

**DEPARTMENT OF
CITY PLANNING**

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LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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INFORMATION
www.planning.lacity.org

July 1, 2014

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

EIR NO.: ENV-2014-1362-EIR

PROJECT NAME: ICON Sherman Oaks

PROJECT ADDRESS: 14130 and 14154 Riverside Drive, Los Angeles, CA 91423

COMMUNITY PLANNING AREA: Van Nuys-North Sherman Oaks

COUNCIL DISTRICT: 4, Councilmember Tom LaBonge

SCOPING MEETING DATE: Tuesday, July 15, 2014

DUE DATE FOR PUBLIC COMMENTS: July 30, 2014

Pursuant to the California Environmental Quality Act, the City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an environmental impact report (EIR) for the ICON Sherman Oaks Project (the Project). The Department of City Planning requests your comments as to the scope and content of the EIR. The Project description, location, and the potential environmental effects anticipated to be studied in the EIR are set forth below. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. The Scoping Meeting will be comprised of an open house format. No decisions about the Project will be made at the scoping meeting. A copy of the Initial Study prepared for the Project is not attached but is available for public review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012, by appointment only or may be viewed online at <http://planning.lacity.org> by clicking on the "Environmental" tab, then "Notice of Preparation & Public Scoping Meetings."

PROJECT DESCRIPTION: IMT Capital II Sherman Oaks, LLC, the Project Applicant (Applicant), proposes to develop a 359,795 square-foot mixed-use project on an approximately 8.3-acre site. The Project Site is currently developed with a 126,674 square-foot building, known as the Sunkist Building, which would be retained, preserved, and rehabilitated as part of the Project. The Project would include 298 multi-family residential units that would comprise approximately 320,554 square feet

within three separate buildings located to the north and west of the Sunkist Building. In addition, one of the new buildings along Riverside Drive would include approximately 39,241 square feet of neighborhood-serving commercial uses that would include up to 7,241 square feet of restaurant uses. The Project would also provide 1,345 total automobile parking spaces within above and below-grade parking levels to be located on the northern and western portions of the Project Site and within a six-level parking structure that would include two below-grade levels and four above-grade levels to be located on the eastern portion of the Project Site. The new total square-footage of the Project Site, including the existing Sunkist Building, would be approximately 486,469 square feet. Vehicular ingress/egress to the Project Site would be located off of Riverside Drive and Hazeltine Avenue. The Project does not include demolition of any buildings.

REQUESTED ENTITLEMENTS:

- Zone Change from PB-1L to C2-1L (to allow construction of the new parking structure for the existing Sunkist Building) and from P-1L and PB-1L to RAS3-1L (to allow the development of residential units and ground floor commercial/retail uses);
- Vesting Tract Map to subdivide the RAS3 residential/commercial portion of the project from the C2 office building and parking structure and create airspace lots;
- Conditional Use to allow on-site alcohol sales and consumption in the RAS3 zone;
- 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, haul route approval, foundation permits, and building permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; Air Quality; Greenhouse Gas Emissions; Cultural Resources; Hydrology/Water Quality/Groundwater, Land Use/Planning; Noise; Public Services (fire and police protection, schools and recreation); Traffic, Access, and Parking; Utilities and Service Systems (Water Supply); and Mandatory Findings of Significance.

PUBLIC SCOPING MEETING DATE AND LOCATION: The Scoping Meeting will be held on July 15, 2014 from 6:00 P.M. to 8:00 P.M. at the existing Sunkist Building. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The Scoping Meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. There will be **no verbal comments or public testimony taken at this open house meeting**. Written comments may be submitted at the Scoping Meeting.

Date: Tuesday, July 15, 2014
Time: 6:00 P.M. – 8:00 P.M.
Location: Sunkist Building cafeteria
14130 Riverside Drive, Sherman Oaks, California 91423

The Department of City Planning welcomes all comments regarding the environmental impacts of the Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by July 30, 2014. Written comments will also be accepted at the scoping meeting described above.

Please direct your comments to:

Sarah Molina-Pearson
City of Los Angeles, Department of City Planning
200 North Spring Street, City Hall Room 750
Los Angeles, CA 90012
E-mail: sarah.molina-pearson@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible.

