



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

January 20, 2026
Meeting

City Council



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



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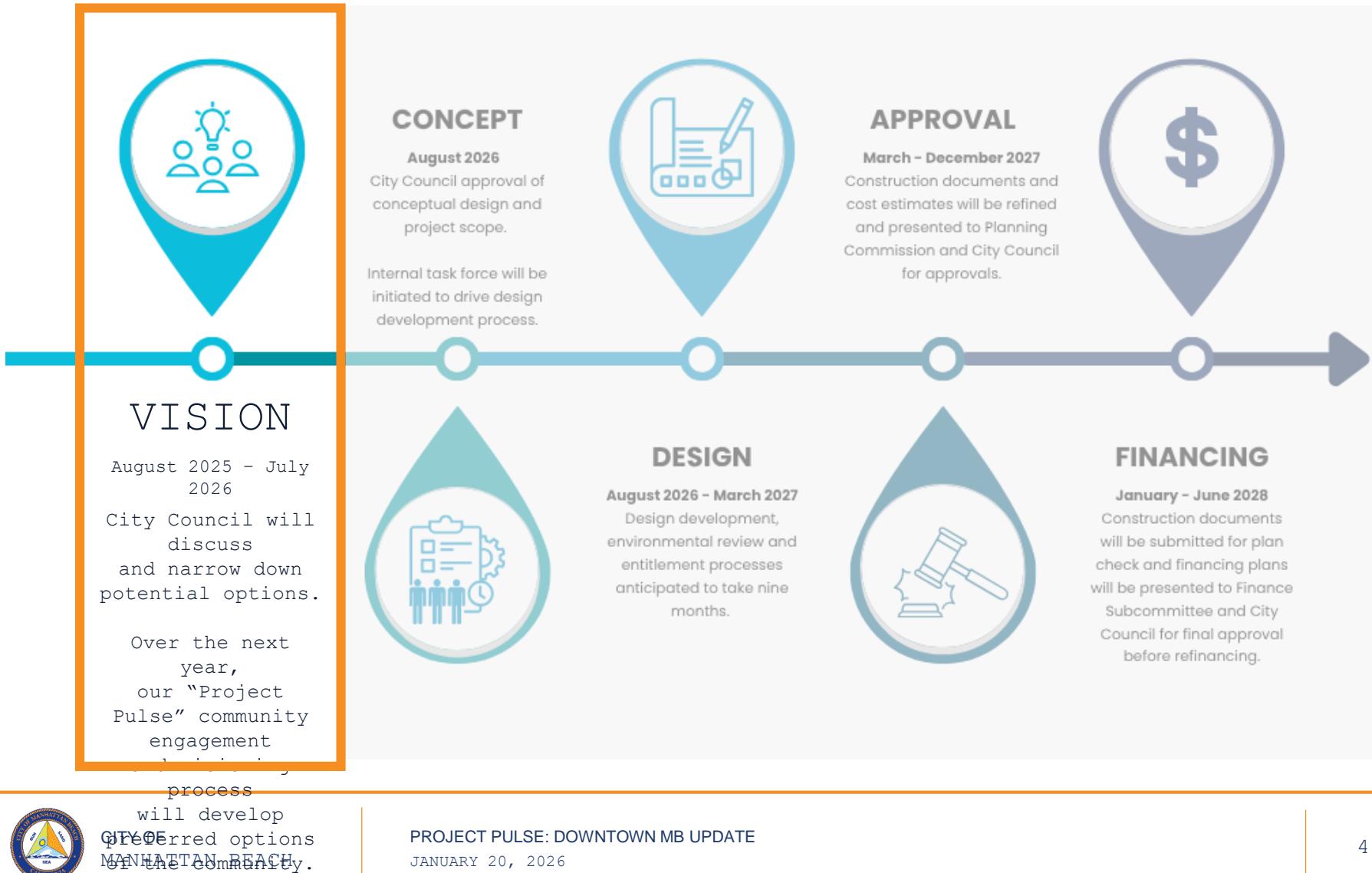
PROJECT LOCATIONS



