

I. Introduction

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In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089, the City of Los Angeles, the Lead Agency, must prepare a Final EIR before approving a project. The purpose of this Final Environmental Impact Report (Final EIR) is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the Draft EIR prepared for the ICON Sherman Oaks Project (the Project). Pursuant to CEQA Guidelines Section 15132, this Final EIR includes revisions to the Draft EIR; a list of persons, organizations, and agencies that provided comments on the Draft EIR; and responses to comments received regarding the Draft EIR. In addition, this Final EIR includes a Mitigation Monitoring Program.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which initially circulated for public review and comment from July 28, 2016, through September 12, 2016, and extended from September 12, 2016, to September 27, 2016, constitutes the first part of the EIR and is incorporated by reference and bound separately. (Refer to Volumes 1 through 6 of the Draft EIR).

1. Organization of the Final EIR

This Final EIR is organized into four main sections as follows:

Section I. Introduction—This section provides an introduction to the Final EIR and contents of the Final EIR. Also included in this section are an overview of the public review process that was completed for the Project, a summary of the Project, and areas of concern.

Section II. Responses to Comments—This section includes a matrix of the parties that commented on the Draft EIR and the issues that they raised. This matrix is followed by verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft EIR. Copies of the full original comment letters are provided in Appendix FEIR-1 of this Final EIR.

Section III. Revisions, Clarifications, and Corrections to the Draft EIR—This section includes the revisions that have been made to the Draft EIR for the Project based

on comments received from the public and agencies and other items requiring revisions. This section also includes an analysis of the proposed revisions in consideration of CEQA Guidelines Section 15088.5.

Section IV. Mitigation Monitoring Program (MMP)—This section provides the full MMP for the Project. The MMP lists project design features and mitigation measures by environmental topic, and identifies for each of the features and measures the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

This Final EIR also includes the following appendices:

Appendix FEIR-1. Draft EIR Comment Letters—This appendix to the Final EIR includes copies of all written comments received on the Draft EIR.

Appendix FEIR-2. Supplemental Air Quality Analysis—This appendix to the Final EIR includes an analysis of the potential air quality impacts related to the relocation of the parking structure as proposed by Reduced Alternative 5 described in Section II, Responses to Comments, and in Section III, Revisions, Clarifications, and Corrections to the Draft EIR, of this Final EIR.

Appendix FEIR-3. Supplemental Noise Analysis—This appendix to the Final EIR includes an analysis of the potential noise impacts related to the relocation of the parking structure as proposed by Reduced Alternative 5 described in Section II, Responses to Comments, and in Section III, Revisions, Clarifications, and Corrections to the Draft EIR, of this Final EIR.

Appendix FEIR-4. Supplemental Traffic Analysis—This appendix to the Final EIR includes supplemental traffic analyses to respond to comments on the Draft EIR, including, but not limited to, the potential transportation impacts of Reduced Alternative 5, an updated related projects list, revised lane configurations, expanded transit map, and updated freeway ramp locations.

Appendix FEIR-5. Preservation Plan—This appendix to the Final EIR evaluates the proposed improvements and provides treatment recommendations to ensure compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* relative to the Sunkist Building.

Corrected Draft EIR Appendix G-3. Traffic Impact Analysis—This corrected Appendix G-3 replaces the Traffic Impact Analysis included in Appendix G-3 of the Draft EIR. The incorrect version was erroneously included in the Draft EIR. The correct version

of the Traffic Impact Analysis included an additional related project (Related Project No. 13, the Chase Knolls project) consistent with that presented in the related projects list included in Section III, Environmental Setting, of the Draft EIR, which was evaluated throughout the Draft EIR. In particular, it is noted that the transportation analysis included in Section IV.I, Transportation/Traffic, of the Draft EIR, is based on the correct Traffic Impact Analysis, appended to this Final EIR, which includes Related Project No. 13, and not the Traffic Impact Analysis included as Appendix G-3 the Draft EIR.

2. Public Review Process

In accordance with CEQA, the environmental review process for the Project commenced with solicitation of comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft EIR, through a Notice of Preparation (NOP) process. The City prepared an Initial Study and circulated an NOP for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties on July 1, 2014, for a 30-day review period. In addition, a public scoping meeting was conducted on July 15, 2014. The public scoping meeting provided the public with the opportunity to receive information regarding the Project and to provide input regarding issues to be addressed in the Draft EIR. The Initial Study, NOP, and NOP comment letters are included in Appendix A of the Draft EIR.

