

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

April 21, 2026

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**



PROJECT LOCATIONS



OVERVIEW

- Provide updates on:
 - Public engagement program
 - Previous City Council direction
 - Height limit research
 - Metlox connection feasibility
- Direction on LCP amendment for height



PUBLIC ENGAGEMENT PROGRAM

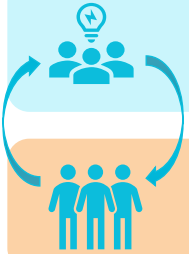


PROJECT PULSE: CURRENT STATUS

MAY 2025



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



PLANNING COMMISSION STUDY SESSION

- March 11, 2026
- Information considered included:
 - Background and history of both sites
 - Project Pulse timeline and outreach completed to-date
 - Redevelopment options
 - Parking management study



PLANNING COMMISSION - COMMENTS

- Current need for parking downtown
- Diversify mix of commercial uses
- 400 MBB:
 - Concerns of introducing public parking
 - Noise and traffic safety at corner
- Lot 3:
 - Parking structure-only should still be considered



METLOX CONNECTION FEASIBILITY

- Parallel process to explore underground connection to Lot 3
 - Feasibility
 - Cost
- Contract with engineering consultant being finalized
- Report to be presented at future meeting



DESIGN CHARETTES – MAY 2026

- Dates: Mid-Late May 2026
 - Conducted over two days
 - Both days will collect input on both properties

- Location: Joslyn Center



CURRENT REDEVELOPMENT OPTIONS – 400 MBB



Mixed-Use Development



Public Parking and/or
for Tenants



Commercial
Uses



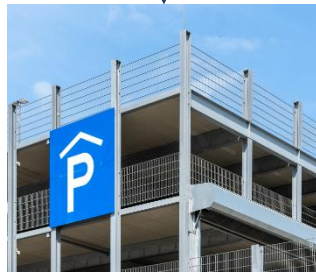
Open Space/
Park



CURRENT REDEVELOPMENT OPTIONS – LOT 3



Mixed-Use Development



Public Parking



Commercial
Uses



Open Space/
Park



DESIGN CHARETTES – PARKING LOT 3

- Concept 1:
 - Parking structure underground
 - Mixed-use development above-ground
 - Commercial
 - Open space/park
- Concept 2:
 - Parking structure only
 - Partially above-ground and underground



POTENTIAL CODE AMENDMENT - HEIGHT

- Height limit for both sites: 26 ft
- Previous Lot 3 parking structure:
 - 145 spaces
 - Projected over public right-of-way
 - Three levels
 - Some elements were over-height



POTENTIAL CODE AMENDMENT - HEIGHT

- Considerations for redevelopment:
 - Limited to two stories
 - Above-ground parking structure: approx. 105 spaces
 - Falls short of replacing previous public parking
 - Modern code requirements must be met



CURRENT HEIGHT LIMITS – CD ZONE

- 22 feet, with flat roof
- 26 feet (or two stories)
- 30 feet (or three stories)
 - Ground level parking structure
 - Underground parking structure
 - Pitched roof



CURRENT HEIGHT LIMITS – CD ZONE



CALIFORNIA COASTAL COMMISSION

- City staff initiated discussions last year
 - Height limit increase from 26 ft to 30 ft
 - Exceptions for minor elements (elevator shafts, lighting)
- Coastal staff generally supportive



PUBLIC OUTREACH

- Email notification to interested parties
- Mailed notifications to 300-foot radius
- Newspaper advertisement
- Social media



DISCUSSION AND DIRECTION ITEMS

- **Code amendments:**
 1. Allowable height increase from 26 feet to 30 feet to match Metlox
 - Must include parking structure
 2. Height exceptions for minor elements
 - Elevators shafts, lighting



STAY UPDATED

The screenshot shows the City of Manhattan Beach website. The top navigation bar includes 'CITY OF MANHATTAN BEACH' and links for 'Services', 'Government', 'Residents', 'Businesses', 'Visitors', and 'Departments'. The left sidebar lists various departments, with 'Community Development' selected. The main content area is titled 'Project Pulse: Downtown MB' and includes a sub-header 'Community-Driven Downtown Development'. It features a large image of a building with a sign that reads 'PROJECT UPDATE CITY COUNCIL MEETING APRIL 21 • 6:00 PM COUNCIL CHAMBERS'. Below the image, there is a QR code and a link to scan it. The text below the image states: 'Project Pulse: Downtown MB Update. The City of Manhattan Beach continues to advance planning efforts for the future of two key downtown properties: 1155 Morningside Drive (Parking Lot 3) and 400 Manhattan Beach Boulevard (former U.S. Bank building). An update on this Project Pulse initiative is scheduled to be presented to the City Council on: Tuesday, April 21, 2026 at 6:00 PM at City Council Chambers, 1400 Highland Avenue. Also available via Zoom. The meeting will provide an opportunity for the City Council and community to review progress to-date or discuss next steps in this process to decide the future uses for both City-owned properties. Community members are encouraged to attend in-person or participate remotely and provide public comment. No final decisions will be made at this meeting. How to Participate: 1. ELECTRONIC COMMENTS (ecomment/email) PRIOR TO THE MEETING. The City offers different opportunities to participate in Council meetings. The City Council encourage the public to participate by submitting comments in advance of the meeting, no later than 12:00 PM the day of the meeting, via: 1. eComment at www.manhattanbeach.gov/ecomment 2. email to cityclerk@manhattanbeach.gov. All of your comments provided by the deadlines above will be available to the City Council and the public prior to the meeting. 2. IN PERSON PUBLIC PARTICIPATION. You may also give your input on agenda items in-person. At the beginning of the meeting, or just before the agenda item, please complete the: 1. "Request to Address the City Council" card by filling out your name, city of residence, the item you would like to offer public comment, and 2. returning it to the City Clerk. 3. ZOOM PUBLIC PARTICIPATION

Website:

www.manhattanbeach.gov/MBProjectPulse

Questions?

Contact Planning Division:

planning@manhattanbeach.gov



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