

CITY OF LOS ANGELES
CALIFORNIA

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www.lacity.org/PLN

March 17, 2005

NOTICE OF COMPLETION/AVAILABILITY
FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)

EIR FILE NO.: ENV-2004-3812-EIR

STATE CLEARINGHOUSE NO.: 2004081198

PROJECT NAME: Villa Marina

PROJECT LOCATION/ADDRESS: 13480, 13490 Maxella Ave; 4350, 4356, 4358 Lincoln Blvd.

PLANNING AREA: Palms - Mar Vista - Del Rey

COUNCIL DISTRICT: 11

PROJECT DESCRIPTION: General Plan Amendment (from limited Commercial to General Commercial for the Mixed Use Project site and Add Areas), Zone change (Mixed Use Project area from M1 to RAS4 and Add Areas from M1 to C4), Tentative Tract Map, Conditional Use Permit, Coastal Development Permit, Site Plan Review, and Lot Line Adjustment. The proposed project consists of the following two components: 1) a mixed use residential and retail development, and 2) a Community Plan Amendment and Zone Change, initiated by the City of Los Angeles for two parcels located adjacent to the mixed use development ("Add Areas"). The proposed mixed use project comprises 4.04 acres and the Add Areas comprise 5.28 acres (total project area is 9.32 acres). Subsequent to the close of the Draft EIR public review period, the mixed use component of the project has been revised to include a reduction in the number of residential units proposed. The Revised Mixed Use Project consists of 244 residential condominium units, 9,000 square feet of retail units, and 594 parking spaces. Five commercial and restaurant buildings totaling 30,000 square feet will be demolished. Activities involving the Add Areas are limited to the proposed Community Plan Amendment and Zone Change with no physical development occurring within these two Add Areas.

REVIEW LOCATIONS: The FEIR has been placed at the following locations for review:

- 1) Abbot Kinney Memorial Library, 501 South Venice Blvd
- 2) Central Branch Library, 630 W. 5th Street, Downtown Los Angeles.
- 3) Department of City Planning, 200 N. Spring Street, Room 763 (City Hall).
- 4) Department of City Planning's website - www.lacity.org/PLN; click on the following links: "Environmental" then "Final Environmental Impact Report (FEIR)."



The FEIR may be purchased on CD-ROM for \$7.50 per copy. To purchase a copy, contact Nicholas Hendricks at (213) 978-1355.

To determine the date and time of the public hearing before the decision-making body, please call the appropriate office from among the following (a public hearing notice will be sent to all parties within 500 feet of the project site and to those who have commented or requested to be notified):

Commission Secretary (213) 978-1300 (for all CPC cases - ZC, SUD, CUC suffixes)

Advisory Agency (213) 978-1362 (for all Subdivision cases - TT and PMLA suffixes)

Zoning Administrator (213) 978-1318 (for all ZA cases - ZV, ZAA, ZAD and CU suffixes)

Site Plan Review (213) 978-1219 (SPR - suffix)

Con Howe
Director of Planning



Nicholas Hendricks
Environmental Review Coordinator
Environmental Review Section