

## Tari Kuvhenguhwa

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**Subject:** FW: [EXTERNAL] Project Pulse

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**From:** Tabula Rasa Essentials <[tabularasamb@gmail.com](mailto:tabularasamb@gmail.com)>

**Sent:** Wednesday, August 27, 2025 9:39 AM

**To:** List - City Council <[CityCouncil@manhattanbeach.gov](mailto:CityCouncil@manhattanbeach.gov)>; Tallyn Mirzakhania <[tmirzakhania@manhattanbeach.gov](mailto:tmirzakhania@manhattanbeach.gov)>

**Cc:** Kelly Stroman <[kelly@downtownmanhattanbeach.com](mailto:kelly@downtownmanhattanbeach.com)>; Michael Zisli <[mz@zislisgroup.com](mailto:mz@zislisgroup.com)>

**Subject:** [EXTERNAL] Project Pulse

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Thank you for a thoughtful study session last night. Staff did an excellent job presenting the materials, and the Council's discussion was productive.

A few reflections:

**Timeline** – An excellent point was raised about timing. I encourage the Council to finalize top choices for both locations within six to nine months rather than a full year. Since community engagement slows during the holidays, outreach could be concentrated in September–November and again in January–March, with the goal of presenting clear options by May or June. Along the way, it would be helpful to eliminate options that are no longer viable or ideal for either site, allowing staff and the community to focus on the most promising paths forward.

**Two Properties** – While it makes sense conceptually to review both properties together, each site presents unique opportunities and challenges that may be better addressed individually. Whatever is built must serve residents, businesses, and visitors — but the solutions may look very different at each location. Interim parking was successfully added in Lot 3; perhaps a similar interim approach at 400 MBB could be considered, whether by reusing the existing building for cultural opportunities or temporarily leveling it for green space. Treating the projects separately may allow for clearer, more effective decision-making.

**Revenues** – Metlox Plaza has proven to be one of the city's strongest downtown revenue generators, with a substantial portion tied to its subterranean parking and the activity it enables. Shade Hotel also contributes significantly through TOT revenue. These examples underscore how the right type of development can create lasting financial returns for the city.

Exploring an annex to Shade with subterranean parking could build on this success. Such a project would restore much-needed parking, generate meaningful TOT revenue, and attract visitors who shop, dine, and use our local services. In turn, it would provide sustainable economic value without displacing the independent businesses that give downtown Manhattan Beach its unique character.

**Parking and Transportation** – These must remain a top priority - for the businesses and employees who work downtown, our residents, and visitors. We know we are already in a deficit of more than 300 spaces, even after accounting for the current Lot 3 and other incremental spaces identified throughout downtown.

**Closing** – As I mentioned last night, every decision should be guided by a simple question: does it benefit residents, businesses, and visitors alike — or only serve a narrow interest? By prioritizing green space, cultural amenities, dining and entertainment, curated retail, and smart, safe parking and traffic planning, we can ensure downtown remains a vibrant destination for generations. Surrounding beach cities have significantly raised their game and are attracting business away from us. It’s critical that we move forward both efficiently and effectively to keep Manhattan Beach competitive while staying true to its unique character.

Thanks for your time,

Maureen

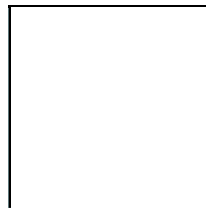
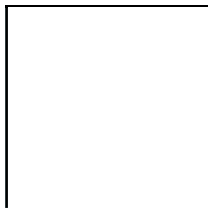