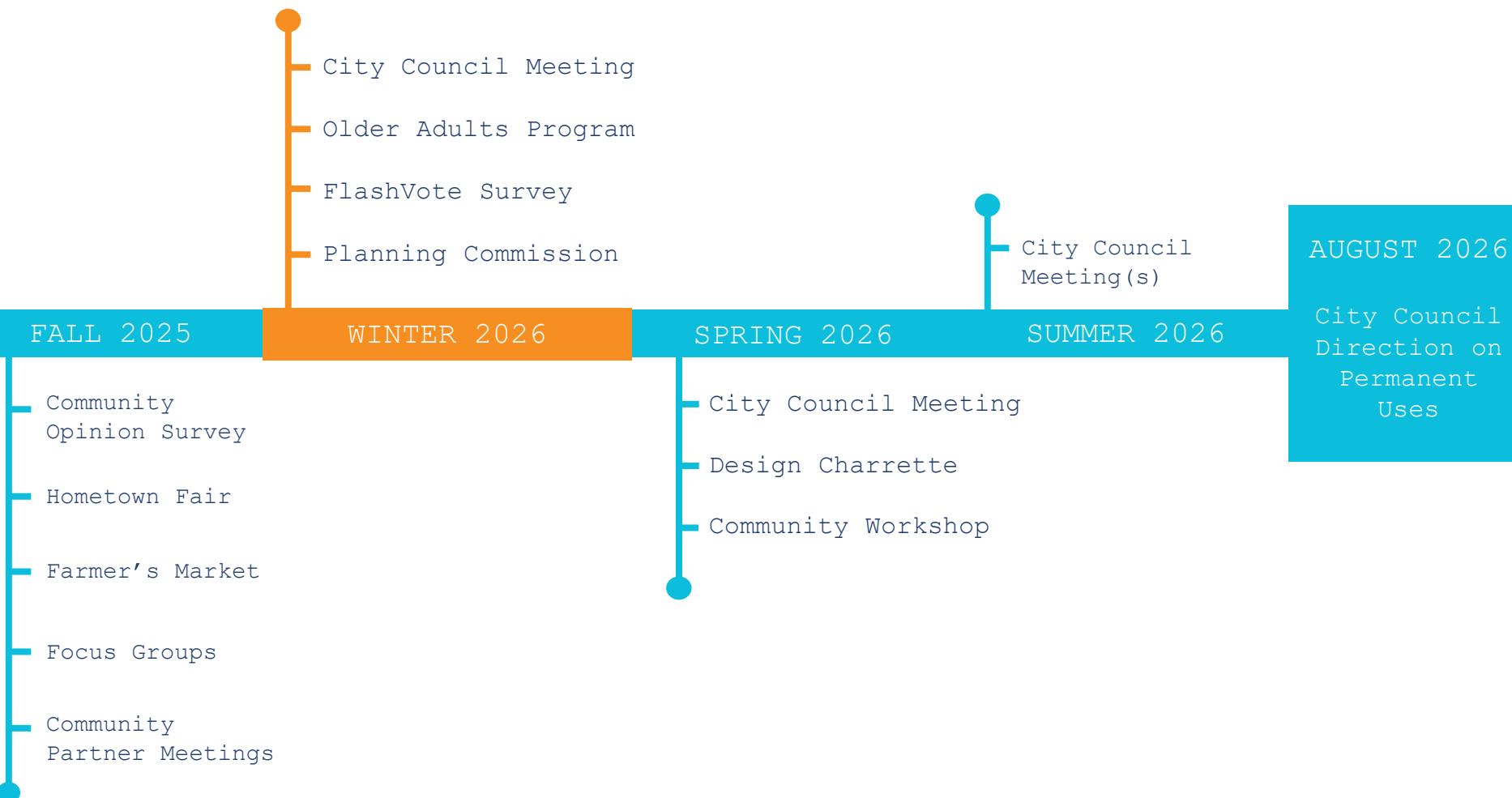
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TIMELINE PREVIEW



PUBLIC ENGAGEMENT PROGRAM



OVERVIEW

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



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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



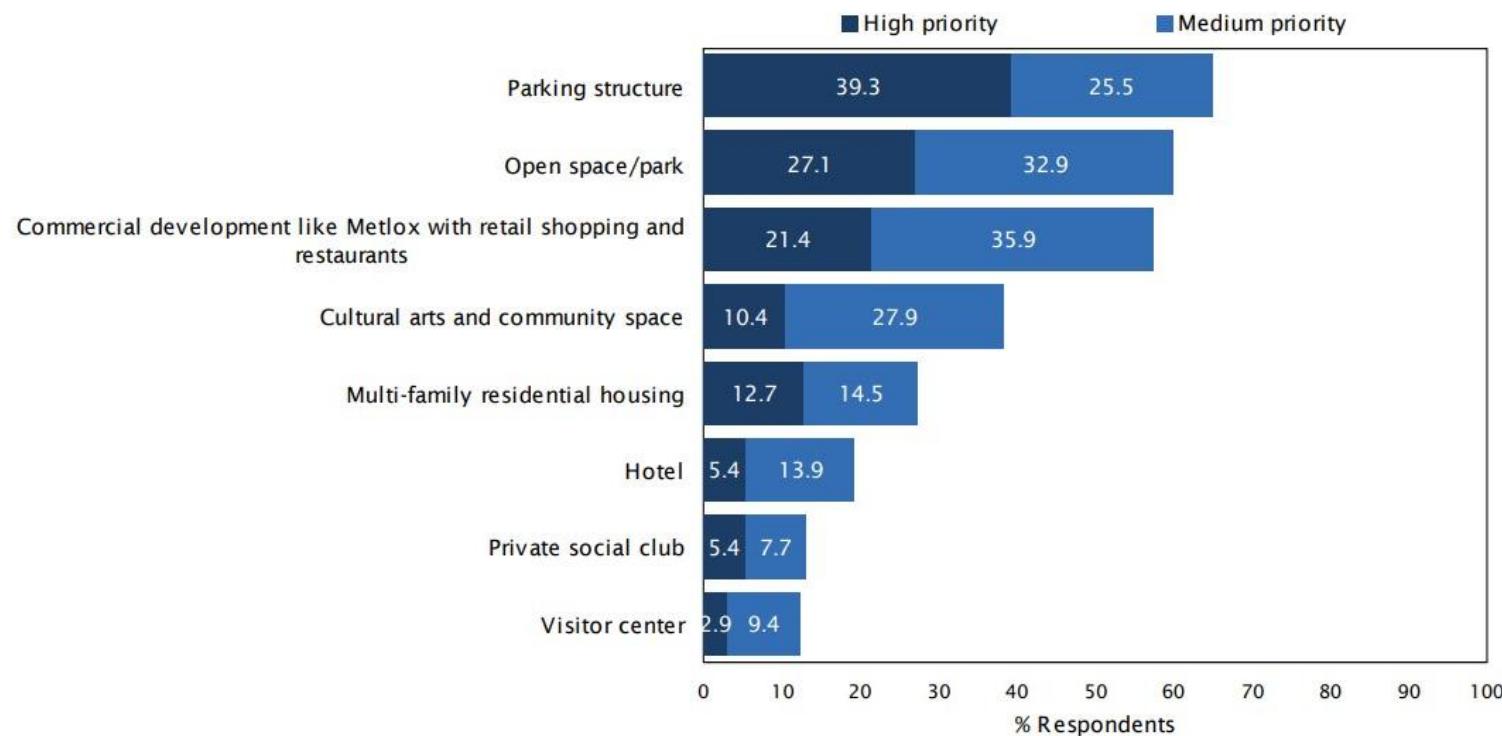
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COMMUNITY OPINION PHONE SURVEY

