

FOCUSED ENVIRONMENTAL IMPACT REPORT



425 NORTH MOUNT HOLYOKE AVENUE RESIDENTIAL PROJECT

Environmental Case: ENV-2024-3280-EIR

Project Location: 425 North Mount Holyoke Avenue, Los Angeles, California 90272 (Assessor Parcel Number (APN) 4412-015-011)

Community Plan Area: Brentwood-Pacific Palisades

Council District: 11 - Park

Project Description: The Project would construct a three-story 12,872 square-foot single-family residential unit, including an attached 1,336 square-foot accessory dwelling unit (ADU), pool and spa, retaining walls, outdoor terraces and decks, and an attached garage on a 0.96-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.

PREPARED FOR: City of Los Angeles Department of City Planning

PREPARED BY: Dudek

APPLICANT: 425 Mount Holyoke Ave., LLC

SEPTEMBER 2026

TABLE OF CONTENTS

	<u>Page</u>
TABLE OF CONTENTS	2
1 INTRODUCTION.....	3
2 EXECUTIVE SUMMARY.....	6
3 PROJECT DESCRIPTION	8

List of Figures

Figure 1 Project Site Vicinity	9
Figure 2 Site Plan	12
Figure 3 Project Rendering	133
Figure 4a Foundation Plan Level 1	144
Figure 4b Foundation Plan Level 2.....	145
Figure 4c Foundation Plan Level 3	16

1 INTRODUCTION

An application for the proposed 425 North Mount Holyoke Avenue Residential Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles, as Lead Agency, has determined that the Project is subject to the California Environmental Quality Act (CEQA). This document provides an overview of the CEQA process that will be conducted for the Project as well as a description of the Project.

1.1 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (<https://lci.ca.gov/ceqa/guidelines>).

1.1.1 Housing Element Checklist and NOP

At the onset of the environmental review process, the City often prepares an Initial Study to determine if the Project may have a significant effect on the environment. However, for this Project, the City's Housing Element Streamlining Checklist Form is being utilized.

On November 24, 2021, the Los Angeles City Council certified the Los Angeles Citywide Housing Element 2021-2029 and Safety Element Update Environmental Impact Report (Program EIR). Using CEQA Guidelines Section 15168, subsequent projects may use the Program EIR as their environmental clearance if the project can be shown to be within the scope of the program analyzed in the Program EIR, and its environmental effects are within the scope of environmental impacts assessed in the Program EIR.

In the case of the Program EIR, any project involving new housing anywhere within the City will be within the scope of the Housing Element Program, and generally, most housing projects will be within the scope of the environmental effects assessed in the Program EIR. For those housing projects found not to be within the scope of the impacts analyzed in the Program EIR, a tiered clearance, such as a Focused EIR, can be used to clear those impacts found not to be within the scope of the EIR.

The Project is within the scope of the certified Program EIR. The Program EIR evaluated potential wildfire impacts, however due to the Project Site's proximity to the January 2025 Palisades Fire, the City is requiring additional wildfire analysis be completed for the Project. The additional wildfire analysis will be analyzed in a Focused EIR that will be prepared for the Project and tier from the Program EIR.

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is prepared to notify public agencies and the public that the Lead Agency is starting the preparation of an EIR for a proposed project. The NOP is circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the Draft EIR. After the close of the 30-day review and comment period, the Lead Agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

1.1.2 Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability (NOCA) is prepared to inform public agencies and the public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and NOCA are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the public an opportunity to review the Draft EIR and comment on the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to comments on environmental issues received during the comment period are prepared.

1.1.3 Final EIR

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or revisions to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process. The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

1.2 TIERING

Tiering means the coverage of general matters and environmental effects in a broader CEQA document (such as an ND, MND, or EIR prepared for a policy, plan, program, or ordinance), with a later narrower CEQA document focusing on specific projects under the umbrella of the broader document. The later document incorporates by reference the general discussions from the broader CEQA document and concentrates the later document solely on the issues specific to the later project.¹

In the present case, the broader CEQA document is the Program EIR.

