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November 4, 2004

**NOTICE OF COMPLETION/AVAILABILITY
ENVIRONMENTAL IMPACT REPORT**

EAF NO.: ENV-2004-3812-EIR

STATE CLEARINGHOUSE: 2004081198

PROJECT NAME: Villa Marina

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

COMMUNITY PLANNING AREA: Palms - Mar Vista - Del Rey

COUNCIL DISTRICT: 11

DUE DATE FOR PUBLIC COMMENTS: December 20, 2004

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 to allow a mixed-use development consisting of 310 residential condominium units and 9,000 square feet of retail uses. The project involves the demolition of five commercial and restaurant buildings totaling approximately 30,000 square feet. Parking accommodations include a one-level subterranean, second-level podium, and surface level parking totaling 691 spaces. The mixed use project site area is 4.04 acres. Add Areas comprise approximately 5.28 acres and involve a Community Plan Amendment and Zone Change; no physical development is proposed to occur within the Add Areas.

REVIEW LOCATIONS AND COMMENT DUE DATE: The Draft EIR is available for review at the locations listed below. Written comments pertaining to the Draft EIR are welcome and should be submitted **by December 20, 2004** and addressed to:

Nicholas Hendricks, Environmental Review Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

- 1) Abbot Kinney Memorial Library, 501 South Venice Blvd.
- 2) Central Library, 630 W. 5th Street.
- 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 "Draft Environmental Impact Report (DEIR)."

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

Con Howe
Director of Planning

Nicholas Hendricks
fv Jimmy Liao
City Planner