

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

January 20, 2026
Meeting

City Council



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PROJECT PULSE: DOWNTOWN MB

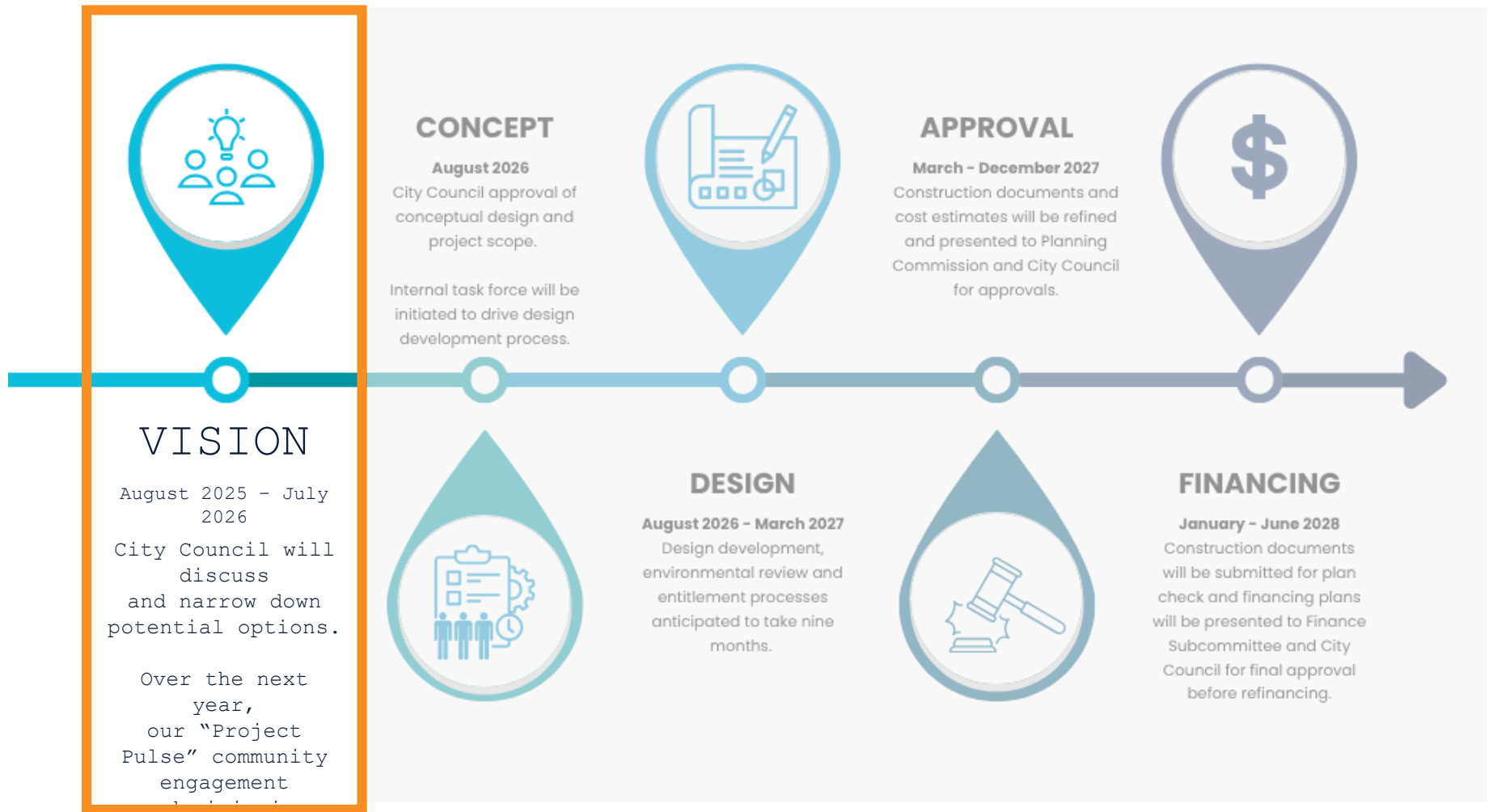
- Redevelopment of two City-owned properties in Downtown
 - 400 Manhattan Beach Boulevard
 - Parking Lot 3
- Community engagement and visioning process to identify future uses



