



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

July 13, 2023

RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

Puede obtener información en Español acerca de este documento llamando al (213) 978-1300.

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 and 4305-4363 Glencoe Avenue Los Angeles, CA 90292
COMMUNITY PLAN AREA:	Palms-Mar Vista-Del Rey
COUNCIL DISTRICT:	11 - Park
PUBLIC COMMENT PERIOD:	July 13, 2023 – August 28, 2023

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Recirculated Draft Environmental Impact Report (RDEIR) 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 RDEIR, information regarding the availability of the RDEIR for public review, and the timeframe for submitting comments on the RDEIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project is a new mixed-use development proposed on a 6.06-acre (263,811 square feet) portion (Project Site) of the existing Marina Marketplace shopping center. The Project would replace three existing shopping center-related buildings comprising 100,781 square feet in floor area and associated surface parking areas within the Project Site.

The City of Los Angeles Department of City Planning previously prepared a Draft Environmental Impact Report (Draft EIR) for the Project pursuant to CEQA. The Draft EIR was circulated for public review in March 2019. In response to public input, the project previously evaluated in the Draft EIR has been modified to include a second development option (referred to herein as Option B). As such, the City has prepared this Recirculated Draft EIR that addresses the project previously evaluated in the Draft EIR (now referred to as Option A) as well as Option B. When the option does not affect the analysis included in this Recirculated Draft EIR, the term "Project" is used.

Option A, which was previously evaluated in the Draft EIR, would include the development of 658 multi-family residential units (including 10 percent Very Low Income units) and up to 27,300 square feet of commercial uses, including up to 13,650 square feet of retail space and up to 13,650 square feet of restaurant space, within three seven-story buildings with a maximum height of up to 77 feet, and two subterranean parking levels and two

above-grade parking levels located within each of the three buildings. Option A would include private and public open space, including landscaped open space at the ground floor that would be privately maintained and publicly accessible. Overall, Option A would remove 100,781 square feet of existing commercial floor area and construct up to 674,329 square feet of new residential and commercial floor area, for a maximum total floor area ratio (FAR) of 2.6 to 1.

Option B would include 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 commercial uses, comprising up to 20,000 square feet of retail space and 20,000 square feet of restaurant space. The proposed multi-family residential, office, and commercial uses would be provided within four buildings ranging from four to seven stories with a maximum height of 79 feet. Parking would be distributed throughout the Project Site in three subterranean levels, one at grade parking level, and a small surface parking area. Option B would provide open space and recreational amenities, including an approximately one-acre publicly accessible open space area along Glencoe Avenue. Overall, Option B would remove 100,781 square feet of existing floor area and construct 558,994 square feet of new floor area for a maximum total FAR of 2.15 to 1.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable project impacts related to: on-site construction noise; on-site construction vibration with respect to human annoyance; and off-site construction vibration with respect to human annoyance. Furthermore, the following cumulative impacts would be significant and unavoidable: cumulative construction noise impacts from on-site and off-site noise sources; and cumulative off-site construction vibration impacts with respect to human annoyance. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The RDEIR and the documents referenced in the RDEIR 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 available online at the Department of City Planning's website at <https://planning.lacity.org/project-review/environmental-review/published-documents> (Click on Environmental Impact Reports (EIRs)) and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Venice Branch Library, 501 South Venice Boulevard, Los Angeles, CA 90291
- 3) Mar Vista Branch Library, 12006 Venice Boulevard, Los Angeles, CA 90066
- 4) Playa Vista Branch Library, 6400 Playa Vista Drive, Los Angeles, CA 90094

The RDEIR can also be purchased on CD-ROM for \$5.00 per copy. Contact Polonia Majas at (213) 847-3625 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 August 28, 2023 **no later than 4:00 p.m.**

Please direct your comments to:

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

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