Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

NOTICE OF PREPARATION AND SCOPING MEETING NOTIFICATION

Project Title: Mariners Village Renovation Project

Project Number: R2013-02476-(4)

Applicant: Marina Admiralty Company

Notice is hereby given pursuant to California Public Resources Code Section 21083.9. The Los Angeles County Department of Regional Planning has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report ("EIR") is necessary. Los Angeles County will be the Lead Agency for the project and will be responsible for the EIR preparation. In order for the concerns of responsible and trustee agencies, adjacent jurisdictions, other public agencies, groups and individuals to be incorporated into the Draft EIR, we need to know their views, concerns and recommendations regarding the scope and content of the environmental information relevant to the proposed project. Responsible and trustee agencies must consider the EIR prepared by Los Angeles County when considering a subsequent permit or approval for this project.

Project Location: The Project is located at 4600 Via Marina in Marina del Rey; at the southern terminus of Via Marina and adjacent to the Marina del Ray small craft harbor. The Project site consists of the Mariners Village apartment complex (Lease Parcel 113), Austin Aubrey E Jr. Park (Parcel BR), and waterside areas adjacent to both parcels.

Project Description: The Mariners Village Renovation Project ("Project") would renovate the apartment community and open space areas. The Project would renovate in place the exteriors and interiors of the 981 dwelling units, town center, and other facilities on the site. A 92-berth anchorage and a 110-foot long public dock would be added to the waterside. The town center renovation would expand commercial space by 7,000 square feet within the existing footprint. The Project would also renovate the infrastructure on the site and replace the existing landscaping with large amounts of drought tolerant plants and water-efficient irrigation systems. The renovation activities would require residential units to be sequentially vacated during work to their buildings or related infrastructure.

The Project would provide circulation improvements that would eliminate dead-end conditions and provide a connection from Captains Row to Northwest Passage, and from the town center to Old Harbor Lane. Parking on the site would also be increased by over 300 spaces.

The Project would convert the existing private waterfront walkway and utility road into a 28-foot wide public promenade that would connect with neighboring Parcel 112 and Parcel BR. A public and bike access way would also connect the public promenade, town center, and Via Marina.

Waterside improvements include development of a vertical bulkhead to accommodate new docks, waterfront facilities and a public promenade. A new anchorage would be constructed and

would include 92 berths and storage for 20 non-motorized kayaks or paddle boards and 24 personal watercrafts. A 110-foot transient dock would also be developed. Dock facilities would include: restrooms, showers, laundry room, and a dockmaster office. Access to the docks would be provided by three gangways, one of which would be ADA-accessible.

Project improvements to Parcel BR include: connecting to the public promenade that would be developed on Parcel 113; replacing the existing view platform with a new 1,200 square foot view platform; developing a 90-foot public dock; replacing the existing major vegetation and landscaping; providing a fire lane; and providing a pedestrian crossing between Parcel BR and the public parking lot across Via Marina.

The Project site is owned by the County of Los Angeles, along with all of the lands within Marina del Rey. The applicant has an existing lease for Parcel 113. The Project proposes an Option to exercise an Amended and Restated Lease for Parcel 113 to year 2066 that requires the renovation work including, but not limited to, the residential, town center, anchorage, Parcel BR, the public dock and open space facilities.

NOTICE OF PREPARATION

A Notice of Preparation ("NOP") for the EIR is being distributed, requesting written comments regarding the scope and content of the environmental analyses to be included in the EIR. Copies of the NOP are available for public review from **November 19, 2013 to December 19, 2013** on the Department of Regional Planning's website http://planning.lacounty.gov/case, at the County of Los Angeles Department of Regional Planning, Hall of Records, Room 1362, 320 West Temple Street, Los Angeles, California 90012 Monday through Thursday, 7:30 a.m. to 5:30 p.m. (closed on Fridays), as well as at the following libraries:

Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292

Culver City Julian Dixon Library
4975 Overland Avenue
Culver City, CA 90230

Abbot Kinney Memorial Library
501 S. Venice Boulevard
Venice, CA 90291

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **December 19, 2013** and can be sent to: Ms. Anita Gutierrez, AICP, County of Los Angeles Department of Regional Planning, Special Projects Section, 320 West Temple Street, Los Angeles, CA 90012; Telephone (213) 974-4813; Fax (213) 626-0434; e-mail: marinaplanner@planning.lacounty.gov. Written comments on the NOP will be accepted by the County through **December 19, 2013 at 6:00 p.m.**

SCOPING MEETING

A scoping meeting will be held to solicit suggestions from the public as to the content of the EIR that is being prepared. This meeting will be held at the Community Room at Chace Park, located at 13650 Mindanao Way, Marina del Rey, CA 90292 on **December 10, 2013 from 6:30 pm to 9:00 pm.** Attendees will be able to provide written and oral input regarding the scope of environmental analyses and alternatives to be incorporated into the EIR.