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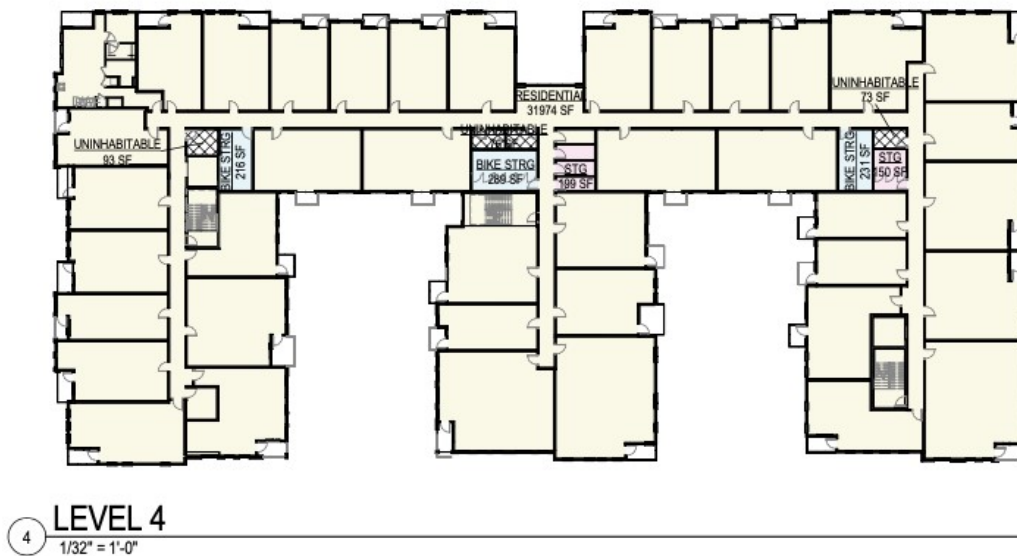


## Tari Kuvhenguhwa

**From:** Grace Peng <gspeng.lwv@gmail.com>  
**Sent:** Monday, October 13, 2025 3:07 PM  
**To:** Tari Kuvhenguhwa; Teri Neustaedter  
**Subject:** [EXTERNAL] Re: bike parking for infill homes

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Here's a screenshot of the ample bike storage in each wing of the E shaped building. I urge you to look at the ground floor parking plan. The majority are compact spaces, perfect for the golf carts popular with MB residents. Compact cars and cars that self-park can also use compact spaces.



On Mon, Oct 13, 2025 at 2:55 PM Grace Peng <[gspeng.lwv@gmail.com](mailto:gspeng.lwv@gmail.com)> wrote:

Tari,

It was lovely to chat with you at the Hometown Fair about redevelopment in DTMB.

League of Women Voters support infill in high-resource and climate-safe locations such as DTMB.

I mentioned to you that I own a condo in downtown Boulder and a development has been approved next door to us with less car parking and much more bicycle parking than typical in North America.

You can see the floor plans and written statements:

[https://maps.bouldercolorado.gov/websites/docs/pds/LUR2024-00077/ArchPln-2025-09-12-AZ1\\_v1.pdf](https://maps.bouldercolorado.gov/websites/docs/pds/LUR2024-00077/ArchPln-2025-09-12-AZ1_v1.pdf)

[https://maps.bouldercolorado.gov/websites/docs/pds/LUR2024-00077/WrtnStmnt-2025-09-12-AAC1\\_v1.pdf](https://maps.bouldercolorado.gov/websites/docs/pds/LUR2024-00077/WrtnStmnt-2025-09-12-AAC1_v1.pdf)

My favorite part about the floor plans is the bicycle, particularly cargo bike, storage on each residential floor. I cannot walk very far due to arthritis, but I ride my eBike for transportation and exercise. The bike storage in these plans would allow me to take my eBike loaded with groceries up to my floor, unload my bike right at my front door, and then put away my bike in a storage room near the elevator. This design is so senior and family-friendly.

The developer is foregoing digging an underground car garage and providing much faster/cheaper-to-build ground level car parking. There will be shared cars on site for those that don't want the expense of owning a car and paying to park it.

I think that both the lots that the city of MB owns in DTMB would be ideal for this type of infill. MB seniors who want to age in place within their community would benefit greatly.

thanks,  
Grace Peng, PhD  
Natural Resources Director  
LWV Beach Cities

## Tari Kuvhenguhwa

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**Subject:** FW: [EXTERNAL] Ideas for Lot 3 and Bldg 400

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**From:** T Wallender <[vipremier@gmail.com](mailto:vipremier@gmail.com)>

**Sent:** Tuesday, October 28, 2025 11:03 AM

**To:** Planning <[planning@manhattanbeach.gov](mailto:planning@manhattanbeach.gov)>

**Subject:** [EXTERNAL] Ideas for Lot 3 and Bldg 400

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

I'd suggest replacing Lot 3 with the same 3 level prior design but add subterranean parking like we have at Metlox and do the same below building 400 adding more long term parking and tenant mixed use parking. Let's do it right and add as much as possible.

Tim Wallender