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March 25, 2004

**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

EAF NO: ENV-2004-1407

PROJECT NAME: Sunset Avenue Project (Venice)

PROJECT DESCRIPTION: The project proposes a Tentative Tract Map (condominium), a Zone Change from M1 to CM, a Specific Plan Exception for height, a Coastal Development Permit, a Specific Plan Project Permit, and any other discretionary actions as may be determined necessary to redevelop the site into a largely residential development with some retail uses. Following the completion of the Los Angeles County Metropolitan Transportation Authority's (MTA) new West Los Angeles Transportation Center, to be located on Jefferson Boulevard between Rodeo Road and National Boulevard, the existing Division 6 Bus Depot on the project site, would be permanently vacated by the MTA. The existing structures would be removed and any contamination associated with the site's previous use remediated. A total of 225 residential condominiums are proposed (167 market rate dwellings and 58 affordable dwellings) in a product mix of one- and two-bedroom units. In addition, approximately 13,500 square feet of retail space is proposed in a ground floor setting to be occupied by café and restaurant uses, though up to 7,000 square feet may house a health club. Two levels of subterranean parking for 650 to 750 vehicles are included in the project. For a detailed project description, please see Attachment A.

PROJECT ADDRESS: 100 East Sunset Avenue

COMMUNITY PLAN AREA: Venice

COUNCIL DISTRICT: 11

COMMENTS DUE DATE: April 26, 2004

PUBLIC SCOPING MEETING:

DATE: Wednesday April 7, 2004

TIME: 6:30 to 8:30 P.M.

LOCATION: Westminster Elementary School (GYM)
1010 Abbot Kinney Boulevard, Venice.



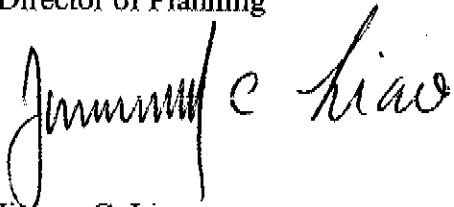
AREAS OF POSSIBLE ENVIRONMENTAL IMPACT: Aesthetics, Air Quality, Geology/Soils, Hazards/Hazardous Materials, Land Use/Planning, and Transportation/Traffic.

This notice and attached materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to you and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared regarding this project by this office. We welcome all comments on the possible environmental impacts of the proposed project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **April 26, 2004**.

Please direct your responses to:

Jimmy Liao, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012
(213) 978-1331
(213) 978-1343 (fax)
E-Mail: JLIAO@planning.lacity.org