- Statistically valid survey of 588 residents

FIGURE 31 PROJECT PULSE REDEVELOPMENT OPTIONS



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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



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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

Project Pulse is a collaborative effort. The City's commitment to local色彩 is reflected in the use of the community's language in the title of the development plan.

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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.
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CULTURAL ARTS/COMMUNITY SPACE

	PARKING LOT 3	400 MANHATTAN BEACH BLVD.
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HOTEL

	PARKING LOT 3	400 MANHATTAN BEACH BLVD.
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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.
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MULTI-FAMILY RESIDENTIAL

	PARKING LOT 3	400 MANHATTAN BEACH BLVD.
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OPEN SPACE/PARK

	PARKING LOT 3	400 MANHATTAN BEACH BLVD.
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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.
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SOCIAL CLUB

	PARKING LOT 3	400 MANHATTAN BEACH BLVD.
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VISITOR CENTER

	PARKING LOT 3	400 MANHATTAN BEACH BLVD.
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PROJECT PULSE: DOWNTOWN MB
ALTERNATIVE REDEVELOPMENT OPTIONS

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

PARKING LOT 3

Write on a sticky note and place it below!

400 MANHATTAN BEACH BLVD.

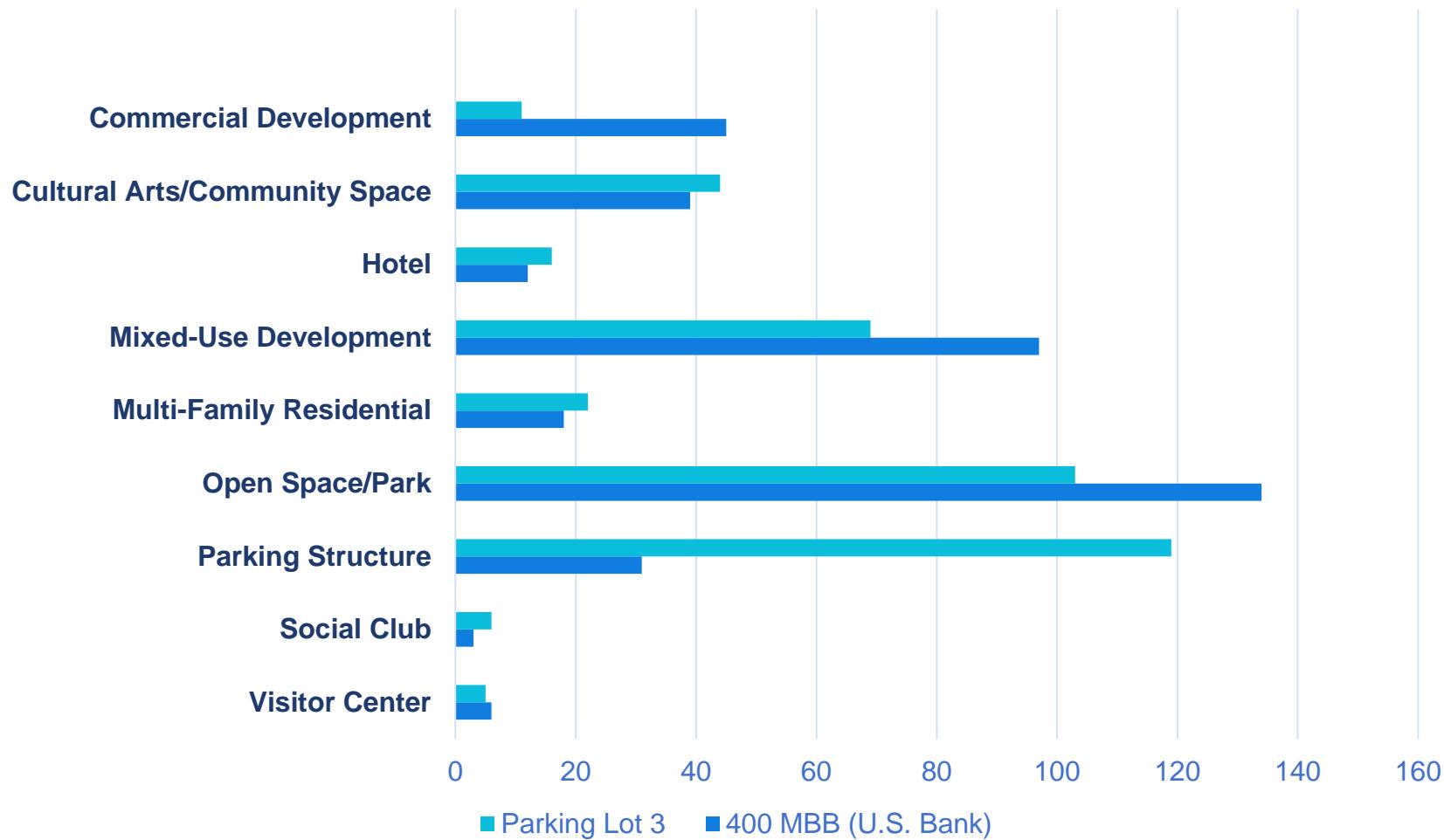
Write on a sticky note and place it below!