PROJECT LOCATIONS



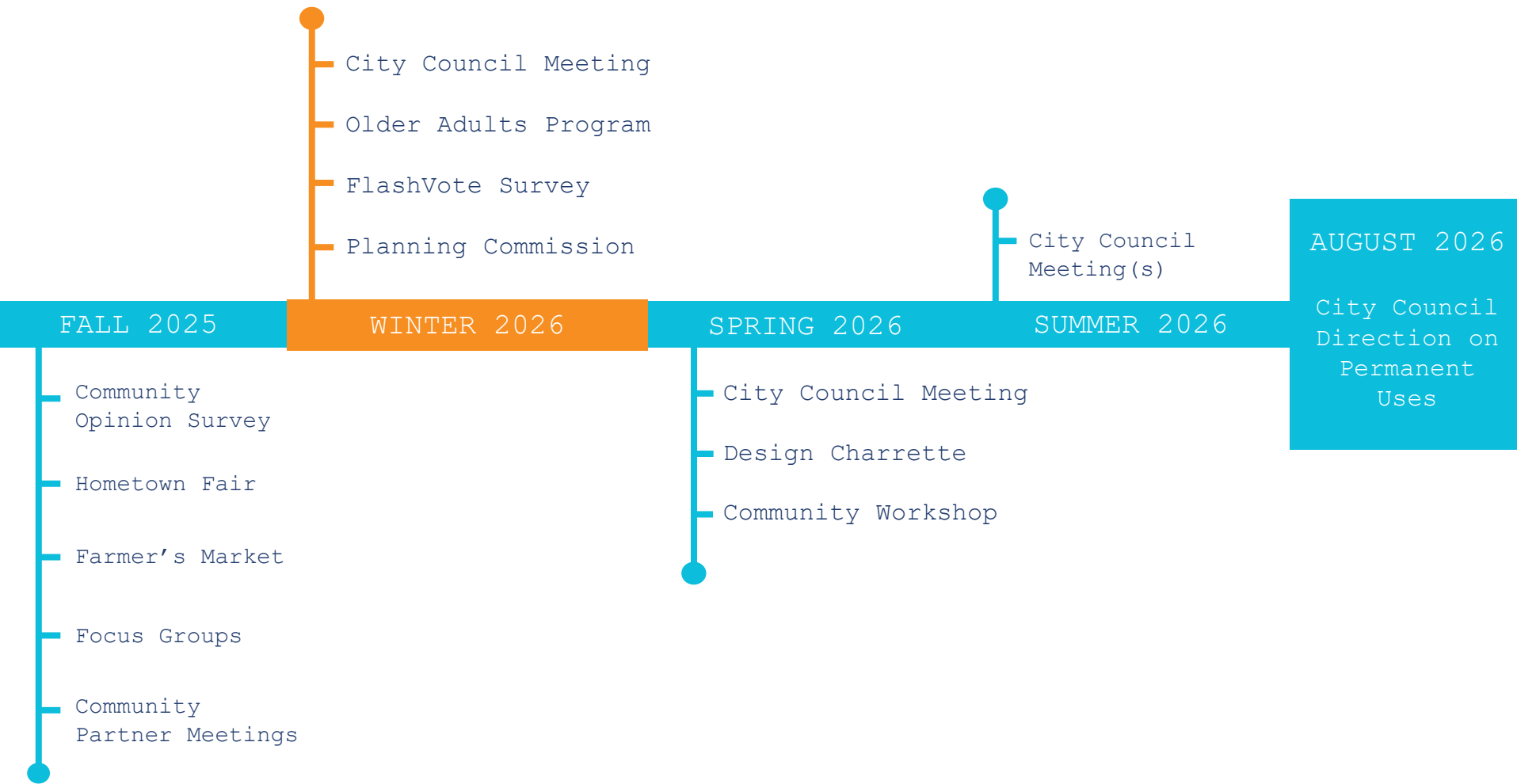
TIMELINE PREVIEW



CITY OF
MANHATTAN BEACH

PROJECT PULSE: DOWNTOWN MB UPDATE
JANUARY 20, 2026

PUBLIC ENGAGEMENT PROGRAM



OVERVIEW

- For both properties:
 - Discuss community input received to-date
 - Reduce list of potential redevelopment options for both properties