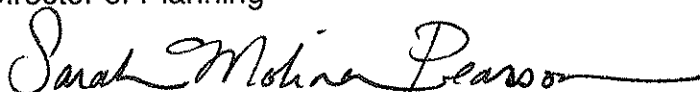
Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling Darlene Navarrete at (213)978-1332.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a (213)978-1332.

Michael LoGrande
Director of Planning



Sarah Molina-Pearson, City Planning Associate

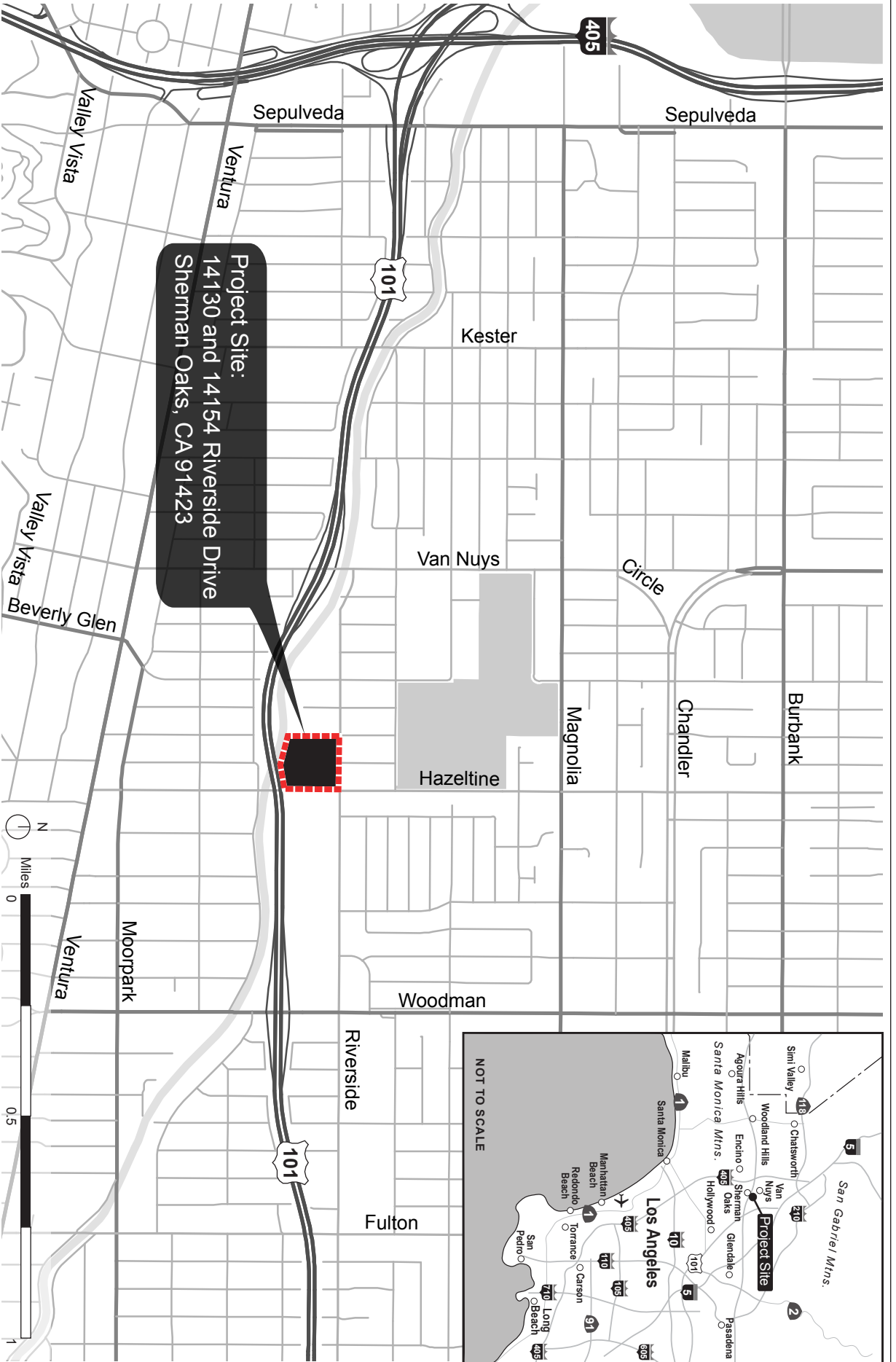
Attachments:

