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Via Email and U.S. Mail

April 12, 2019

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Gregg McClain, Planning Manager
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Re: Comment on Draft Environmental Impact Report, Beach Cities Media Center Project
aka State Clearinghouse #2017121035 and EA-1201

Dear Mr. Edwards and Mr. McClain:

I am writing on behalf of **Supporters Alliance For Environmental ("SAFER")** regarding the Draft Environmental Impact Report ("DEIR") prepared for the Project known as Beach Cities Media Center Project aka EA-1201 and State Clearinghouse #2017121035, including all actions related or referring to the proposed development of an approximately five-story, 240,000 square foot office building, a one-story, 66,000 square foot studio and production facilities building, and 7,000 square foot of retail uses in two, one-story structures with parking provided in a seven story parking structure with above grade and below grade parking containing 980 parking spaces, one level below grade parking in the office building containing 120 parking spaces, in addition to a limited amount of surface parking located at 2021 Rosecrans Avenue on Assessor Parcel Number (APN) 4138-015-064.

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After reviewing the DEIR, we conclude that the DEIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project's impacts. SAFER request that the Planning Division address these shortcomings in a revised draft environmental impact report ("RDEIR") and recirculate the RDEIR prior to considering approvals for the Project. We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

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Sincerely,

Richard Drury