CURRENT REDEVELOPMENT OPTIONS



Commercial
Developmen
t



Cultural
Arts/
Community
Space



Hotel



Mixed-Use
Developmen
t



Multi-
Family
Residentia
l



Open
Space/
Park



Parking
Structure



Social
Club



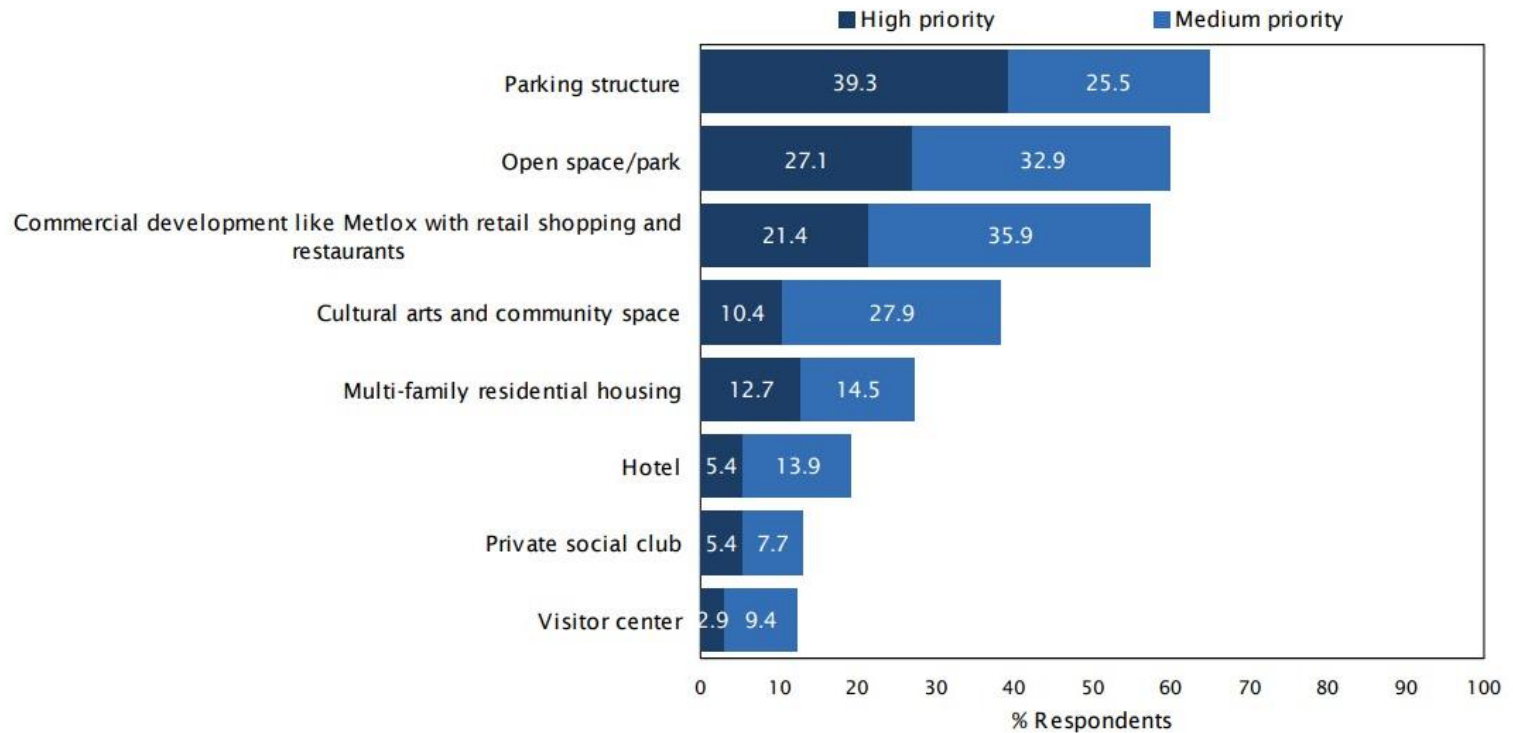
Visitor
Center



COMMUNITY OPINION PHONE SURVEY

- Statistically valid survey of 588 residents

FIGURE 31 PROJECT PULSE REDEVELOPMENT OPTIONS



PRESENCE AT COMMUNITY EVENTS

- Hometown Fair Booth
 - October 4th
 - October 5th
- Farmer's Market Booth
 - October 21st
 - November 4th
 - December 2nd
 - December 9th
 - December 16th



PRESENCE AT COMMUNITY EVENTS

PROJECT PULSE: DOWNTOWN MB
REDEVELOPMENT OF PARKING LOT 3 AND 400 MANHATTAN BEACH BLVD.

BACKGROUND

In Summer 2024, the City shut down and subsequently demolished the Lot 3 parking structure in downtown due to safety concerns. A temporary grade level lot was constructed as an interim measure.

Separately, in April 2025, the City purchased 400 Manhattan Beach Boulevard, increasing the City's assets in the downtown area.

In Spring 2025, City staff initiated a planning effort called Project Pulse to coordinate synergistic redevelopment of both downtown properties. The City is now conducting a comprehensive community engagement and visioning process through July 2026 to gather public input on the redevelopment plans.

City Council is expected to make a decision on future uses in August 2026.

TIMELINE

STAY UPDATED

Visit the Project Pulse webpage and sign up for emails:
www.manhattanbeach.gov/MBProjectPulse
Contact the Planning Division:
planning@manhattanbeach.gov

PROJECT PULSE: DOWNTOWN MB
CURRENT REDEVELOPMENT OPTIONS

Place a dot on your preferred option(s) or write your input on a sticky note!

COMMERCIAL DEVELOPMENT

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

CULTURAL ARTS/COMMUNITY SPACE

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

HOTEL

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

PROJECT PULSE: DOWNTOWN MB
CURRENT REDEVELOPMENT OPTIONS

Place a dot on your preferred option(s) or write your input on a sticky note!

MIXED-USE DEVELOPMENT

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

MULTI-FAMILY RESIDENTIAL

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

OPEN SPACE/PARK

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

PROJECT PULSE: DOWNTOWN MB
CURRENT REDEVELOPMENT OPTIONS

Place a dot on your preferred option(s) or write your input on a sticky note!

PARKING STRUCTURE

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

SOCIAL CLUB

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

VISITOR CENTER

PARKING LOT 3 400 MANHATTAN BEACH BLVD.

PROJECT PULSE: DOWNTOWN MB
ALTERNATIVE REDEVELOPMENT OPTIONS

PARKING LOT 3
Write on a sticky note and place it below!

