



PROJECT PULSE: DOWNTOWN MB COMMUNITY MEETING

MAY 21, 2025

WELCOME!

What is your connection to Manhattan Beach?



CITY OF
MANHATTAN BEACH

PROJECT PULSE: DOWNTON MB - KICK-OFF MEETING
MAY 21, 2025

WELCOME!

Why did you want to attend tonight's meeting?



PROJECT LOCATIONS



OVERVIEW

- Discuss future uses of City-owned properties
 - Parking Lot 3
 - 400 Manhattan Beach Boulevard (MBB)
- Summarize initial Lot 3 redevelopment options
 - Dec. 9, 2024, City Council meeting
- Discuss redevelopment opportunities for both properties



PARKING LOT 3

- Public parking structure built in 1970s
 - Three levels
 - 145 parking spaces
 - Demolished in Nov. 2024
- Interim surface parking lot under construction
 - 70 parking spaces
 - Anticipated opening:
May 2025



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



400 MANHATTAN BEACH BOULEVARD

- City acquisition driven by several factors



Strategic location



Community benefits



Preservation of local character



Revenue generation



Long-term value investment



SITE CHARACTERISTICS

- Zoning
 - Downtown Commercial (CD)
 - Same uses are by-right
 - Same uses require Use Permit
 - Coastal Zone
- Lot Size

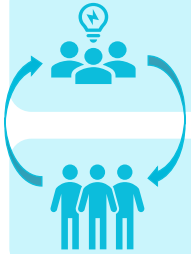
Lot 3	15,500 square feet
400 MBB	16,500 square feet



PROJECT PULSE: CURRENT STATUS



Kick-Off Community Outreach



City Council Discussions



Additional Community Outreach & Engagement



City Council Direction on Permanent Uses



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



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

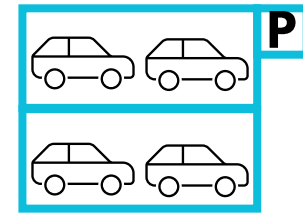


POTENTIAL REDEVELOPMENT IDEAS

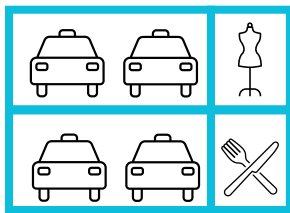
Ideas from community stakeholders



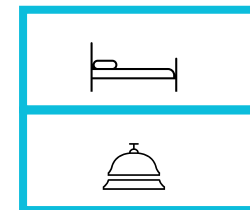
New public parking structure



Public parking structure & limited commercial use



Hotel



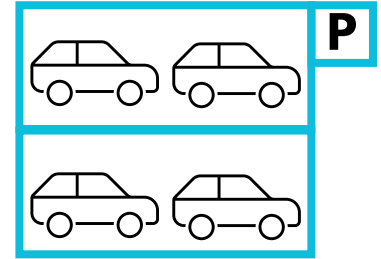
COMMUNITY-SOURCED IDEAS

- Redevelopment ideas proposed by community stakeholders



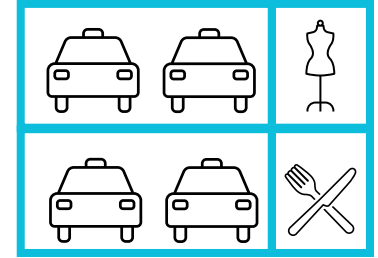
PARKING STRUCTURE ONLY

- **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**



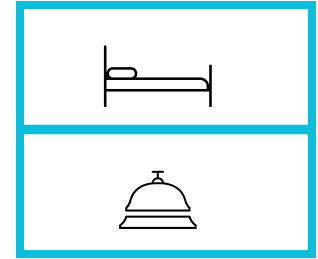
PARKING & COMMERCIAL USE

- 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



REDEVELOPMENT CONSIDERATIONS

- **Revenue Generation**
 - Parking fees, commercial tenant leases, other?
- **California Coastal Commission**
- **Alternative Parking Sites**



REDEVELOPMENT CONSIDERATIONS

July 2023: Off-Street Demand



July 2023: On-Street Demand



PULSE CHECK: VISIONING

- What are some options that you would like to see considered?



NEXT STEPS

- **City Council Discussions**

Staff to report back with summary of community feedback and additional Lot 3 research

- **Lot 3**

Interim lot to open for public parking

- **400 MBB**

Continue overflow parking for commercial parking permit holders



STAY UPDATED



Website:

www.manhattanbeach.gov/

[MBProjectPulse](#)

Questions?

Contact Planning Division:

planning@manhattanbeach.gov



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