



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

August 23, 2019

ENVIRONMENTAL CASE NO.: ENV-2014-1362-EIR
STATE CLEARINGHOUSE NO.: 2014071001
PROJECT NAME: ICON Sherman Oaks Project
PROJECT APPLICANT: IMT Capital II Sherman Oaks, LLC
PROJECT ADDRESS: 14130 and 14154 West Riverside Drive; 4715 – 4745 North Hazeltine Avenue, Los Angeles, CA 91423
COMMUNITY PLAN AREA: Van Nuys – North Sherman Oaks
COUNCIL DISTRICT: 4-Ryu

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed ICON Sherman Oaks Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for an extended 60-day public review period from July 28, 2016 to September 27, 2016.

The Final EIR was released on August 23, 2019 and includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

PROJECT DESCRIPTION: The Project Site is currently developed with the Sunkist Growers, Inc. international headquarters building (Sunkist Building), which would be retained as part of the Project, and surface parking areas. The proposed Project would include 298 multi-family residential units and 39,241 square feet of neighborhood-serving commercial uses. These new uses would be provided within three new buildings located to the north and west of the existing Sunkist Building. In addition, the Project would provide 1,345 parking spaces within above- and below-grade parking levels within the northern and western portions of the Project Site and within an above- and below-grade parking structure within the eastern portion of the Project Site. As part of the Project, portions of the interior and exterior of the Sunkist Building would be renovated. In total, the Project would involve the development of up to 359,795 square feet of new floor area (not including the 126,674-square-foot Sunkist Building to remain).

Final EIR Reduced Alternative 5: The Project Site is currently developed with the Sunkist Growers, Inc. international headquarters building (Sunkist Building), which would be retained as part of the Reduced Alternative 5, and surface parking areas. The Reduced Alternative 5 would include 249 multi-family residential units and 27,470 square feet of neighborhood-serving commercial uses. These new uses would be provided within two new buildings located to the north of the existing Sunkist Building. Reduced Alternative 5 would provide 1,141 parking spaces within above- and below-grade parking levels within the northern portion of the Project Site, a surface parking lot within the eastern portion of the Project Site, and an above- and below-grade parking structure

within the western portion of the Project Site. As part of Reduced Alternative 5, portions of the interior and exterior of the Sunkist Building would be renovated. In total, the Reduced Alternative 5 would involve the development of up to 272,295 square feet of new floor area (not including the 126,674-square-foot Sunkist Building to remain).

FILE REVIEW:

The Final EIR and the documents referenced in the Final EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment.

The Final EIR is also available online at the Department of City Planning's website at <https://planning.lacity.org> (click on the "Environmental Review" tab on the left-hand side, then "Final EIR", and click on the Project title); and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) North Hollywood Amelia Earhart Regional Library, 5211 Tujunga Avenue, North Hollywood, CA 91601
- 3) Studio City Branch Library, 12511 Moorpark Street, Studio City, CA 91604
- 4) Sherman Oaks Martin Pollard Branch Library, 14245 Moorpark Street, Sherman Oaks, CA 91423
- 5) Van Nuys Branch Library, 6250 Sylmar Avenue, Van Nuys, CA 91401

The Final EIR can also be purchased on CD-ROM for \$5.00 per copy. Contact William Lamborn at (213) 847-3637 to purchase copies.

PUBLIC HEARING:

On September 4, 2019, a joint Hearing Officer and Deputy Advisory Agency Hearing will be held on the project. The hearing will be held at 10:00 a.m., at Los Angeles City Hall, Room 1020, 200 N. Spring Street, Los Angeles, CA 90012 (please use the 201 N. Main Street entrance). A separate hearing notice has previously been provided in conformance with LAMC requirements. It is hereby further noticed, pursuant to LAMC Section 17.05 that request no. 2, below, will also be considered by the Deputy Advisory Agency for Case No. VTT-72802:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, Vesting Tentative Tract Map for the merger and resubdivision of the project site into two ground lots for residential and commercial condominium purposes.
2. A Haul Route for the export of up to 152,870 cubic yards of soils.

VINCENT P. BERTONI, AICP
Director of Planning



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Department of City Planning
(213) 847-3637

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.