

PROJECT PULSE STUDY SESSION: REDEVELOPMENT OF 400 MANHATTAN BEACH BOULEVARD AND PARKING LOT 3

August 26, 2025

City Council Meeting



PROJECT PULSE: DOWNTOWN MB

- **Focused on two City-owned properties in Downtown**
 - 400 Manhattan Beach Boulevard
 - Parking Lot 3
- **Community engagement and visioning process to identify future uses**



OVERVIEW

- Discuss redevelopment options for both properties
 - Initial feedback from Kick-Off Meeting (May 2025)
- Outline public engagement program



TIMELINE PREVIEW



VISION

August 2025 – July 2026

City Council will discuss and narrow down potential options.

Over the next year, our “Project Pulse” community engagement and visioning process will develop preferred options of the community.

CONCEPT

August 2026

City Council approval of conceptual design and project scope.

Internal task force will be initiated to drive design development process.



DESIGN

August 2026 – March 2027

Design development, environmental review and entitlement processes anticipated to take nine months.



APPROVAL

March – December 2027

Construction documents and cost estimates will be refined and presented to Planning Commission and City Council for approvals.



FINANCING

January – June 2028

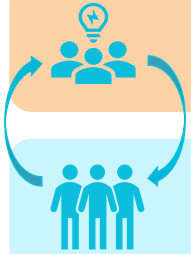
Construction documents will be submitted for plan check and financing plans will be presented to Finance Subcommittee and City Council for final approval before refinancing.



PROJECT PULSE: CURRENT STATUS



Kick-Off Community Outreach



City Council Discussions



Additional Community Outreach & Engagement



City Council Direction on Permanent Uses



• **400 MBB:** Design > \$ > Permit > Construction



• **P Lot 3:** Design > \$ > Permit > Construction



PROJECT LOCATIONS



SHARED SITE CHARACTERISTICS

- **Zoning**

- Downtown Commercial (CD)
 - Same uses are permitted by-right
 - Same uses require Use Permit
 - Same development standards
- Coastal Zone

- **Lot Size**

| | |
|---------|--------------------|
| Lot 3 | 15,500 square feet |
| 400 MBB | 16,500 square feet |



UNIQUE SITE CHARACTERISTICS

- **Primary Access/Frontage**
 - Morningside Drive (Parking Lot 3)
 - Manhattan Beach Blvd (400 MBB)
- **Neighboring Uses**
 - Commercial (Parking Lot 3)
 - Residential and Commercial (400 MBB)



400 MANHATTAN BEACH BOULEVARD

- **City took ownership on April 15, 2025**

- Purchase price: \$13 million
- Vacant commercial bank building (formerly U.S. Bank)
- Surface parking lot
- Drive-through ATM lanes



- **Interim uses:**

- Commercial parking permit overflow lot (26 spaces)
- New bicycle racks



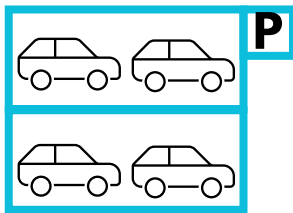
PARKING LOT 3

- Public parking structure built in 1970s
 - Three levels (145 spaces)
 - Demolished in Nov. 2024
- Interim surface parking lot (69 spaces)
 - Opened June 2025

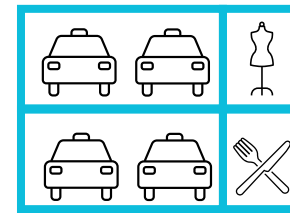


POTENTIAL REDEVELOPMENT IDEAS

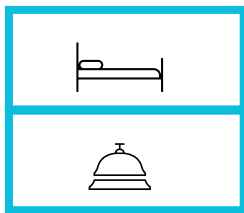
New public parking structure



Public parking structure & limited commercial use



Hotel

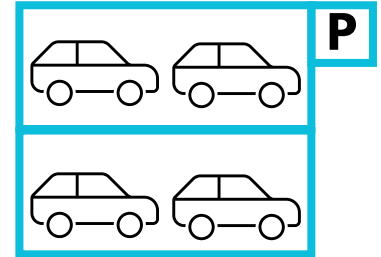


Ideas from community stakeholders



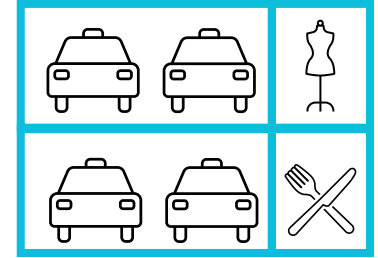
PARKING STRUCTURE ONLY

- **Above-ground only**
 - Approximately 105 spaces
 - Two levels
- **Partially above-ground/partially subterranean**
 - Similar capacity to previous Lot 3 structure
 - Five levels
- **Potential underground connection to Metlox**
- **Self-Park vs. Automated Facility**