Con Howe
Director of Planning



Jimmy C. Liao
City Planner, EIR Unit

Enclosures

ATTACHMENT A: PROJECT DESCRIPTION – SUNSET AVENUE PROJECT

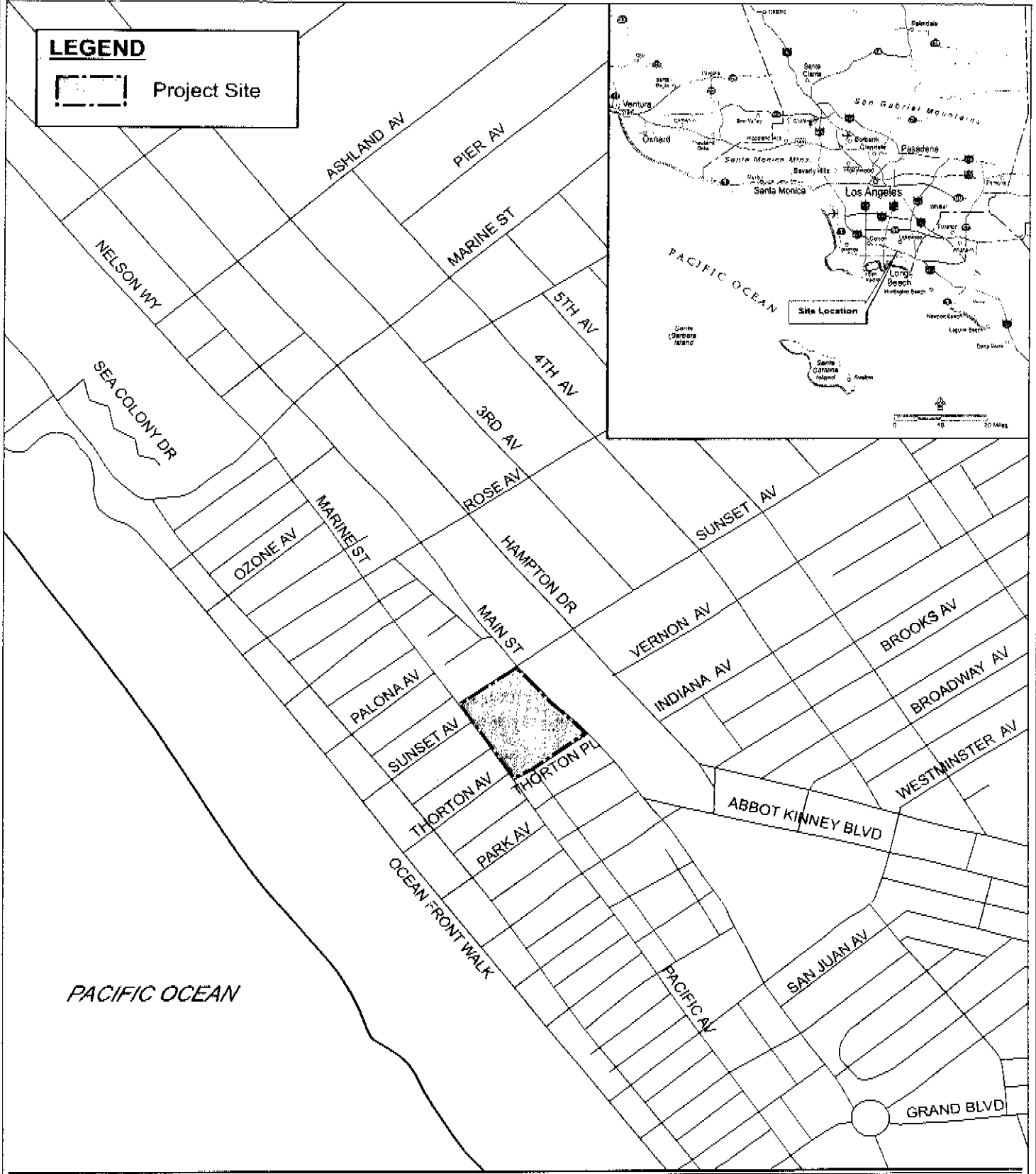
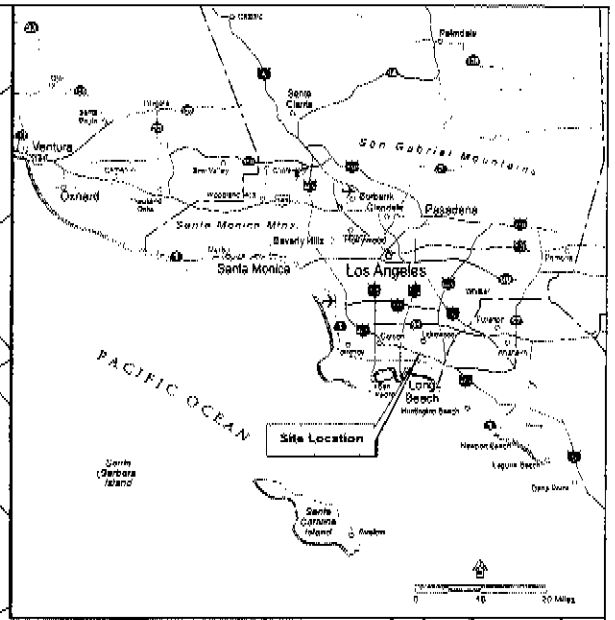
The project site is located at 100 East Sunset Avenue in the Venice Community of the City of Los Angeles. It occupies an entire city block and is bordered by Pacific Avenue to the west, Main Street to the east, Sunset Avenue to the north, and Thornton Place to the south. As indicated on Figure 1, the site is located approximately 0.3 mile south of the City of Los Angeles/City of Santa Monica boundary, 1.1 miles north of Los Angeles County's Marina del Rey small craft harbor, and 0.25 mile east of the Pacific Ocean. Following the completion of the Los Angeles County Metropolitan Transportation Authority's (MTA) new West Los Angeles Transportation Center, to be located on Jefferson Boulevard between Rodeo Road and National Boulevard, the existing Division 6 Bus Depot, which presently occupies the project site, would be permanently vacated by the MTA. The existing structures, consisting of approximately 15,300 square feet of floor area, would be removed and any contamination associated with the site's previous use remediated.

The Sunset Avenue Project would displace the existing bus depot and maintenance yard with a development that is largely residential but would also include some neighborhood retail space. Specifically, after a Major Transportation Corridor Density Bonus, a total of 225 residential condominiums are proposed (167 market rate dwellings and 58 affordable dwellings) in a product mix including one- and two-bedroom units. In addition, approximately 13,500 square feet of retail space is proposed in a ground floor setting to be occupied by café and restaurant uses, though up to 7,000 square feet may house a health club.