Project Location Map

Proposed Site Plan

500-Foot Radius Map

Scoping Meeting Location Map

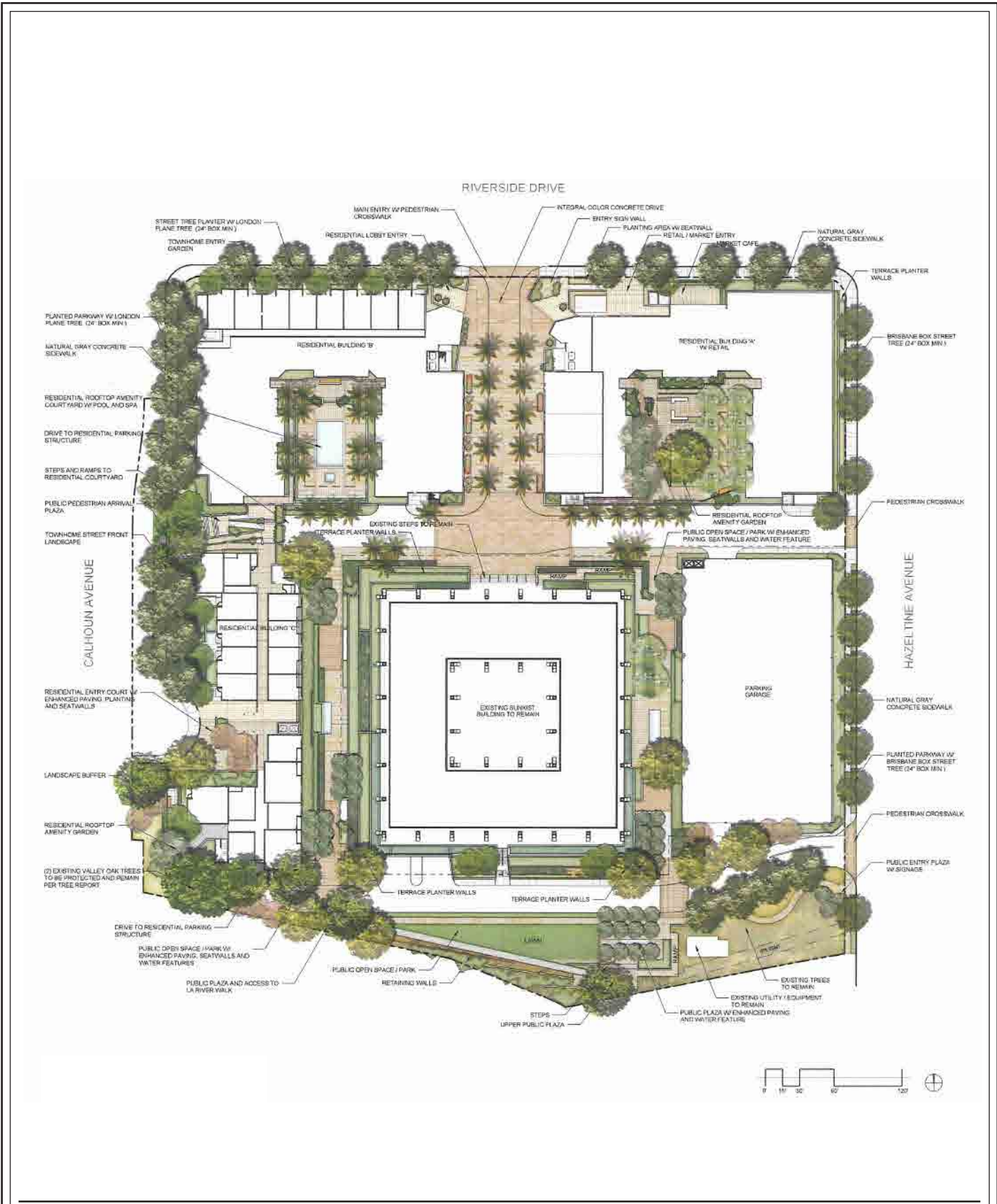


Project Site:
 14130 and 14154 Riverside Drive