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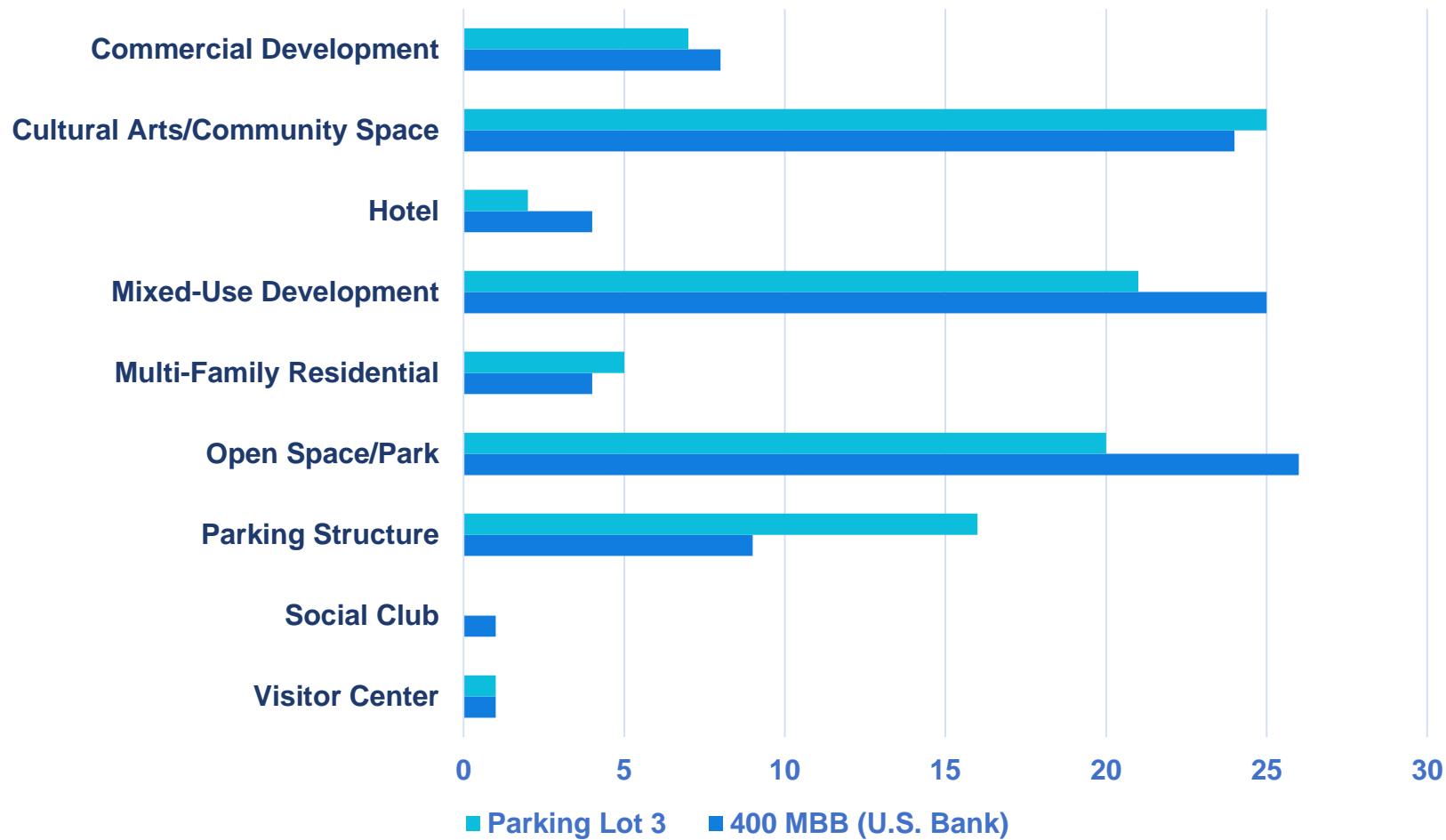
HOMETOWN FAIR BOOTH



