

SANTA MONICA MOUNTAINS CONSERVANCY

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May 12, 2008
DRAFT

David Somers, Project Coordinator
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, California 90012

**Studio City Senior Living Center ENV-2001-1196-EIR
Notice of Preparation Comments**

Dear Mr. Somers:

The Santa Monica Mountains Conservancy offers the following brief comments on the Notice of Preparation for the revised Senior Living Center along the Los Angeles River. The applicant's move to retain the majority of the site in open space uses is welcomed. The Draft Environmental Impact Report (DEIR) must address whether that continued open space use constitutes a mitigation measure for the proposed project. The DEIR must also address what obstacle there would be to prevent the applicant from piece mealizing the development of the project site with a subsequent action to develop additional residential units.

We urge that the DEIR include an alternative project that includes the complete vacation (or equivalent inter-department transfer of title) of Valleyheart Avenue to the Department of Recreation and Parks to create a riverfront park. The Mountains Recreation and Conservation Authority would also be good recipient of the that significant strip of land along the northern bank of the Los Angeles River. If the DEIR analysis concludes that there would be no permanent restrictions on future development of the remainder of the site, we urge that the DEIR include an alternative project that provides for a minimum 65-foot-wide building setback from the southern border of the property under consideration for development. Of that 65-foot-wide area, 40 feet should be transferred in fee to a public agency for a riverfront park prior to the issuance of any building permits.

Please direct any questions and all future documentation to Paul Edelman of our staff at 310-589-3200 ext. 128 and at the above letterhead.

Sincerely,

DRAFT
RONALD P. SHAFER
Chairperson