Consistent with the requirements of Sections 15087 and 15105 of the CEQA Guidelines, the Draft EIR was submitted to the State Clearinghouse, Office of Planning and Research, and was initially circulated for a 45-day public comment period commencing on July 28, 2016, through September 12, 2016. The public comment period was then extended from September 12, 2016, to September 27, 2016, for an additional 15 days. Thus, the Draft EIR was circulated for a 60-day public comment period. Following the Draft EIR public comment period, this Final EIR has been prepared and includes responses to the comments raised regarding the Draft EIR.

3. Overview of the Project

a. Existing Uses

The Project Site is currently developed with a 126,674-square-foot, three-story office building (herein referred to as the Sunkist Building), surface parking areas, and landscaping. The Sunkist Building was constructed in 1970 for use as the international headquarters of the Sunkist Growers, Inc. The Sunkist Building is located on the southern portion of the Project Site and is surrounded by surface parking areas and landscaping.

b. Proposed Uses

The Project proposes the development of 298 multi-family residential units and 39,241 square feet of neighborhood-serving commercial uses. These uses would be provided within three new buildings referred to as Buildings A, B, and C. The Project also proposes to rehabilitate the existing Sunkist Building, including renovation of the lobby and atrium and modification to the building entrance. In addition, the Project proposes to provide a total of 1,345 parking spaces for the existing Sunkist Building to remain and the proposed uses within a new parking structure located to the east of the Sunkist Building and two levels of below-grade parking within the northern and western portions of the Project Site. The Project includes 359,795 square feet of new floor area for a total of 486,469 square feet of floor area within the Project Site (including the existing Sunkist Building that would remain).

As described in Section V, Alternatives, of the Draft EIR, Alternative 5, the Reduced Density and Square Footage Alternative, would develop the Project Site similar to the Project, although the proposed multi-family residential and neighborhood-serving commercial uses would be reduced. As with the Project, the multi-family residential and neighborhood-serving commercial uses proposed under the Reduced Density and Square Footage Alternative would be provided within three new buildings. Like the Project, two of the three proposed buildings would be located along the northern portion of the Project Site, along Riverside Drive, similar to Building A and Building B under the Project. The third building proposed under Alternative 5 would be located along the western portion of the Project Site, along Calhoun Avenue, similar to Building C under the Project. Also similar to the Project, Alternative 5 would retain and rehabilitate the existing Sunkist Building, but would provide a greater view corridor along Riverside Drive. Overall, under the Reduced Density and Square Footage Alternative, the number of multi-family residential units would be reduced from 298 units to 278 units and the proposed neighborhood-serving commercial uses would be reduced from approximately 39,241 square feet to 27,414 square feet. In total, the Reduced Density and Square Footage Alternative would involve the development of approximately 424,775 square feet of floor area (including the approximately 126,674-square-foot Sunkist Building) compared to the Project's approximately 486,469 square feet of floor area.

As discussed in detail in Topical Response No. 1 in Section II, Responses to Comments, of this Final EIR, in response to comments on the Draft EIR and input from the community, modifications to Alternative 5 included in the Draft EIR are proposed, including a further reduction in the number of residential units from 278 units to 249 units. Refer to Section II, Responses to Comments, of this Final EIR, for a detailed description of Reduced Alternative 5.

c. List of Discretionary Actions

The City of Los Angeles has the principal responsibility for approving the Project. Approvals required for development of the Project may include, but are not limited to, the following:

- Zone Change from PB-1L-RIO to C2-1L-RIO for Lot 1 (to allow construction of new parking structure for the Sunkist Building) and from P-1L-RIO and PB-1L-RIO to RAS3-1L-RIO for Lot 2 (to allow development of residential units and ground floor commercial/retail uses in Buildings A, B and C);
- Vesting Tentative Tract Map to subdivide the Lot 2/RAS3 residential/commercial portion of the project from the Lot 1/C2 Sunkist Building and parking structure, and to create airspace lots;
- 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, and building permits.

4. Areas of Concern

Based on the comment letters received regarding the Draft EIR, which are included in Appendix FEIR-1 of this Final EIR, issues known to be of concern include: project description, aesthetics; air quality, biological resources; cultural resources; geology and soils; hydrology and water quality, land use and planning; noise, population; public services; traffic and parking; utilities; alternatives, size of the Project, and additional review time.