

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Tuesday, January 13, 2026

5:00 PM

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

City Staff: Present - City Manager Talyn Mirzakhalian, City Attorney Quinn Barrow, City Clerk Liza Tamura, Finance Director Libby Bretthauer, Community Development Director Masa Alkire, Police Chief Rachel Johnson, Information Technology Director Miguel Guardado, Human Resources Director Lisa Jenkins, City Engineer Gilbert Gamboa, Planning Manager Adam Finestone, Utilities Manager Jeffery Page, Building Official Ryan Heise, Assistant City Clerk Martha Alvarez, Police Officer Christopher Ineguez, Management Analyst John Albi, Technology Specialist Ali Kazempoor and Deputy City Clerk Breana Contreras.

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. The following individual(s) spoke:

*Paiwei Wei
Ray Joseph*

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

F. GENERAL BUSINESS

1. Consideration of a Resolution Appointing Joseph DeFrancesco as Interim Public Works Director and Approval of an Employment Agreement with Joseph DeFrancesco (No Budget Impact) (Human Resources Director Jenkins). [26-0034](#)

(Estimated Time: 5 Mins.)

ADOPT RESOLUTION NO. 26-0003

City Manager Talyn Mirzakhanian provided a brief statement on the item.

Mayor Lesser announced that the resolution is to fulfill CalPERS requirements for the appointment of Joseph DeFrancesco as Interim Public Works Director. As required by Government Code, it was reported that Mr. DeFrancesco will be compensated at an hourly rate of \$118.92 with no additional City benefits as a retiree.

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. 26-0003, approving an employment agreement with Joseph DeFrancesco to serve as Interim Public Works Director. The motion carried by the following vote:

Aye: 5 - Mayor Lesser, Mayor Pro Tem Franklin, Tarnay, Charelian and Howorth

Nay: 0

2. Study Session Regarding Potential Development Impact Fees (Not Budgeted) (Finance Director Brethauer). [26-0045](#)
(Estimated Time: 2 Hrs.)

DISCUSS AND PROVIDE DIRECTION

Finance Director Libby Brethauer provided the PowerPoint presentation on Proposed Development Impact Fees (DIF).

Harris & Associates Project Manager Adam Marston continued with the PowerPoint presentation on Impact Fee Overview and responded to City Council questions.

Harris & Associates Project Manager Martson continued with the PowerPoint presentation on General Government Facilities and responded to City Council questions.

Harris & Associates Project Manager Martson continued with the PowerPoint presentation on Police Fee and responded to City Council questions.

Harris & Associates Project Manager Martson continued with the PowerPoint presentation on Fire Protection Fee and responded to City Council questions.

Harris & Associates Project Manager Martson continued with the PowerPoint presentation on Transportation Fee Future Trip Generation and Wastewater Fee Buildout EDUs; and responded to City Council questions.

Harris & Associates Project Manager Martson continued with the PowerPoint presentation on Storm Drainage Fee Buildout EDUs and responded to City Council questions.

Harris & Associates Project Manager Martson continued with the PowerPoint presentation on Water Fee Buildout EDUs and Impact Fee Application Scenarios.

City Manager Talyn Mirzakhanian, Harris & Associates Project Manager Martson and City Engineer Gilbert Gamboa responded to City Council questions.

Harris & Associates Project Manager Martson continued with the PowerPoint presentation on Impact Fees in Other Cities and responded to City Council questions.

Financial Services Manager Emy-Rose Hanna continued with the PowerPoint presentation on Anticipated Revenue and Funding Needed.

Financial Services Manager Hanna and Harris & Associates Project Manager Martson responded to City Council questions.

Financial Services Manager Hanna continued with the PowerPoint presentation on Public Outreach & Required Notices.

Financial Services Manager Hanna and City Manager Mirzakhanian responded to City Council questions.

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

Stefan Kampe

Ray Joseph

Trevor Boucher

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

Finance Director Bretthauer, Harris & Associates Project Manager Martson and City Manager Mirzakhanian responded to City Council questions.

For the agenda for the scheduled public hearing, the City Council directed staff to provide additional information, including the Nexus Study, potential scenarios, key definitions, and Frequently Asked Questions (FAQs).

G. ADJOURNMENT

Mayor Lesser provided remarks honoring Bob White, a cherished longtime Manhattan Beach resident whose decades of dedicated service, strong community leadership, and enduring spirit left an indelible mark on our city.

The City Council held a moment of silence in memory of Bob White.

At 6:50 PM, Mayor Lesser adjourned the meeting to the January 20, 2026, Adjourned Regular City Council Meeting at 5:00 PM.

**Breana Contreras
Recording Secretary**

**David Lesser
Mayor**

ATTEST:

**Liza Tamura
City Clerk**