



10/17/16

**Re: Council File No. 16-1112 | Case No. VTT-73714-SL-1A | CEQA No. ENV-2015-4679-MND and Council File No. 16-1113, 7000 Woodlake Avenue | Case No. VTT-73814-SL-1A | CEQA No. ENV-2015-4679-MND**

Dear Planning and Land Use Management Committee Members,

I write to you today on behalf of Friends of the Los Angeles River, a nonprofit advocacy organization. The recently proposed project at 23200 Sherman Way and 7000 Woodlake Avenue on Bell Creek. The 1200% up-zoning of these parcels and lack of adequate open space represents a significant development concern with considerable implications to the local community.

This land is among the last vacant waterfront properties and natural lands of the West San Fernando Valley, presenting an unprecedented opportunity for greater community integration by the creation of new parkland and recreation opportunities. As one of the major tributaries of the Los Angeles River, Bell Creek is a component of the historic River restoration effort to improve public access to our waterways that bring people closer to a globally rare and incredibly biodiverse natural ecosystem.

The single lot of open space as proposed in the project is just 88 feet wide and exists on what is already a public street. Friends of the Los Angeles River holds permanent access to public open space and the River as a crucial priority. A development of this proportion provides ample opportunity to provide mutually beneficial public open space and River access.

We support the Santa Monica Mountain's Conservancy's request to incorporate a minimum of 10,000SF of parkland into the proposed project and to dedicate that parkland to the Mountains Recreation and Conservation Authority. We hope that the cause for open space and improved community integration will be taken into consideration in guiding the course of this proposed development.

Best,

Marissa Christiansen  
Sr. Policy Director

**FoLAR**

570 West Avenue 26, Suite 250  
Los Angeles, California 90065-1047  
Tel: 323.223.0585  
contact@folar.org  
www.folar.org