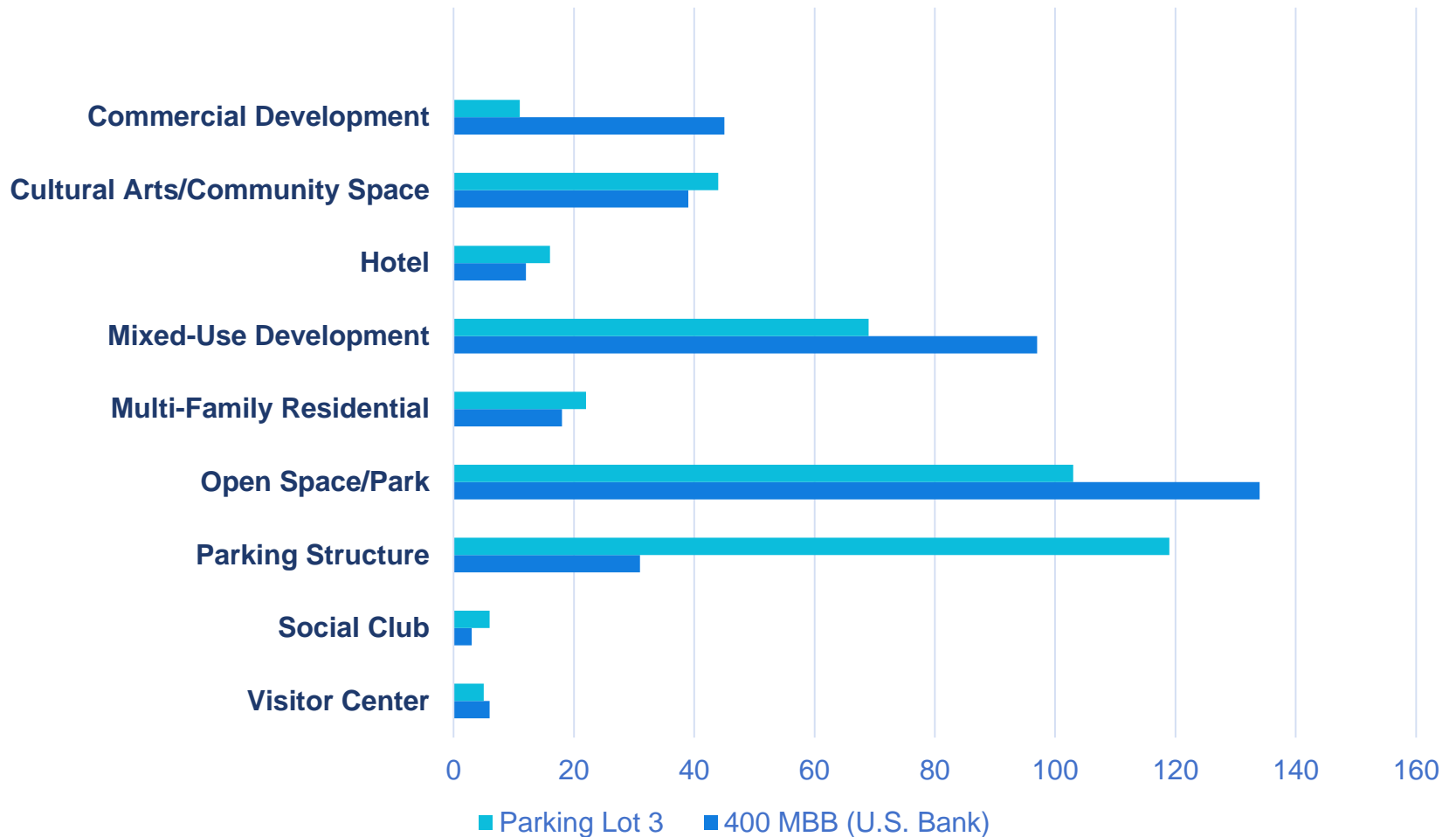
400 MANHATTAN BEACH BLVD.
Write on a sticky note and place it below!



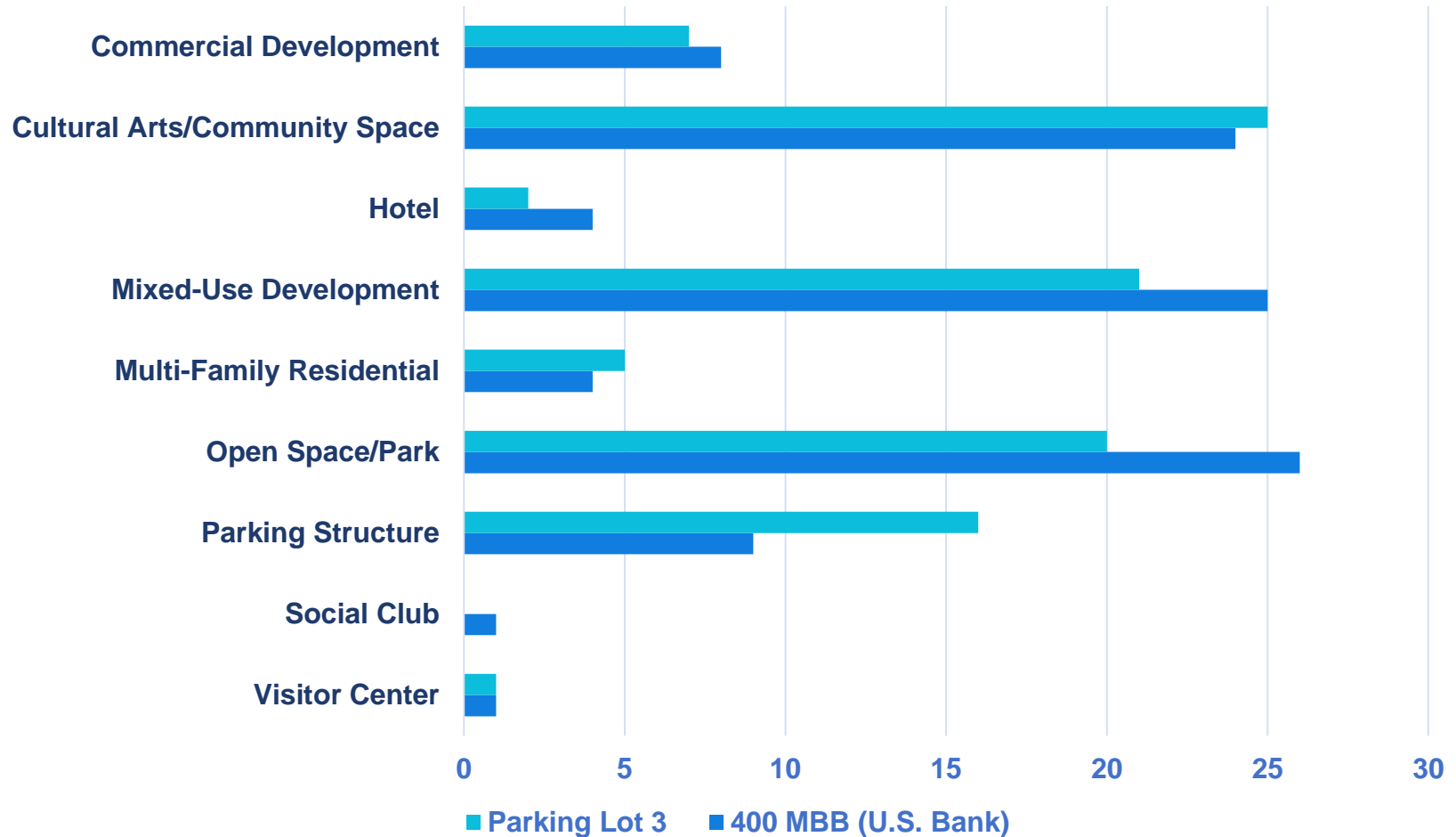
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HOMETOWN FAIR BOOTH



