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**July 28, 2016
NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2014-1362-EIR
STATE CLEARINGHOUSE NO. 2014071001**

To: Owners of Property and Occupants and Other Interested Parties
Project Name: ICON Sherman Oaks
Site Location: 14130 and 14154 Riverside Drive, Los Angeles, CA 91423
Community Plan Area: Van Nuys-North Sherman Oaks
Council District: 4—David Ryu
Comment Review Period: July 28, 2016 – September 12, 2016

PROJECT DESCRIPTION: IMT Capital II Sherman Oaks, LLC, the Project Applicant, proposes to develop a mixed-use project comprised of residential and neighborhood-serving commercial uses (the Project) on an approximate 8.3-acre site located at 14130 and 14154 West Riverside Drive (Project Site) in the Van Nuys–North Sherman Oaks Community Plan area of the City of Los Angeles (City). These new uses would be integrated with the existing Sunkist Growers, Inc. international headquarters building (Sunkist Building), which would be maintained and rehabilitated as part of the Project. The Project would specifically include three new buildings referred to as Buildings A, B, and C that would provide a total of 298 new multi-family residential units and approximately 39,241 square feet of neighborhood-serving commercial uses, including up to 7,241 square feet of restaurant uses. In addition, upon completion, the Project would provide a total of 1,345 parking spaces for the proposed uses and the Sunkist Building. Parking spaces for employees of the Sunkist Building and the proposed neighborhood-serving commercial uses would be provided in a new parking structure to the east of the Sunkist Building. Parking for residents and guests of residents would be provided in two levels of below-grade parking within the northern and western portions of the Project Site, and integrated within Level 1 of Building B. The proposed buildings and the Sunkist Building to remain would be integrated and connected within the Project Site via numerous outdoor landscaped areas and landscaped pedestrian pathways.

PERMITS AND APPROVALS: The Project would require various approvals and may include, but would not be limited to, the following: Zone Change; Vesting Tentative Tract Map; Master Conditional Use Permit for on-site and potential off-site alcohol consumption; Site Plan Review; and other discretionary and ministerial permits and approvals that may be deemed necessary,

including but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, haul route permits, and building permits.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable Project impacts have been identified with regard to construction noise, construction vibration, and traffic during operation. In addition, cumulative impacts could result with regard to construction noise, construction vibration, and traffic during operation.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics (visual quality, views, light/glare, and shading); air quality; greenhouse gas emissions; cultural resources (historic, archaeological, and paleontological resources); hydrology, water quality, and groundwater; land use; noise; public services (police protection, fire protection, schools, libraries, parks and recreation); traffic, access, and parking; and utilities and service systems (water supply). With implementation of mitigation measures, no significant and unavoidable Project or cumulative impacts associated with these environmental topics are expected.

DOCUMENT REVIEW AND COMMENT: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, CA 90012.

The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental Review" and then "Draft EIR")]. The Draft EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Sarah Molina-Pearson at **(213) 473-9983** to purchase a copy. Electronic viewing of the Draft EIR is also available at the following libraries:

- 1) 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 review period for the Draft EIR begins on July 28, 2016, and ends on September 12, 2016. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit them in writing by 4:00 P.M. on **September 12, 2016**.

Please direct your comments to:

Via Mail: Ms. Sarah Molina-Pearson
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Via Email: sarah.molina-pearson@lacity.org

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