

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

425 North Mount Holyoke Avenue Residential Project



September 11, 2026

Puede obtener información en Español acerca de este documento llamando al (213) 874-3624.

Environmental Case: ENV-2024-3280-EIR

Project Location: 425 North Mount Holyoke Avenue Los Angeles, CA 90272 (APN 4412-015-011)

Community Plan Area: Brentwood-Pacific Palisades

Council District: 11 - Park

Public Comment Period: September 11, 2026 – October 13, 2026

Scoping Meeting: September 24, 2026, 5:30 P.M. - 7:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 425 North Mount Holyoke Avenue Residential Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

Project Location and Existing On-Site Uses: The Project is located within the Brentwood-Pacific Palisades Community Plan Area of the City. As shown in **Figure 1, Project Location Map**, the approximately one-acre site is bound by North Mount Holyoke Avenue to the east, a currently vacant parcel formerly occupied by a single-family home that was destroyed in the 2025 Palisades Fire to the south, undeveloped land to the west (along Temescal Canyon Road), and a single-family residence to the north.

Project Description: The Project would construct a three-story, 12,872 square-foot single-family residence with a maximum building height of 33 feet; a 1,336 square-foot attached ADU; pool and spa; retaining walls; outdoor terraces and decks; and an attached garage on an approximately one-acre site. Construction activities would require the export of approximately 1,950 cubic yards of soil and are anticipated to take up to approximately 30 months. The attached **Figure 2 Project Rendering** provides an illustration of the Project.

Requested Actions:

1. A **Coastal Development Permit** to allow development of a single-family residence and ADU on a lot located in the Single Permit Jurisdiction Area of the California Coastal Zone;
2. A **Mello Act Compliance Review** for the construction of a single-family residence and ADU in the Coastal Zone; and
3. A **Haul Route Approval** from the Board of Building and Safety Commissioners for the export of approximately 1,950 cubic yards of earth material.

Potential Environmental Effects of the Project: Based on the Housing Element Streamlining Checklist Form tiering off the Housing Element Program EIR, the proposed Project could have potentially significant environmental impacts related to Wildfire, which will be addressed in the Focused EIR.

Public Scoping Meeting: A Public Scoping Meeting will be held in an online virtual format to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the recorded presentation can be requested by contacting the Staff Planner listed below. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: September 24, 2026

Time: 5:30 P.M – 7:30 P.M.

Virtual Location: Join the Zoom Webinar. Visit <https://planning-lacity-org.zoom.us/j/84949833546> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 849 4983 3546 followed by #.

File Review and Comments: The enclosed materials reflect the scope of the Project. The environmental file is 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. A copy of this notice, the Project Description, Housing Element Checklist, and associated Appendices prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.gov/development-services/eir>.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by Tuesday, October 13, 2026 **no later than 4:30 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail: Kathleen King
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

Email: Kathleen.king@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. 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 written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning

Kathleen King

Kathleen King
Major Projects Section
Department of City Planning
Kathleen.King@lacity.org
(213) 847-3624



Figure 1 Project Location Map

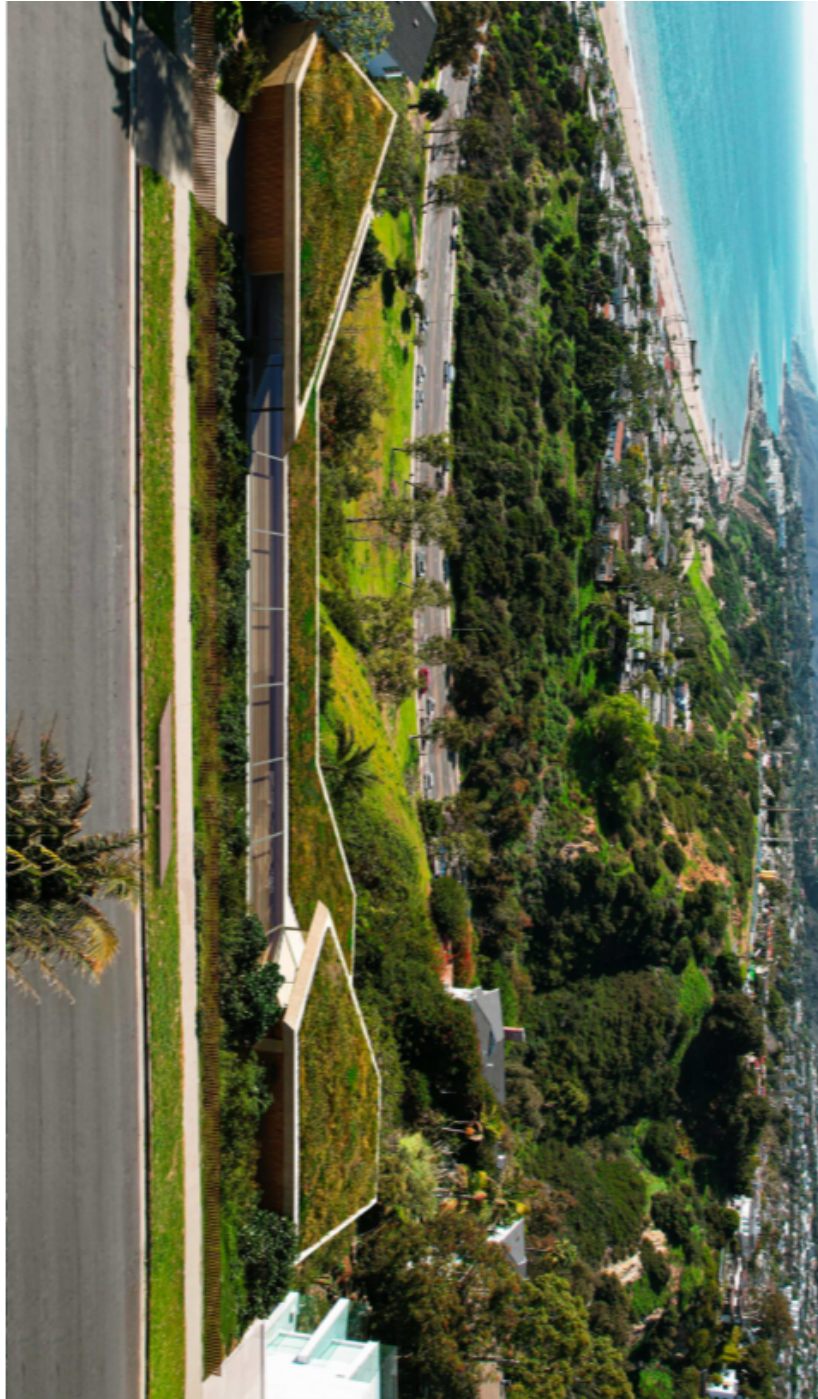


Figure 2 Project Rendering