



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

March 7, 2019

ENVIRONMENTAL CASE NO.:	ENV-2016-3343-EIR
STATE CLEARINGHOUSE NO.:	2017061017
PROJECT NAME:	Paseo Marina Project
PROJECT APPLICANT:	Sares-Regis Group
PROJECT ADDRESS:	13400–13450 Maxella Avenue, 4305–4363 Glencoe Avenue, Los Angeles, CA 90292
COMMUNITY PLAN AREA:	Palms–Mar Vista–Del Rey
COUNCIL DISTRICT:	11—Mike Bonin
PUBLIC COMMENT PERIOD:	March 7, 2019–April 22, 2019

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Paseo Marina Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project is proposed on an approximately 6.06-acre (263,811-square-foot) portion of the existing Marina Marketplace shopping center (Project Site) located in the Palms–Mar Vista–Del Rey Community Plan (Community Plan) area of the City. The Project would replace three existing shopping center-related buildings within the existing Marina Marketplace shopping center and associated surface parking areas with a new mixed-use development consisting of 658 multi-family residential units (including either 20 percent Low Income units or 10 percent Very Low Income units) and up to 27,300 square feet of neighborhood-serving commercial uses, including up to 13,650 square feet of retail space and up to 13,650 square feet of restaurant space. The proposed multi-family residential and commercial uses would be provided within three seven-story buildings with a maximum height of 77 feet. The proposed uses would be supported by 1,217 vehicle parking spaces and 752 bicycle parking spaces located in two subterranean parking levels and two above-grade parking levels located within each of the three buildings. Overall, the Project would remove approximately 100,781 square feet of existing commercial floor area and construct up to 674,329 square feet of new residential and commercial floor area, resulting in a net increase of up to 573,548 square feet of net new floor area within the Project Site for a maximum total floor area ratio (FAR) of 2.6 to 1.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to regional air quality during construction, noise from on-site construction, vibration from on-site and off-site construction with respect to human annoyance, and intersection levels of service during operation of the Project. The Project would also result in cumulative regional air quality impacts during construction, cumulative construction noise impacts from on-site noise sources, cumulative off-site construction vibration impacts with

respect to human annoyance, and cumulative intersection levels of service during operation. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012 during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The Draft EIR is also available online at the Department of City Planning’s website at <http://planning.lacity.org> (click on the “Environmental Review” tab on the left-hand side, then “Draft EIR,” and click on the Project title), and copies are also available at the following Library Branches:

- 1) Venice Branch Library, 501 South Venice Boulevard, Los Angeles, CA 90291
- 2) Mar Vista Branch Library, 12006 Venice Boulevard, Los Angeles, CA 90066
- 3) Playa Vista Branch Library, 6400 Playa Vista Drive, Los Angeles, CA 90094

The Draft EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Sergio Ibarra at (213) 847-3633 to purchase copies.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above and submit them in writing by **Monday, April 22, 2019, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Sergio Ibarra
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: sergio.ibarra@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Sergio Ibarra
Major Projects Section
Department of City Planning
(213) 847-3633

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3633.