As depicted in a conceptual site plan presented in Figure 2, several buildings are contemplated with a combination of community courtyards and private spaces in between. The residential structures along the Main Street and Pacific Avenue frontages are proposed with building heights of 35 feet, with varied roofline, above those streets, respectively, while the more central structures are proposed to be approximately 45 to 50 feet in height. Each of the residential structures would be constructed over two levels of subterranean parking with capacity for 650 to 750 vehicles. Parking capacity will comply with Los Angeles Municipal Code requirements for residential and retail uses. Residential vehicular ingress and egress is proposed via Sunset Avenue and Thornton Place and by a restricted right turn in/right turn out driveway, for residents and retail patrons, on Main Street. Roadway dedications along both Sunset Avenue and Thornton Place are proposed. The architectural character of the proposed improvements is still under development.

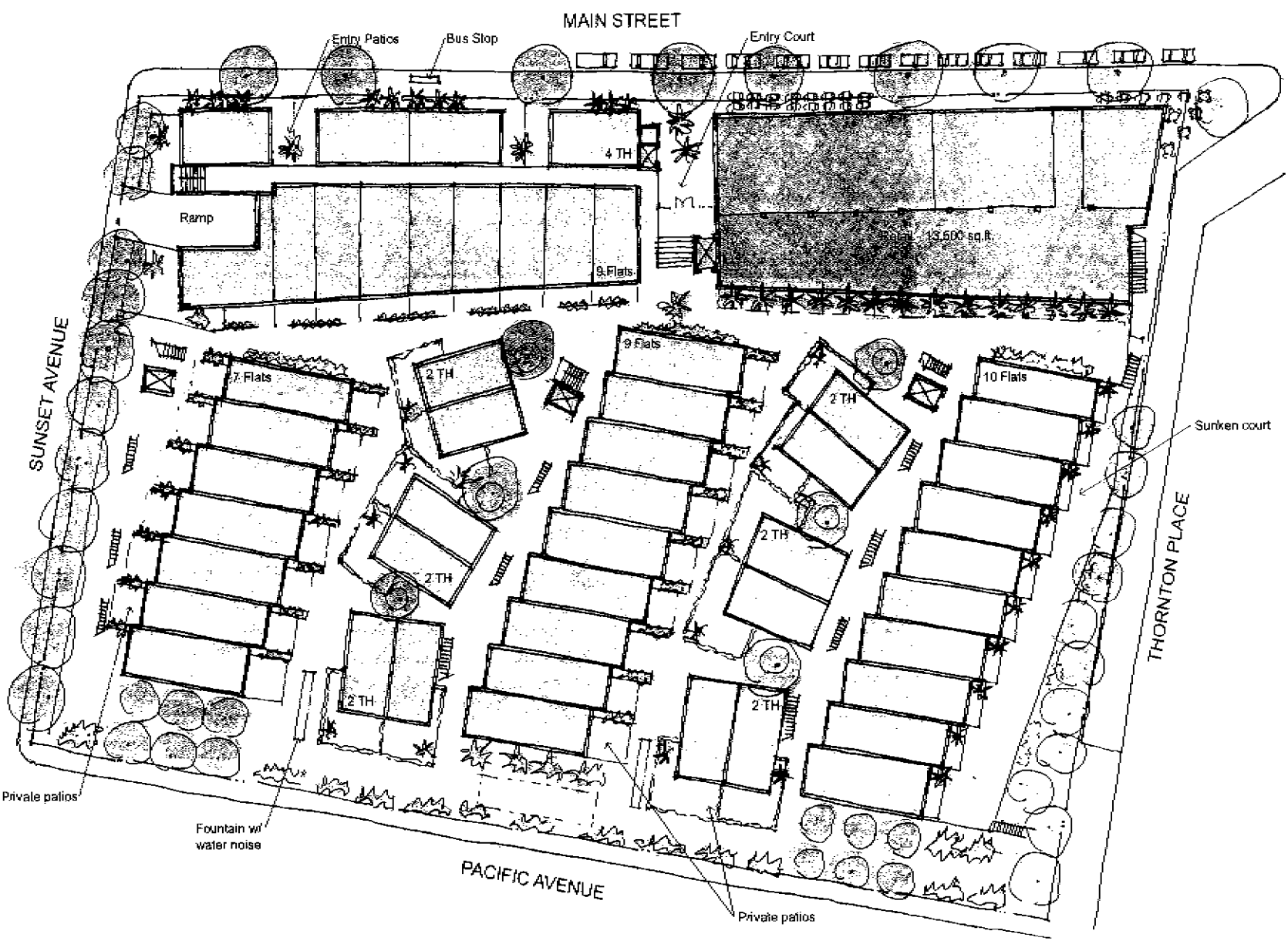
LEGEND

 Project Site



Source: PCR Services Corporation, 2004

**Project Vicinity Map-
Sunset Avenue Project**



1" = 60' Feet
Scale In Approximate Feet

Source: Koning Eisenberg Architecture, 2004

Sunset Avenue Project
Conceptual Site Plan