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FARMER'S MARKET BOOTH



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COMMUNITY PARTNER MEETINGS

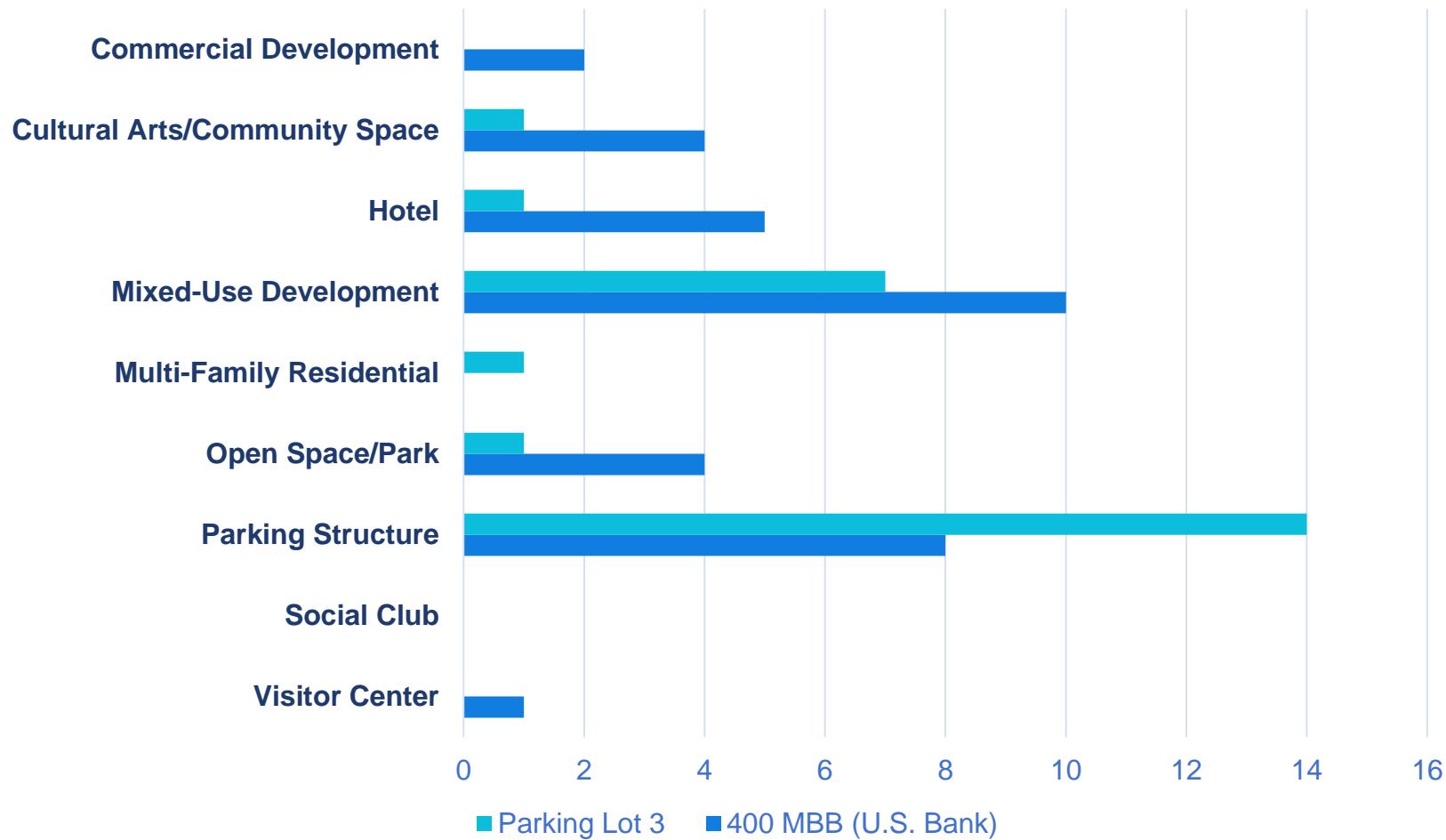
- Downtown Business & Professional Association (DBPA)
 - Staff attended November 13th meeting
 - 18 members provided responses
- Chamber of Commerce & North MB
 - Staff attended December 10th meeting