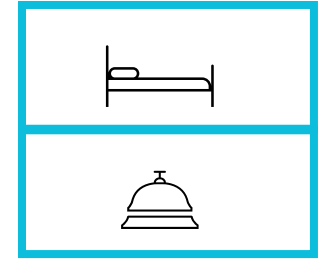
PARKING & COMMERCIAL USE

- Public parking structure with limited commercial use
 - Commercial tenant space(s) along Morningside Drive
 - Above-ground parking structure



HOTEL

- **Kosmont analysis explored a 35-room hotel**
 - 39 parking spaces required
- **Public parking may or may not be accommodated on site**
 - If excluded, replacement parking for former Lot 3 structure (145 spaces) required elsewhere in Downtown



REVENUE GENERATION

- **Opportunities for revenue, such as:**
 - Public parking ~\$600,000+
 - Meters
 - Citations
 - Commercial tenant lease(s)
 - Retail/Restaurant:
 - ~ \$600,000/year (Metlox, FY 24-25)
 - Hotel
 - Rent: ~ \$250,000/year
 - Transient Occupancy Tax: ~\$500,000/year



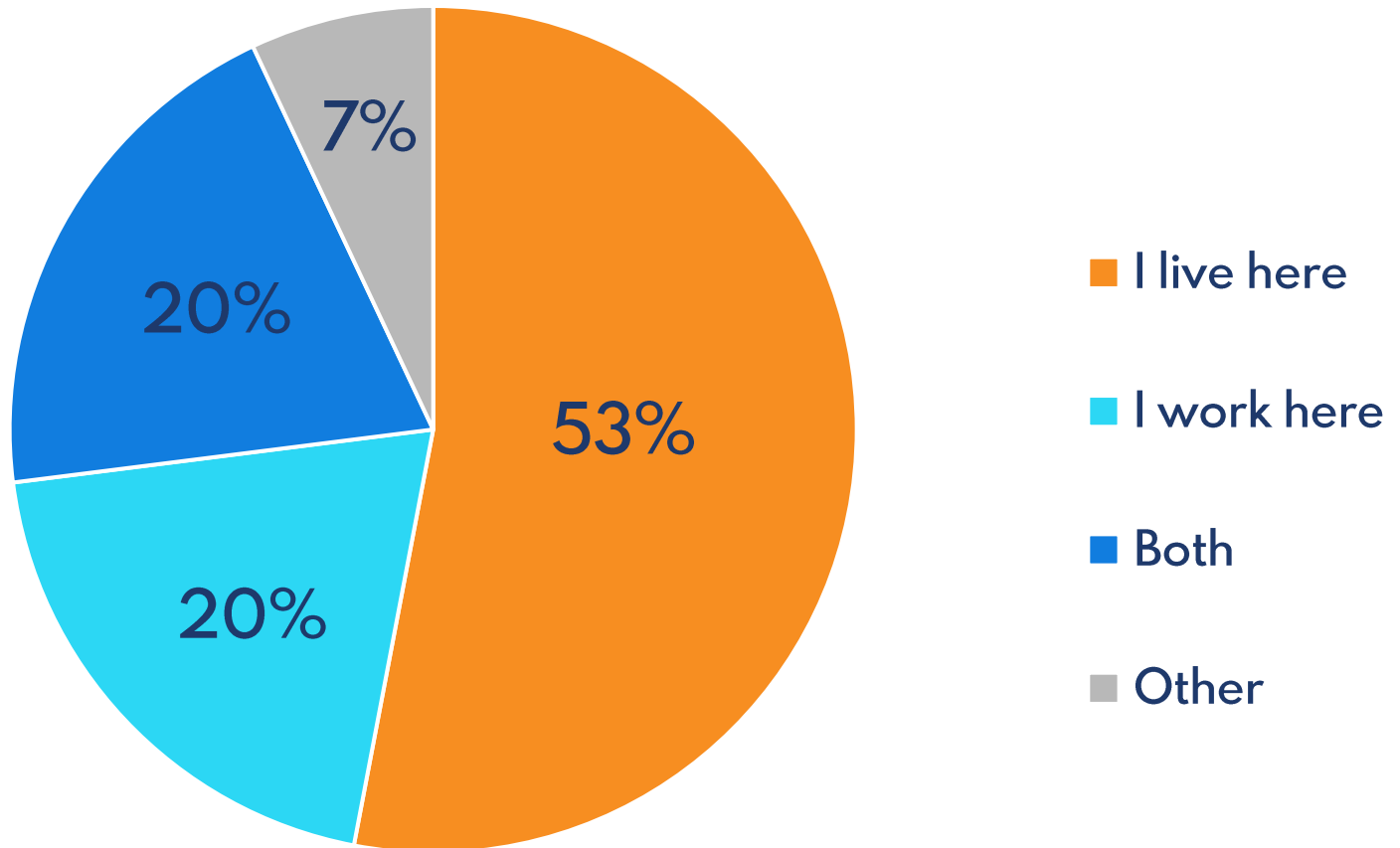
KICK-OFF MEETING (MAY 2025)