FARMER'S MARKET BOOTH

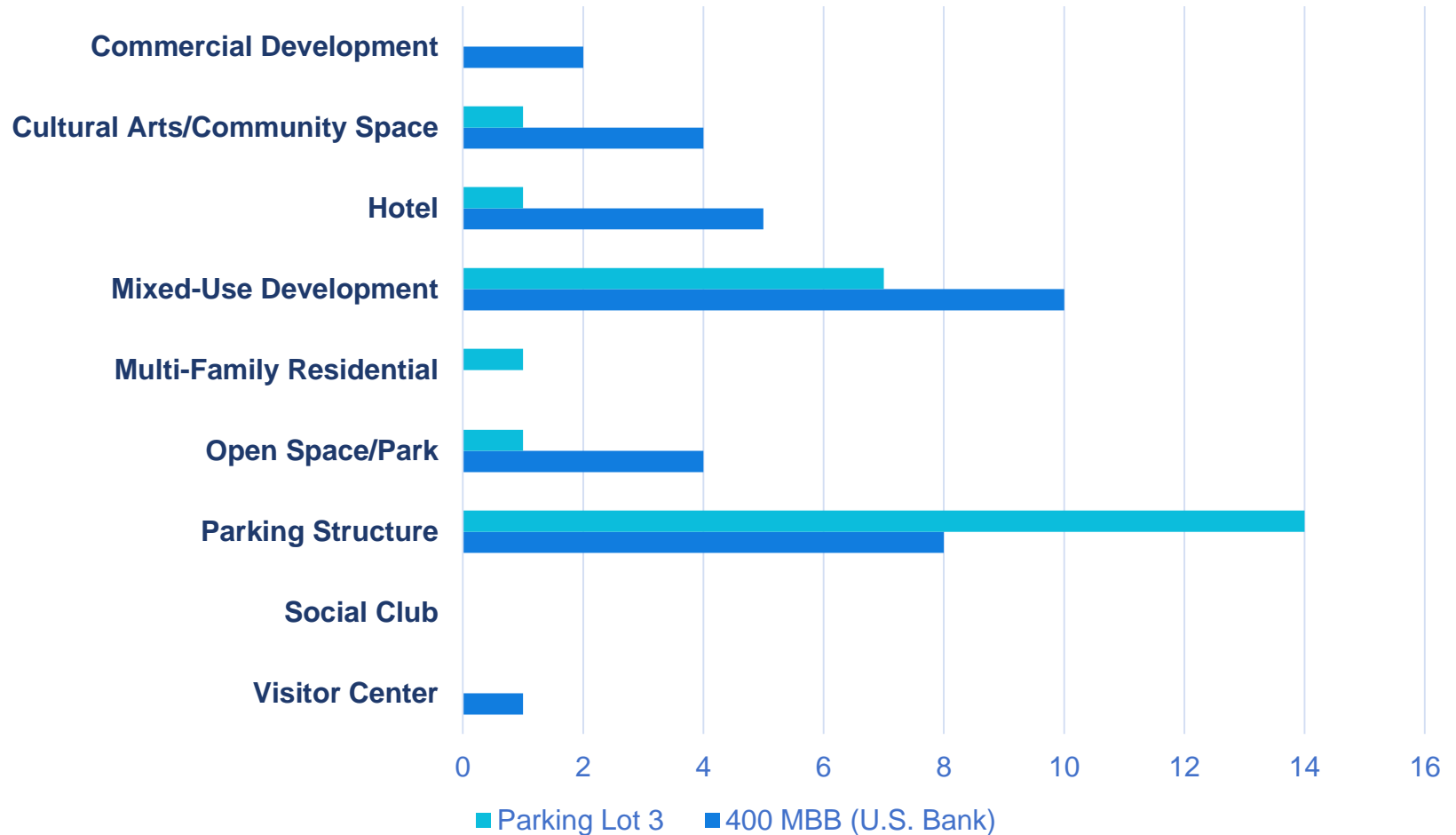


COMMUNITY PARTNER MEETINGS

- Downtown Business & Professional Association (DBPA)
 - Staff attended November 13th meeting
 - 18 members provided responses
- Chamber of Commerce & North MB
 - Staff attended December 10th meeting