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DBPA MEETING



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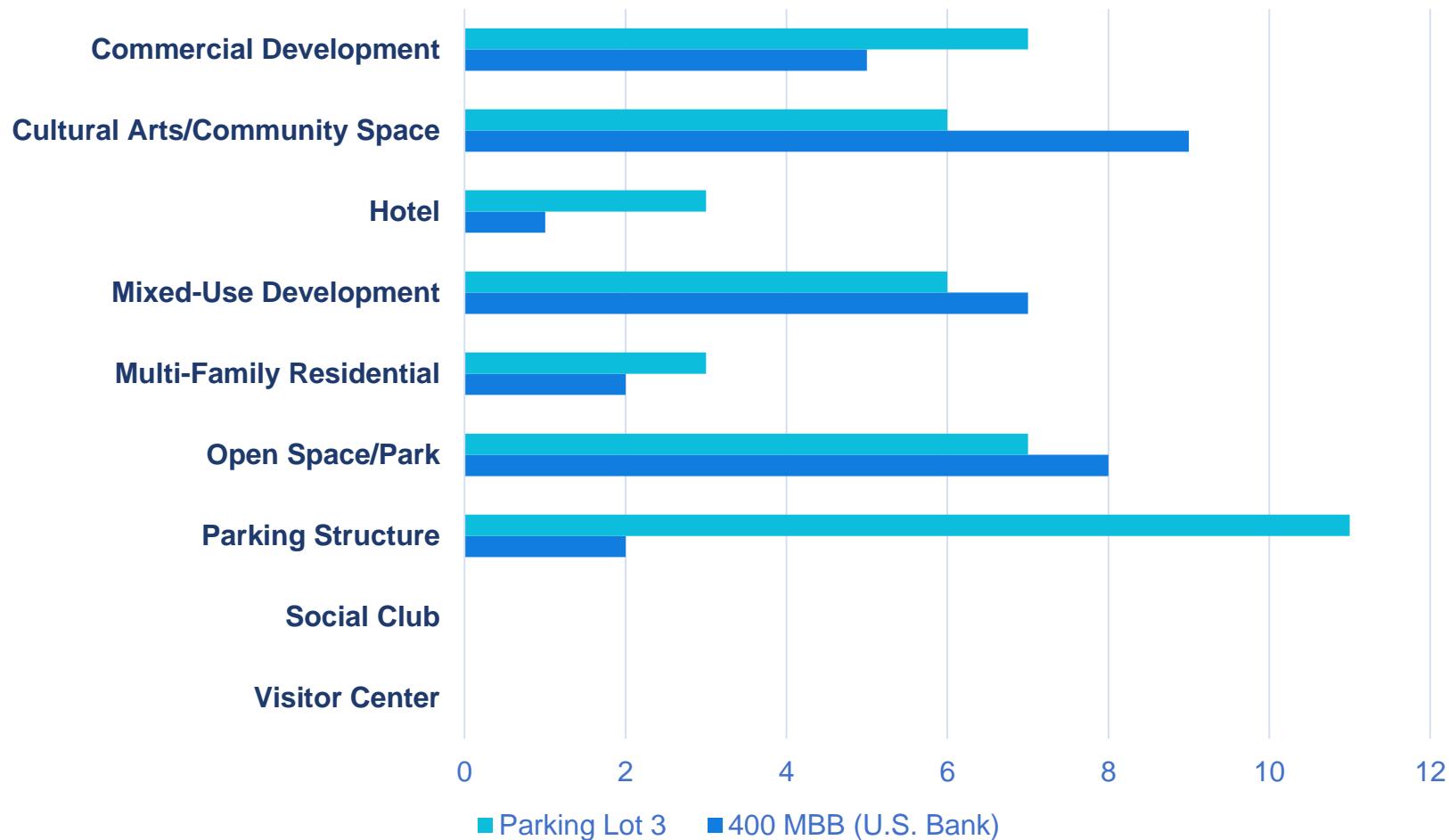
- Staff provided a presentation with:
 - Background and overview, including timeline
 - Current list of redevelopment options
 - Upcoming opportunities for continued engagement
- Presentation was recorded for members not in attendance