1.3 PROGRAM EIR

In certifying the Program EIR and approving the project, the City Council adopted the following findings related to the scope of the project analyzed in the Program EIR and the types of impacts analyzed: The EIR analyzed the build out of the Regional Housing Needs Assessment (RHNA), that is the build out of 420,327 housing units in eight years (456,643 RHNA minus 36,316 housing units that have received approvals but have not yet been built and/or received the certificate of occupancy [pipeline projects]). The EIR analyzed the program-level impacts from the full build out of the RHNA, as well as the project-level impacts that occur from the development of the types of housing projects that will be developed from build out of the RHNA. The following types of housing projects were analyzed and within the scope of the Program EIR:

- Multi-family residential, ranging from small apartment buildings with two to 10 units, medium apartment buildings with between 11-49 units, large apartment buildings

¹ Public Resources Code Sections 21068.5 and 21093, and CEQA Guidelines Section 15152.

with between 50-200 units, or larger apartment buildings and high-rise structures with more than 200 units;

- Single-family residential, ranging in size and scale from smaller single-family homes to larger single-family homes, small-lot subdivisions and new single subdivisions;
- Accessory dwelling units (ADUs), including attached ADUs, detached ADUs, Junior ADUs, ADUs converted from existing floor area, multiple ADUs on lots with existing multi-family dwellings, and Movable Tiny Homes;
- The mixed-use development ranges in size and scale from neighborhood commercial mixed-use with smaller nonresidential uses, to high-rise mixed-use with larger nonresidential uses; and
- Conversion and/or rehabilitation of existing nonresidential, residential, or mixed-use structures to be used for housing.

Housing types for different income levels were analyzed, including single-resident occupancy and affordable housing that may be for families, seniors, residents with special needs or permanent supportive housing. The EIR also analyzed the impacts from various locations, geographies, and environments where build out of the RHNA could occur, including the following:

- Sites currently zoned for residential uses, including multi-family and single-family uses;
- Sites currently zoned for commercial uses, which permit residential uses;
- Sites currently zoned for hybrid industrial uses, which permit joint live-work residential uses;
- Non-vacant sites, and sites with existing housing;
- Sites located near public transit;
- Sites located in a Historic Preservation Overlay Zone (HPOZ); and
- Sites located in areas with special environmental considerations, such as areas located by Open Space, Hillside Areas, Very High Fire Hazard Severity Zones (VHFHSZ) or Coastal Zones.

1.4 INCORPORATION BY REFERENCE

The Project's Housing Element Checklist Form relies on the environmental analysis in the Program EIR. The Program EIR is available on the Department's website at <https://planning.lacity.gov/project-review/environmental-review/published-documents>, click on Environmental Impact Report (EIRs), search "Housing Element 2021-2029 Update".

2 EXECUTIVE SUMMARY

PROJECT TITLE	425 North Mount Holyoke Avenue Residential Project
ENVIRONMENTAL CASE NO.	ENV-2024-3280-EIR
RELATED CASES	DIR-2024-3279-CDP-MEL-HCA

PROJECT LOCATION	425 North Mount Holyoke Avenue Los Angeles, California 90272 (APN 4412-015-011)
COMMUNITY PLAN AREA	Brentwood-Pacific Palisades
GENERAL PLAN DESIGNATION	Low Residential
ZONING	R1-1
COUNCIL DISTRICT	11

LEAD AGENCY	City of Los Angeles
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Kathleen King
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APPLICANT	425 Mount Holyoke Ave LLC
ADDRESS	16901 Collins Avenue, Apt. 805 Sunny Isles Beach, FL 33160
PHONE NUMBER	(646) 265-5158

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Public Services |
| ☐ Agriculture & Forestry Resources | ☐ Hazards & Hazardous Materials | ☐ Recreation |
| ☐ Air Quality | ☐ Hydrology / Water Quality | ☐ Transportation |
| ☐ Biological Resources | ☐ Land Use / Planning | ☐ Tribal Cultural Resources |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities / Service Systems |
| ☐ Energy | ☐ Noise | ☒ Wildfire |
| ☐ Geology / Soils | ☐ Population / Housing | ☐ Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☒ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kathleen King

Kathleen King, City Planner

09/2/26

Date

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Project would construct a three-story 12,875 square-foot single-family residential (SFR) unit, including an attached 1,336 square-foot ADU, green roof, pool and deck, outdoor terraces, and garage on a 0.96-acre site. Construction activities would require up to approximately 1,950 cubic yards of export material and are anticipated to take up to approximately 30 months.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site is located at 425 North Mount Holyoke Avenue (APN 4412-015-011) (see Figure 1, Site Vicinity Map). The Project Site is approximately 500 feet east of Temescal Canyon Road, 600 feet west of Via De La Paz, and approximately 0.23 miles northeast of the Pacific Coast Highway (PCH). Regional access to the Project Site is provided by Temescal Canyon Road, Via De La Paz, and PCH. Near the Project Site, Pacific Coast Highway runs southeast to northwest and is located southwest of the Project Site.