DBPA MEETING



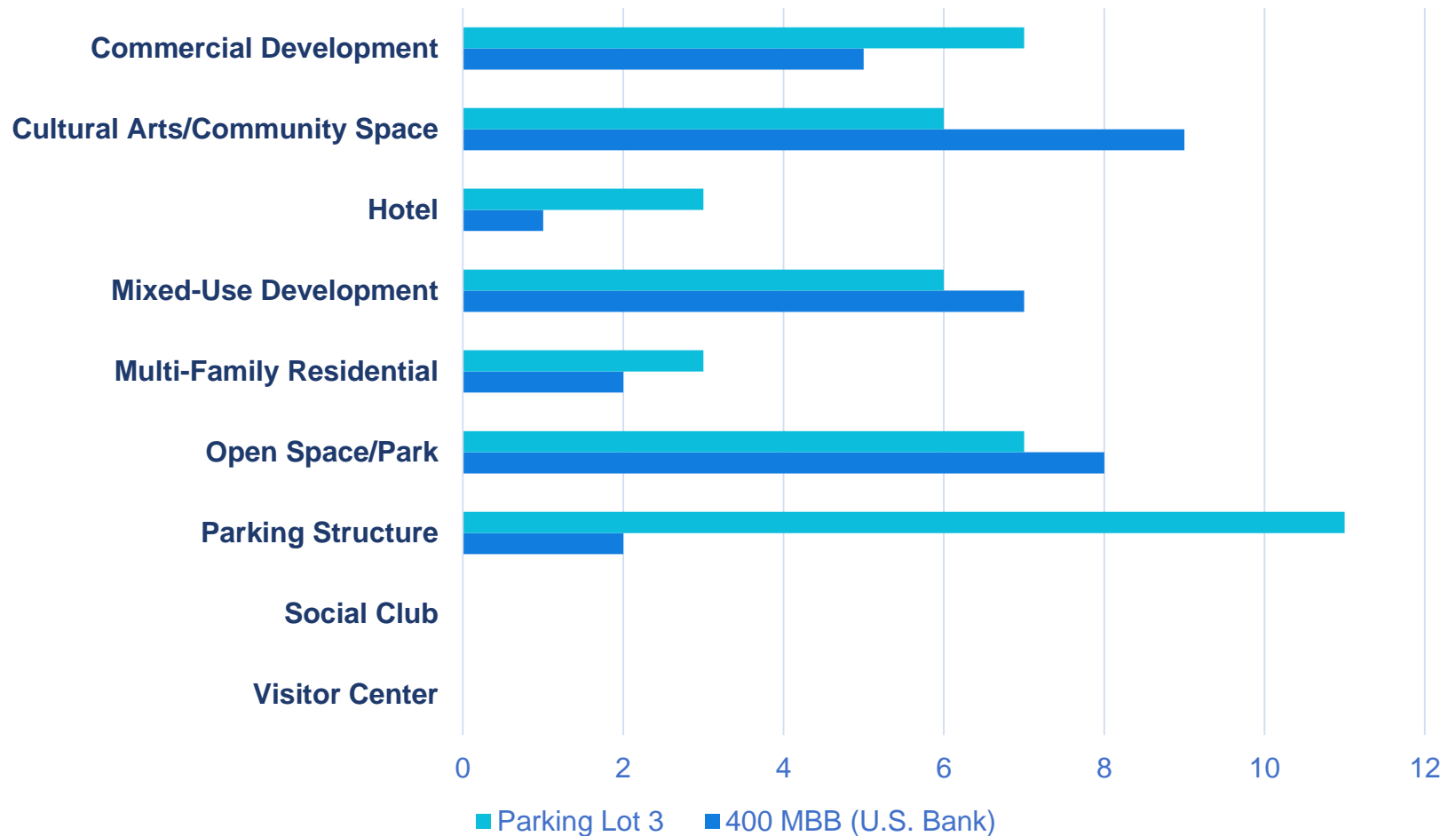
- Staff provided a presentation with:
 - Background and overview, including timeline
 - Current list of redevelopment options
 - Upcoming opportunities for continued engagement
- Presentation was recorded for members not in attendance