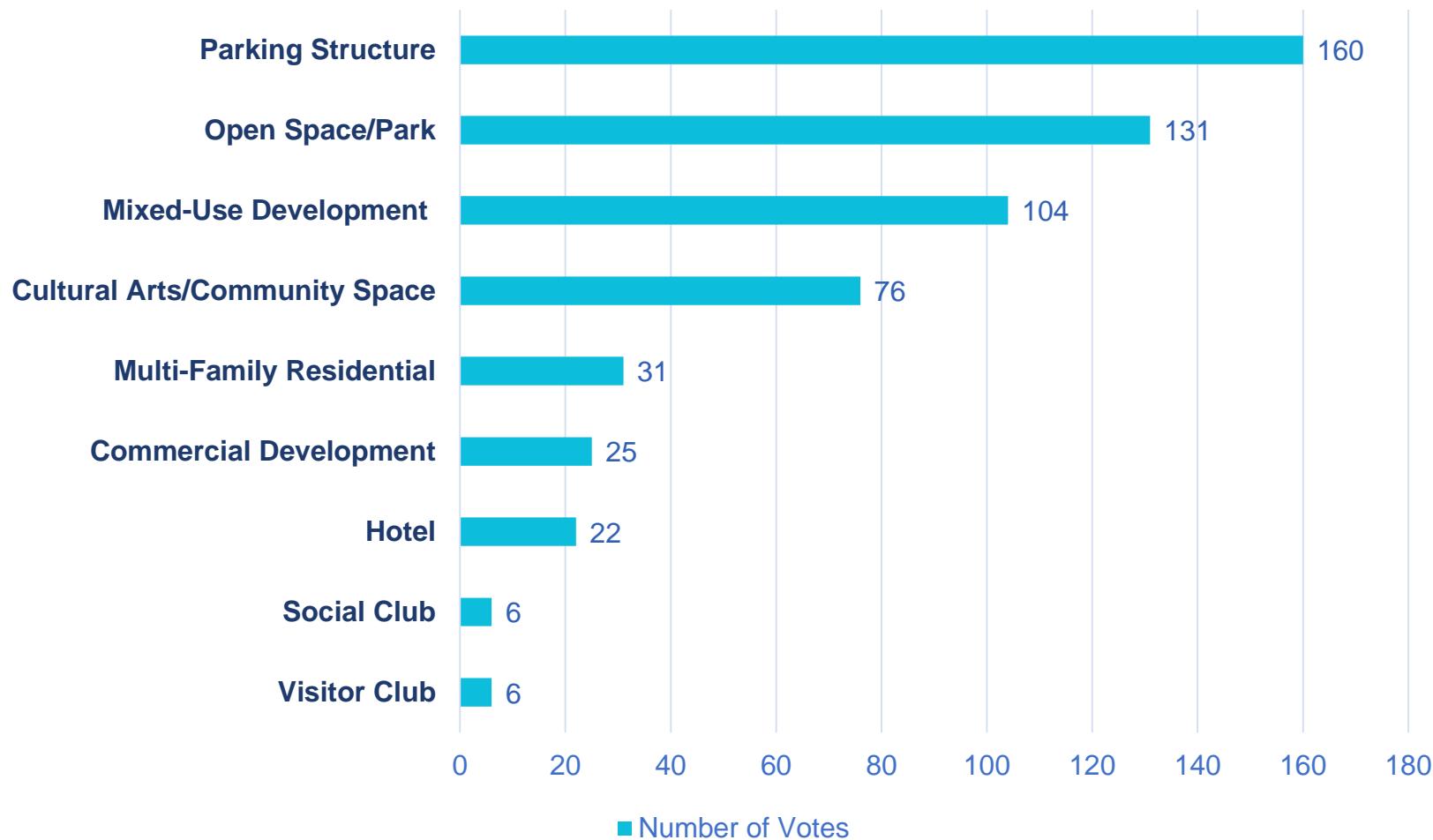
- One stakeholder attended
- Parking Lot 3
 - Subterranean parking structure
 - Mixed-use development above subterranean parking structure
- 400 MBB
 - Surface parking lot and open space/park
 - Offices