- Community outreach began for Project Pulse
- Summary of initial Lot 3 redevelopment options
 - Dec. 9, 2024, City Council meeting
- Discussion of redevelopment opportunities for both properties



KICK-OFF MEETING (MAY 2025)

What is your connection to Manhattan Beach?



COMMUNITY-SOURCED IDEAS

- Parking
- Commercial
- Hotel
- Library annex
- Open Space/Park
- Multi-Family Residential
- Social Club
- Visitor Center
- Mixed-Use Development



ADDITIONAL CONSIDERATIONS

- Coastal Commission
- Alternative Parking Sites
- Surplus Land Act (SLA)



PUBLIC ENGAGEMENT PROGRAM

Fall 2025



- Hometown Fair
- Farmer's Market
- Community Partner Meetings
- Focus Groups

Winter 2026



- Older Adults Program
- City Council Meeting
- FlashVote Survey
- Planning Commission

Spring 2026



- Design Charrette
- Community Workshop

Summer 2026



City Council Meeting(s)



PUBLIC ENGAGEMENT PROGRAM

- Increase awareness of upcoming meetings:
 - Newspaper advertisement(s)
 - Social media
 - Email notification to interested parties
 - Coordinated notification through community partners
 - Signage at City facilities
 - Mailed notifications



DISCUSSION AND DIRECTION ITEMS

1. Redevelopment options for both properties:

- Parking
 - Self-Park
 - Automated
- Mixed-Use Development
- Hotel
- Commercial
- Library annex
- Open Space/Park
- Multi-Family Residential
- Social Club
- Visitor Center



DISCUSSION AND DIRECTION ITEMS

2. Any related code amendments:

- Development Regulations
 - Potential height increase from 26 feet to 30 feet to match Metlox



DISCUSSION AND DIRECTION ITEMS

3. Approval of Public Engagement Program:

- Presence at Community Events
- Focus Groups
- Survey
- Study Session(s)
- City Council Meetings
- Study Session(s)
- Design Charrette
- Community Workshop



STAY UPDATED

The screenshot shows the City of Manhattan Beach website. The header includes the city logo and navigation links for Services, Government, Residents, Businesses, Visitors, and Departments. The left sidebar lists various services under 'Community Development', with 'Project Pulse: Downtown MB' highlighted. The main content area features a large blue banner for the 'PROJECT PULSE: DOWNTOWN MB STUDY SESSION' on Tuesday, August 26 at 5:00 PM at MB City Hall - City Council Chambers, 1400 Highland Avenue. Below the banner, there is text explaining the session's purpose and providing contact information for the Planning Division. Two small images show architectural renderings of 'LOT 3' and '400 MBB'. At the bottom, there is a 'STAY CONNECTED' section with an email sign-up form.

Website:

[www.manhattanbeach.gov/
MBProjectPulse](http://www.manhattanbeach.gov/MBProjectPulse)

Questions?

Contact Planning Division:
planning@manhattanbeach.gov



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