 Sherman Oaks, CA 91423

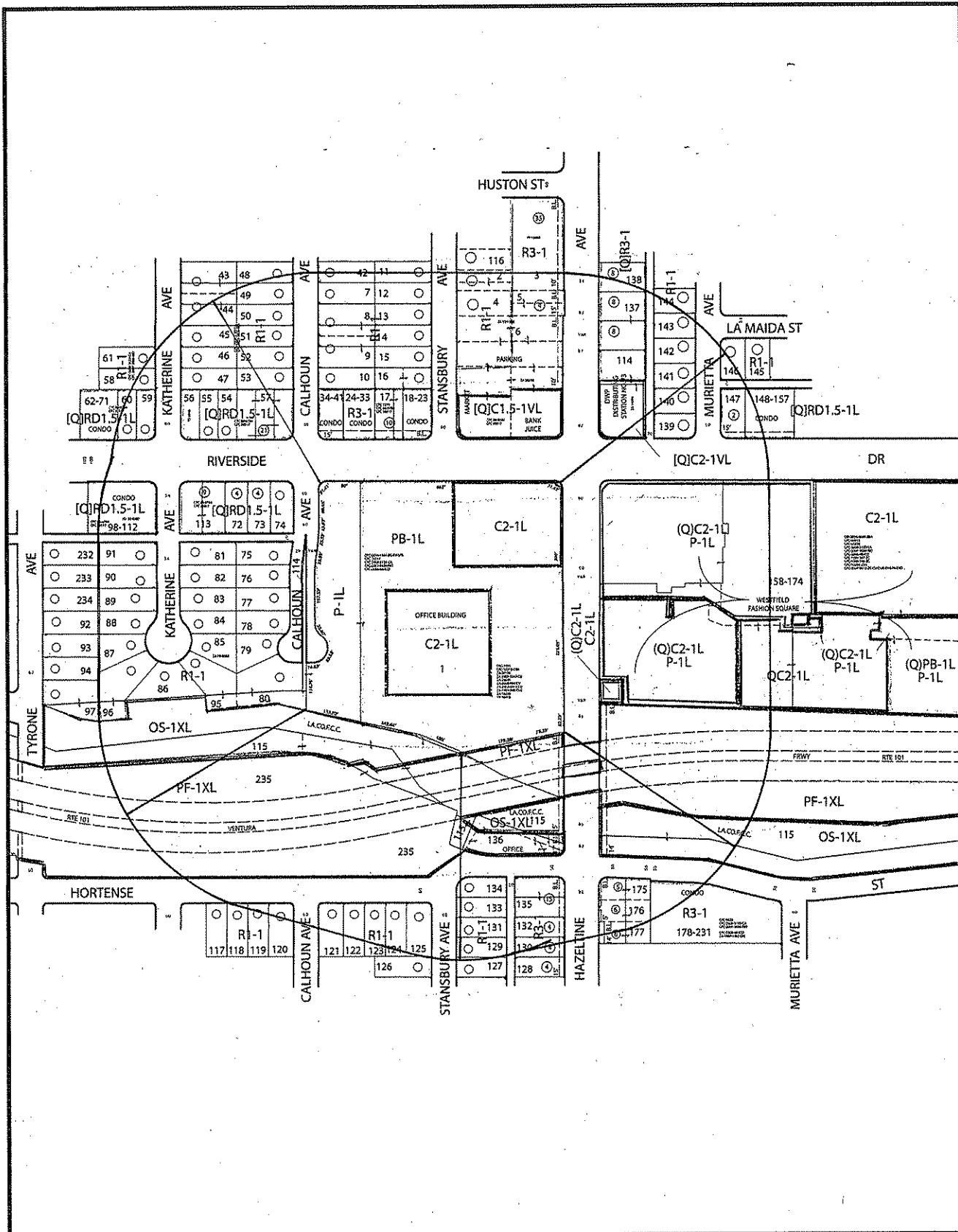


matrix
 environmental

Project Location Map



Source: Johnson Fain & Duane Border Design, 2014.