FOCUS GROUP - RESIDENTS



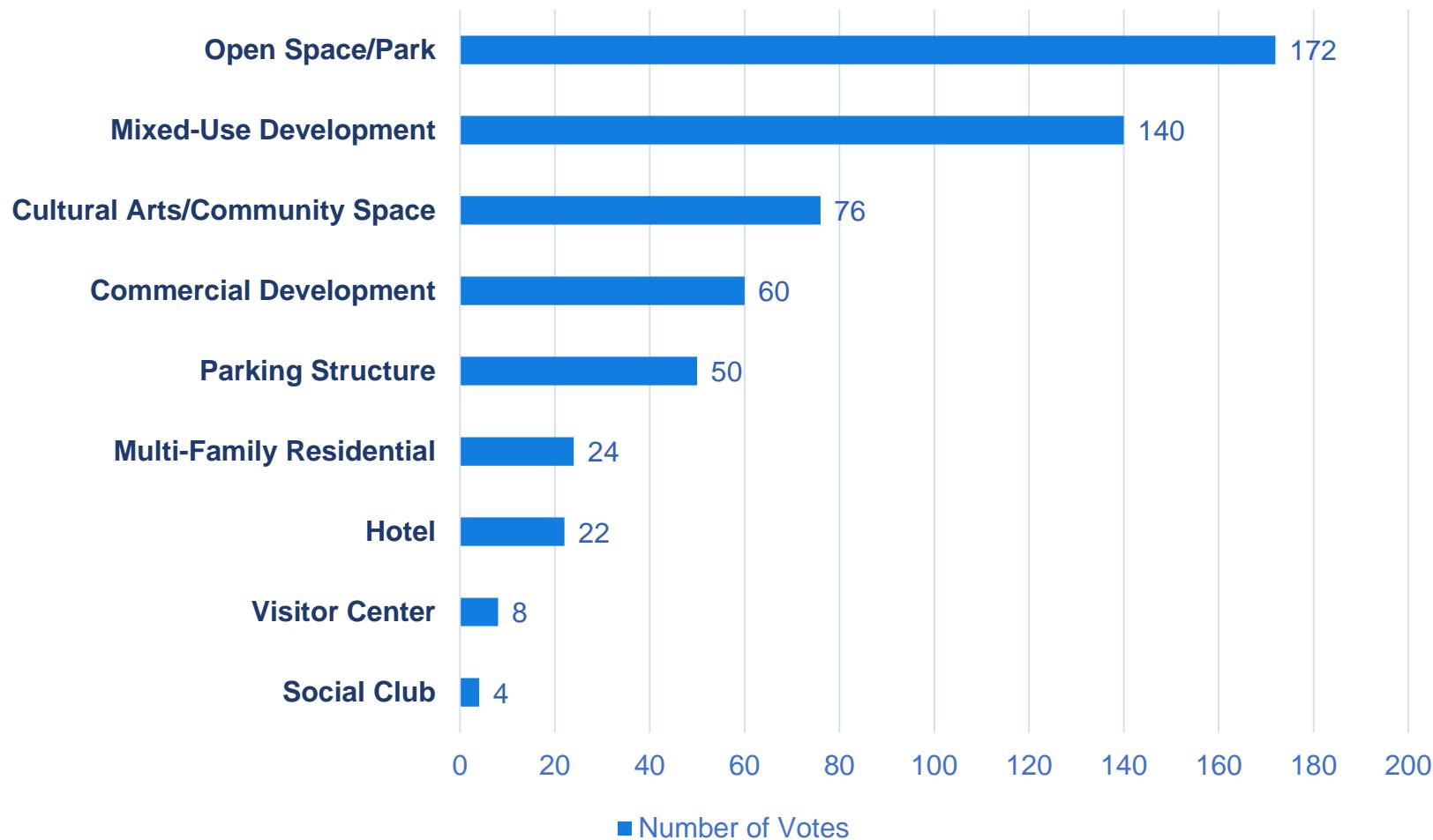
OVERALL RESULTS – PARKING LOT



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OVERALL RESULTS – 400 MBB



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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



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ADDITIONAL CONSIDERATIONS

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



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PUBLIC OUTREACH

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



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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



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DISCUSSION AND DIRECTION ITEMS

2. Consideration of options for

400m MB

Development

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

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



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STAY UPDATED

 CITY OF MANHATTAN BEACH [Services](#) [Government](#) [Residents](#) [Businesses](#) [Visitors](#) [Departments](#) 

Community Development
Citizen Self Service Information
Project Pulse: Downtown MB
Outdoor Dining
Appointments with Community Development Staff
Community Development Schedule
+ Building and Safety
+ Planning and Zoning
Code Enforcement and Residential Construction Officer
+ Traffic Engineering and Parking
Contact Us

Departments > Community Development >

Project Pulse: Downtown MB

Community-Driven Downtown Development

A presentation slide titled "PROJECT PULSE: DOWNTOWN MB PRESENTATION AT CITY COUNCIL". It features images of a modern building labeled "400 MBB" and a parking lot labeled "LOT 3". A sign on the right side of the slide reads: "PRESENTATION OF COMMUNITY FEEDBACK & FUTURE PROJECT DISCUSSION", "CITY COUNCIL MEETING", "JANUARY 20", "6:00 PM", "COUNCIL CHAMBERS".

We have two unique opportunities to improve Downtown MB, and we want your voice in the conversation! You are invited to participate as the Manhattan Beach City Council resumes their discussion on the future uses for two City-owned properties in downtown Manhattan Beach at the upcoming City Council Meeting.

- Parking Lot 3 (1155 Morningside Drive)
- 400 Manhattan Beach Boulevard (former U.S. Bank)

Tuesday, January 20, 2026
6:00PM
City Council Chambers, 1400 Highland Avenue
Attend in person or via Zoom.

The discussion will focus on community feedback collected so far and possible long-term uses.
No final decisions will be made at this meeting.

Now through July 2026, the City will be exploring the future uses for both the Parking Lot 3 site (Morningside Drive and 12th Street) and 400 Manhattan Beach Boulevard.

Sign up for [email updates](#) below to stay updated on future opportunities to participate in Project Pulse. For more information, please contact the Planning Division at planning@manhattanbeach.gov.

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To sign up for updates or to access your subscriber preferences, please enter your contact information below.

Website:

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

Questions?

Contact Planning Division:

planning@manhattanbeach.gov



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"Note: This PowerPoint presentation is intended solely as a visual aid to an oral staff presentation of an agenda report topic. In the event of any differences between the presentation and the agenda report, the information in the agenda report prevails."