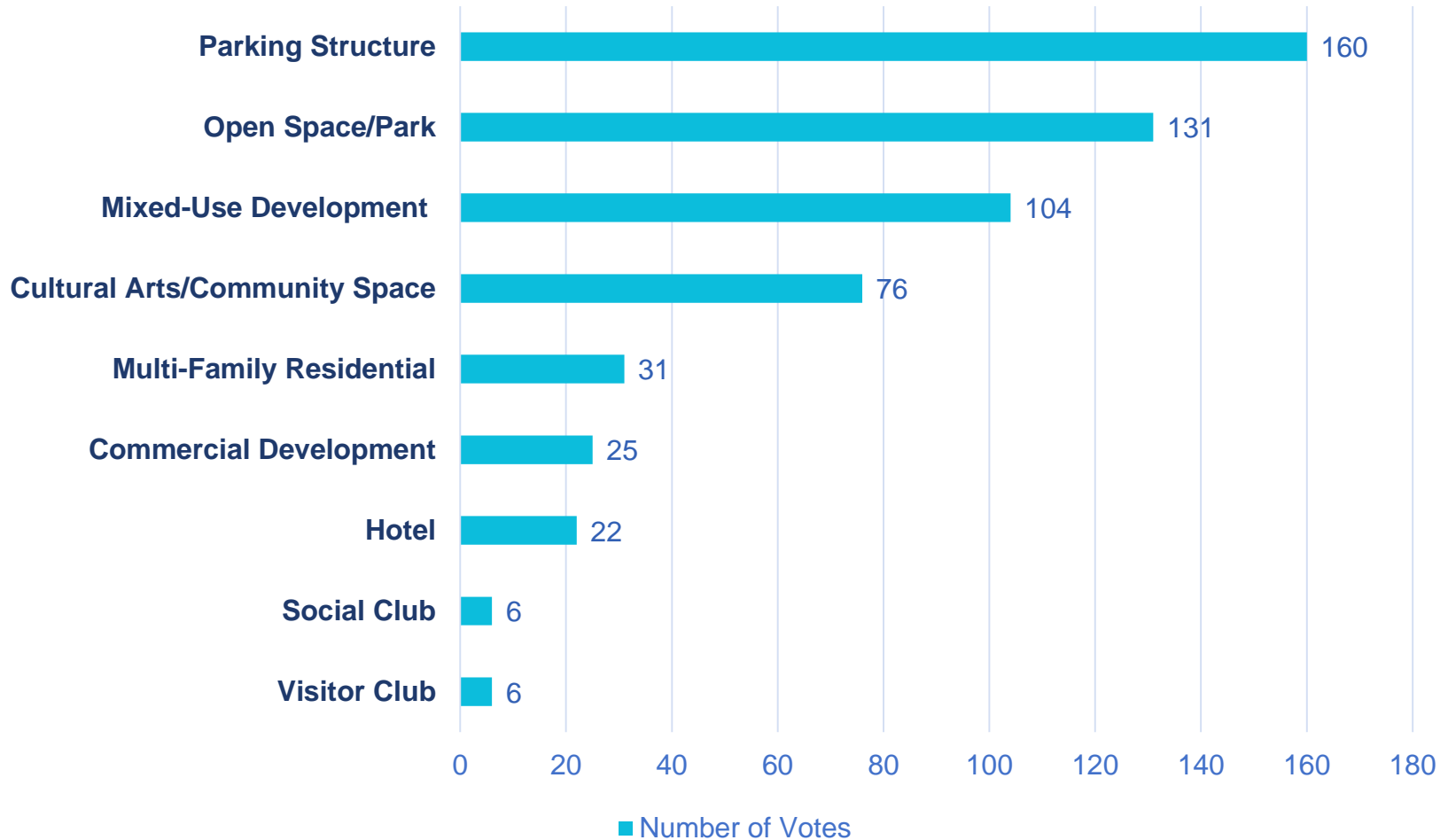
- One stakeholder attended
- Parking Lot 3
 - Subterranean parking structure
 - Mixed-use development above subterranean parking structure
- 400 MBB
 - Surface parking lot and open space/park
 - Offices