500 FT. RADIUS MAP



Quality Mapping Service

14549 Archwood St. Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
 Page: 562 Grid: B-4

LEGAL
 LOT: POR 1, POR 2

TRACT: TR 28096
 MB 708-48
 SEE APPLICATIONS

CONTACT: ARMBRUSTER GOLDSMITH & DELVAC

A.P.N.
 2248-029-009

CD: 4
CT: 1287.02

PA: 215 - VAN NUYS - NORTH
 SHERMAN OAKS
USES: FIELD

SITE ADDRESS
 14130 RIVERSIDE DR

CASE NO.:

SCALE: 1"=100'

D.M.: 168B153

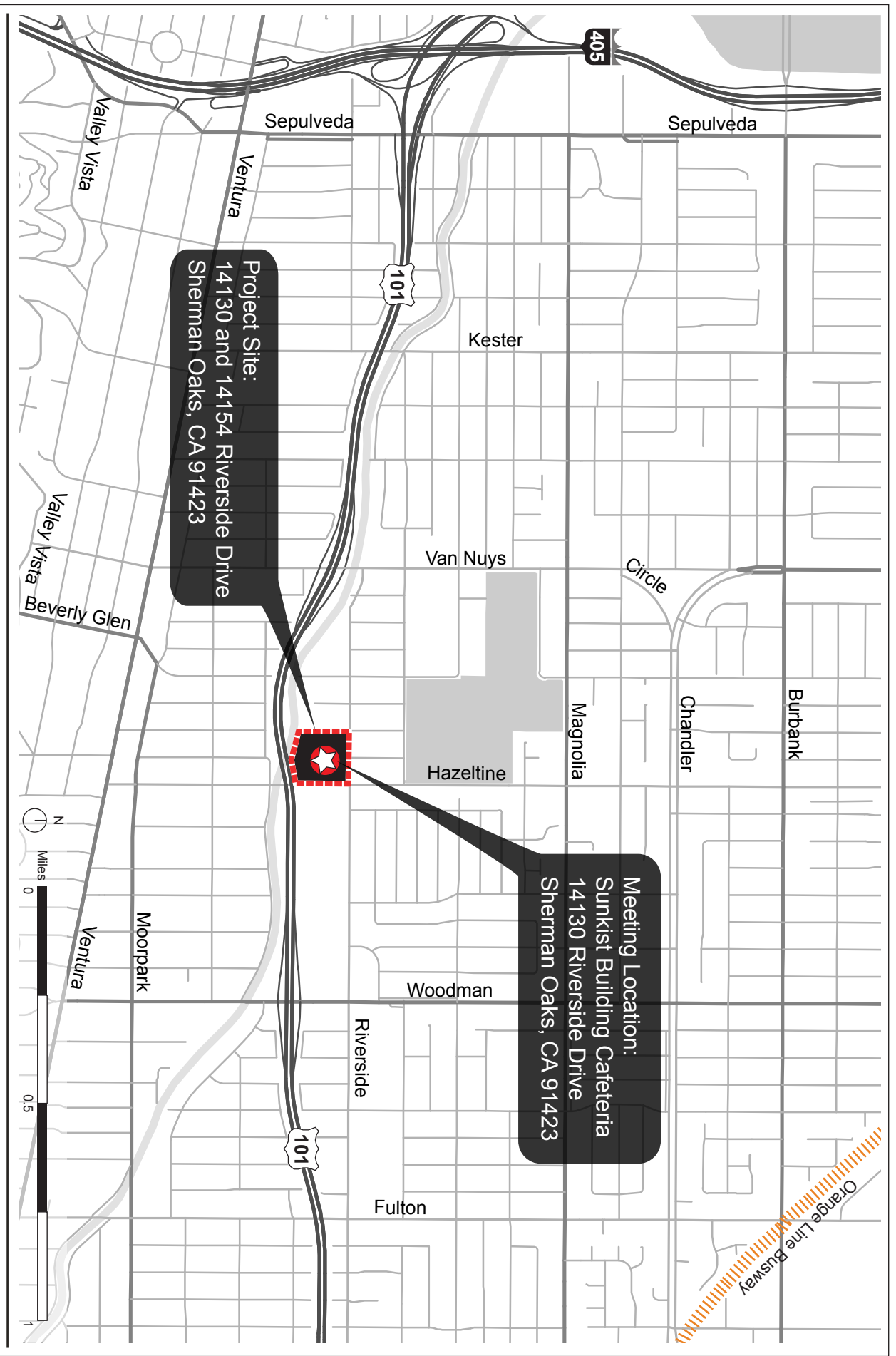
PHONE: 310-254-9052

DATE: 06-20-14
Update:

NET AC: 8.36 ±



QMS:14-212



Scoping Meeting Location Map