



## **Paseo Marina Project**

Environmental Case: ENV-2016-3343-EIR  
State Clearinghouse No. 2017061017

**Project Location:** 13400–13450 Maxella Avenue, 4305–4363 Glencoe Avenue, Los Angeles, CA 90292

**Community Plan Area:** Palms–Mar Vista–Del Rey

**Council District:** 11—Park

**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). The Project would replace three existing shopping center–related buildings and associated surface parking areas with a new mixed-use development.

Option A proposes the development of 658 multi-family residential units (including 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 uses would be supported by 1,217 vehicle parking spaces located in two subterranean parking levels and two above-grade parking levels located within each of the three buildings. Option A would provide up to approximately 70,175 square feet of open space and recreational amenities. Overall, Option A 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.

Option B proposes the development of 425 multi-family residential units (including 10 percent Very Low Income units), 90,000 square feet of office space, and 40,000 square feet of neighborhood-serving commercial uses, including approximately 20,000 square feet of retail space and 20,000 square feet of restaurant space. The proposed uses would be supported by 1,287 parking spaces that would be provided within three subterranean levels, one at grade parking level, and a small surface parking area. Option B would provide up to approximately 109,745 square feet of open space and recreational amenities, including a large (approximately 1 acre) publicly accessible open space area along Glencoe Avenue. Overall, Option B would remove approximately 100,781 square feet of existing floor area and construct 558,994 square feet of new floor area, resulting in a net increase of 458,213 square feet of net new floor area within the Project Site for a maximum total FAR of 2.15 to 1.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental

**APPLICANT:**

Sares-Regis Group

**July 2023**

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