

NOTICE OF PUBLIC SCOPING MEETING

EAF NO: ENV-2004-1407

PROJECT NAME: Sunset Avenue Project (Venice)

PROJECT ADDRESS: 100 East Sunset Avenue

COMMUNITY PLAN AREA: Venice

COUNCIL DISTRICT: 11

COMMENTS DUE DATE: April 23, 2004

PUBLIC SCOPING MEETING:

DATE: Wednesday April 7, 2004

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

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

AREAS OF POSSIBLE ENVIRONMENTAL IMPACT: Aesthetics, Air Quality, Geology/Soils, Hazards/Hazardous Materials, Land Use/Planning, Public Services, Utilities, 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 23, 2004.**

Please direct your responses to:

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Enclosures