Water in Comparison to the PHGs set by the Office of Environmental Health Hazard Assessment (OEHHA) (No Budget Impact) (Interim Public Works Director Semaan). [25-0084](#)

(Estimated Time: 10 Mins.)

A) CONDUCT PUBLIC HEARING**B) RECEIVE AND FILE REPORT**

Interim Public Works Director Ted Semaan introduced Water Compliance Supervisor Sandy Nimat who provided the PowerPoint presentation.

Water Compliance Supervisor Nimat 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.

Water Compliance Supervisor Nimat responded to City Council questions.

A motion was made by Councilmember Howorth, seconded by Councilmember Tarnay, to Receive and File the Triennial Water System Report on Public Health Goals (PHGs). The motion carried by the following vote:

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

Nay: 0

10. Consideration and Introduction of an Ordinance Amending Section 10.52.050(D) of the Manhattan Beach Municipal Code Related to Accessory Structure Rear Yard Setback Requirements (No Budget Impact) (Community Development Alkire).

[25-0500](#)

(Estimated Time: 30 min.)

A) CONDUCT PUBLIC HEARING

B) INTRODUCE ORDINANCE NO. 25-0012

Community Development Director Masa Alkire introduced Associate Planner Maricela Guillean.

Associate Planner Guillean provided the PowerPoint presentation and responded to City Council questions.

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

Jennifer Mara

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

Associate Planner Guillean and City Manager Talyn Mirzakhian responded to City Council questions.

A motion was made by Mayor Lesser, seconded by Councilmember Howorth, to introduce Ordinance No. 25-0012, amending Manhattan Beach Municipal Code Section 10.52.050(D) to update the accessory structure rear yard setback requirements in the single-family residential zone.

City Attorney Quinn Barrow read the title for Ordinance No. 25-0012:

AN ORDINANCE OF THE CITY OF MANHATTAN BEACH AMENDING MANHATTAN BEACH MUNICIPAL CODE SECTION 10.52.050(D) TO UPDATE THE ACCESSORY STRUCTURE REAR YARD SETBACK REQUIREMENTS IN THE SINGLE-FAMILY RESIDENTIAL ZONE

The motion carried by the following vote:

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

Nay: 0

At 7:19 PM, the City Council recessed and reconvened at 7:32 PM with all City Councilmembers present.

11. Conduct Public Hearing Regarding Proposed Fees and Citations Related to Mobile Vending Business Permit and Consider Resolutions Amending the City's Comprehensive Fee Schedule and Administrative Citation Fine Schedule (No Budget Impact) (Finance Director Bretthauer).

[25-0519](#)

(Estimate Time: 15 Mins.)

A) CONDUCT PUBLIC HEARING

B) ADOPT RESOLUTION NOS. 25-0123 AND 25-0124

Finance Director Libby Bretthauer introduced Financial Services Manager Emy-Rose Hanna who provided the PowerPoint presentation.

Financial Services Manager Hanna, Traffic Engineer Erik Zandvliet, City Attorney Quinn Barrow, Finance Director Bretthauer and City Manager Tallyn Mirzakhanian 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.

A motion was made by Councilmember Howorth, seconded by Mayor Pro Tem Franklin, to adopt Resolution No. 25-0123, amending the City's Comprehensive Fee Schedule to include mobile vending business permit fees and an appeal fee for denial or revocation of the permit; and adopt Resolution No. 25-0124, setting forth fines and penalties for administrative citations for violations of Chapter 3.68 (mobile vending business). The motion carried by the following vote:

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

Nay: 0

K. GENERAL BUSINESS

- 12.** Consideration of Additional Findings Resulting from Further Exploration of the Existing Memorandum of Understanding with The Bay Club Company to Construct and Operate an Aquatic Facility (No Budget Impact) (City Manager Mirzakhonian).

[25-0435](#)

(Estimated Time: 1 Hr.)

DISCUSS AND PROVIDE DIRECTION

City Manager Talyn Mirzakhonian introduced Senior Management Analyst Patricia Matson who provided the PowerPoint presentation.

Senior Management Analyst Matson, City Manager Mirzakhonian, Parks and Recreation Director Mark Leyman, The Bay Club Company Executive Vice President Anne Wharton, Acting City Engineer Gilbert Gamboa, Planning Manager Adam Finestone, City Attorney Quinn Barrow and The Bay Club Company Executive Vice President of Development Pete Jones 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.

Parks and Recreation Director Leyman, City Manager Mirzakhonian, Acting City Engineer Gamboa and The Bay Club Company Executive Vice President of Development Jones responded to City Council questions.

A motion was made by Councilmember Tarnay, seconded by Mayor Pro Tem Franklin, to direct staff to continue pursuing the potential construction and operation of an aquatic facility by The Bay Club Company and simultaneously pursue an independent assessment to determine the cost for the City to construct one or two-pool options at the same location. The motion carried by the following vote:

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

Nay: 0

At 9:27 PM, the City Council recessed and reconvened at 9:32 PM with all City Councilmembers present.

13. Consideration of a Resolution Approving an Emergency Exemption of Permit Extension and Reinstatement Fees Associated with Underground Utility Assessment Districts 19-12 and 19-14 (No Budget Impact) (Interim Public Works Director Semaan). [25-0529](#)

(Estimated Time: 15 Mins.)

ADOPT RESOLUTION NO. 25-0125

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

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 Charelian, seconded by Councilmember Tarnay, to adopt Resolution No. 25-0125, approving an emergency exemption of permit extension and reinstatement fees associated with Utility Undergrounding Assessment District No. 19-12 and 19-14. 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

14. City Council AB 1234 Reports. [25-0536](#)
RECEIVE AND FILE

None.

15. Consideration of a Request by Councilmember Tarnay and Mayor Lesser to Discuss Working with the South Bay Cities Council of Governments to Explore Public Transportation Coordination with El Segundo, Hermosa Beach, and Redondo Beach (City Manager Mirzakhianian). [25-0535](#)
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 provide a comprehensive report to assess the feasibility of collaborating with the South Bay Cities Council of Governments to explore public transportation coordination with El Segundo, Hermosa Beach, and Redondo Beach.

M. FUTURE AGENDA ITEMS

Councilmember Howorth requested to agendize a discussion on an enforcement plan for the recently adopted mobile vending ordinances and associated fee structures, which should also cover contact information, departmental responsibilities, and how enforcement is coordinated across City departments. Councilmember Tarnay concurred.

N. CITY MANAGER REPORT

None.

O. CITY ATTORNEY REPORT

None.

P. INFORMATIONAL ITEMS

- 16.** Agenda Forecast (City Clerk Tamura). [25-0496](#)
INFORMATION ITEM ONLY

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

- 17.** Commission Minutes: [25-0530](#)
This Item Contains Minutes of the following City Commission Meetings:
a) Planning Commission Meeting Minutes of August 27, 2025
(Community Development Director Alkire)
b) Parking and Public Improvements Commission Meeting Minutes of September 4, 2025
(Community Development Director Alkire)
c) Planning Commission Meeting Minutes of September 10, 2025
(Community Development Director Alkire)
d) Planning Commission Meeting Minutes of September 24, 2025
(Community Development Director Alkire)
e) Planning Commission Meeting Minutes of October 8, 2025
(Community Development Director Alkire)
f) Planning Commission Meeting Minutes of October 22, 2025
(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 9:40 PM, Mayor Lesser adjourned the meeting to the November 10, 2025,
Adjourned Regular City Council Meeting at 3:00 PM.*

Breana Contreras
Recording Secretary

David Lesser
Mayor

ATTEST:

Liza Tamura
City Clerk