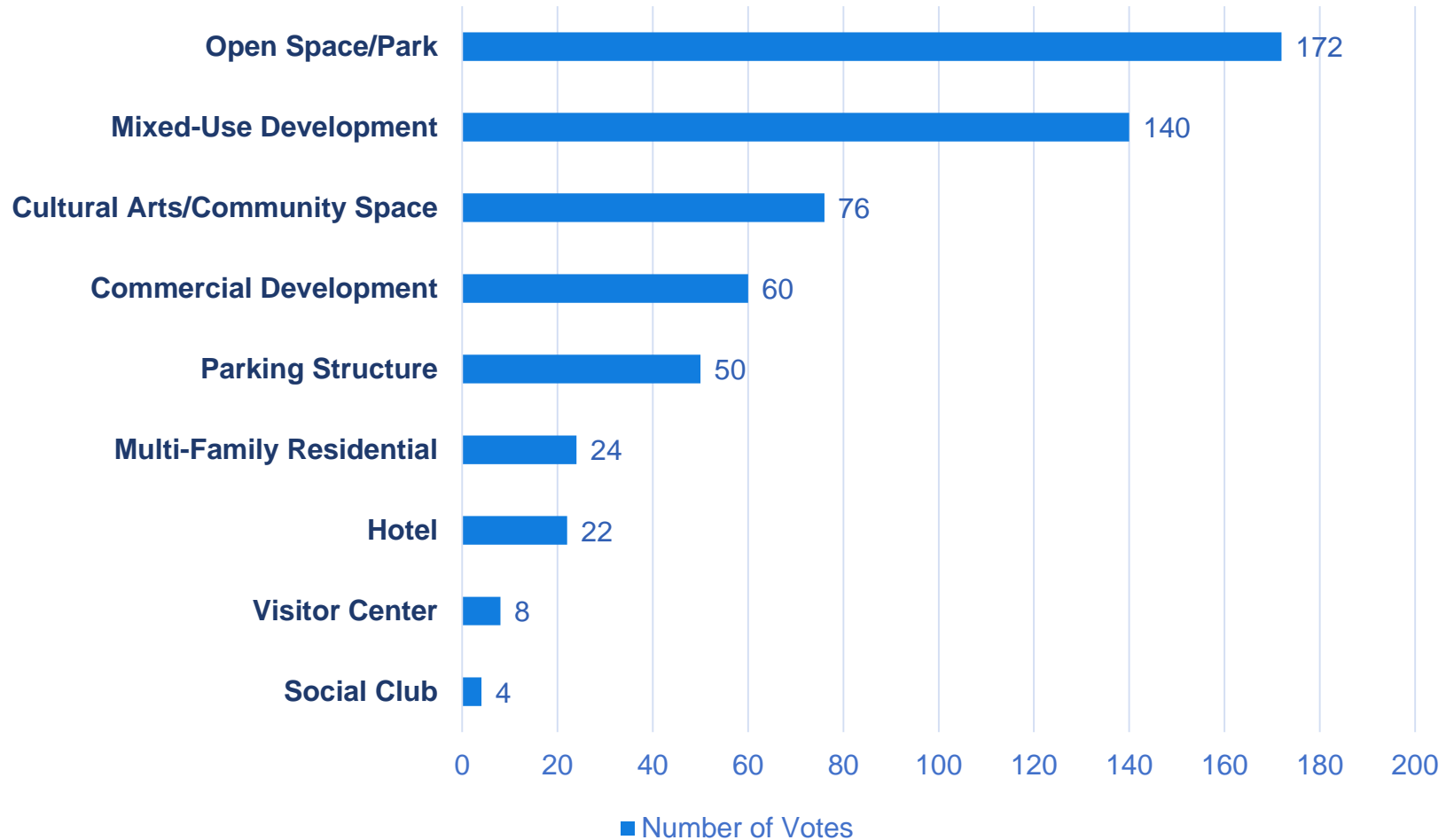
FOCUS GROUP – RESIDENTS



OVERALL RESULTS – PARKING LOT



OVERALL RESULTS – 400 MBB



ALTERNATIVE OPTIONS SUGGESTED

- Alternatives included:
 - Animal shelter
 - Aviary
 - Dog park (with coffee shop/bar)
 - Free recreation center
 - Getty Villa-style amphitheater
 - Public restroom
 - Public transit center



ADDITIONAL CONSIDERATIONS

- Revenue Generation
- Coastal Commission
- Alternative Parking Sites
- Unique Site Characteristics



PUBLIC OUTREACH

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



DISCUSSION AND DIRECTION ITEMS

1. Consideration of options for

• Commercial

Development

• Cultural Arts/
Community Space

• Hotel

• Mixed-Use
Development

• Multi-Family
Residential

• Open Space/Park

• Parking Structure

• Social Club

• Visitor Center



DISCUSSION AND DIRECTION ITEMS

2. Consideration of options for

~~400 Commercial~~

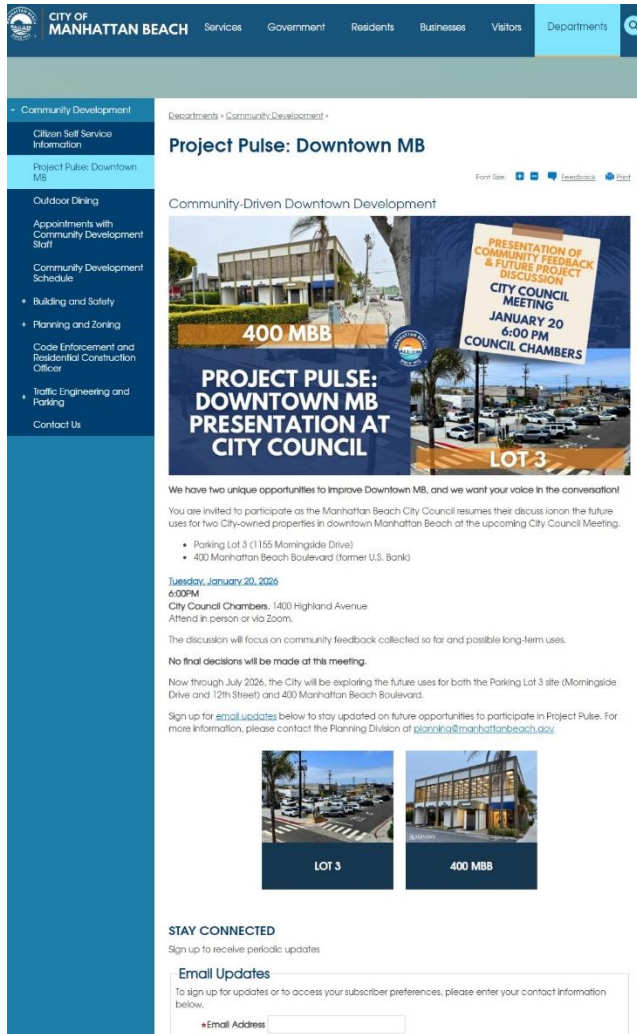
Development

- Cultural Arts/
Community Space
- Hotel
- Mixed-Use
Development

- Multi-Family
Residential
- Open Space/Park
- Parking Structure
- Social Club
- Visitor Center



STAY UPDATED



Website:

www.manhattanbeach.gov/MBProjectPulse

Questions?

Contact Planning
Division:

planning@manhattanbeach.gov



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