3.2.2 Existing Conditions

The Project Site consists of an irregular shaped hillside lot measuring 41,883 square feet (0.96 acres). The Project Site is a down sloping lot that descends westerly from Mount Holyoke Avenue towards Temescal Canyon Road below at an approximate 2:1 slope gradient.

The roadway improvements within the City right-of-way on North Mount Holyoke Avenue provide vehicular and pedestrian access to the Project Site.

A number of the surrounding vacant parcels were previously developed with SFR units that were destroyed in the 2025 Palisades Fire. While vacant, the Project Site also burned during the 2025 Palisades Fire.

There are no on-site Protected Trees. There were three non-protected trees on-site prior to the Palisades fire in January 2025. However, two (*Pittosporum*) trees were scheduled for removal as part of the Project but were badly burned and had to be removed. The only remaining non-protected tree is a Blue Gum Eucalyptus which shall remain.

The Project Site is within the Coastal Zone as well as a Hillside Area, a Very High Fire Hazard Severity Zones (VHFHSZ), the Santa Monica Mountain Conservancy, and Wildland Urban Interface.

The 0.96-acre Project Site has a General Plan land use designation of Low Residential and is zoned R1-1. Pursuant to LAMC Section 12.08, the R1 zone allows for one-family dwellings; parks, playgrounds, or community centers, owned and operated by a government agency; truck gardening; two-family dwellings; accessory buildings; accessory uses; name plates and signs; and backyard beekeeping. The R1 Zone has a minimum lot width of 50 feet and minimum area of 5,000 square feet. The maximum allowable Residential Floor Area (RFA) for lots in the Hillside Area is determined based on the slope band.

Figure 1 Project Site Vicinity



3.2.3 Surrounding Land Uses

The Project is located within an urbanized area of the City, where SFR units are the predominant land use. The Pacific Ocean is located approximately 1,400 feet to the southwest; the nearest commercial uses are located 3,000 feet from the Project Site along Via De La Paz. The site is adjacent to Radcliffe Avenue to the north, Via De Las Olas to the south, Temescal Canyon Road to the west and North Mount Holyoke Avenue to the east.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Project would construct a three-story 12,872 square-foot SFR unit, including an attached 1,950 square-foot ADU, green roof, pool and deck, outdoor terraces, and garage on a 0.96-acre site. Construction activities would require approximately 1,950 cubic yards of export material and are anticipated to take up to approximately 30 months. The proposed site plan is shown in Figure 2. A rendering of the Project is shown in Figure 3. The details for the proposed Project are presented below.

- Level 3 (street level) level includes an attached garage, deck and attached ADU.
- Level 2 includes a pool and spa with a large deck, trellises, and overhangs.
- Level 1 a deck and overhang.
- The depth of disturbance from existing grade will be approximately 25 feet for the building structure and additional 50 feet below the structure (total 75 feet below existing grade) for the approximately 91 piles supporting the SFR and ADU.

3.3.2 Construction

Construction of the Project would take up to 30 months, commencing in approximately January 2028 and completing in approximately July 2030. The construction phases required for the Project would include site preparation, grading/excavation, building construction, paving and hardscape/landscape.

Building construction would be preceded by grading and terracing across the Site to approximate depths of 25 feet below the current ground surface (bcgs) with an export of up to 1,950 cubic yards of soils. Construction of the structure would occur within graded soils with the exception of caisson/pile installation requiring disturbance of no greater than 50 feet below the structure (or 75 feet from the existing grade). Similarly, installation of the pool/spa and utilities will occur within graded soils. The location of the 91 drilled piles supporting the Project Site are shown in Figures 4a-c.

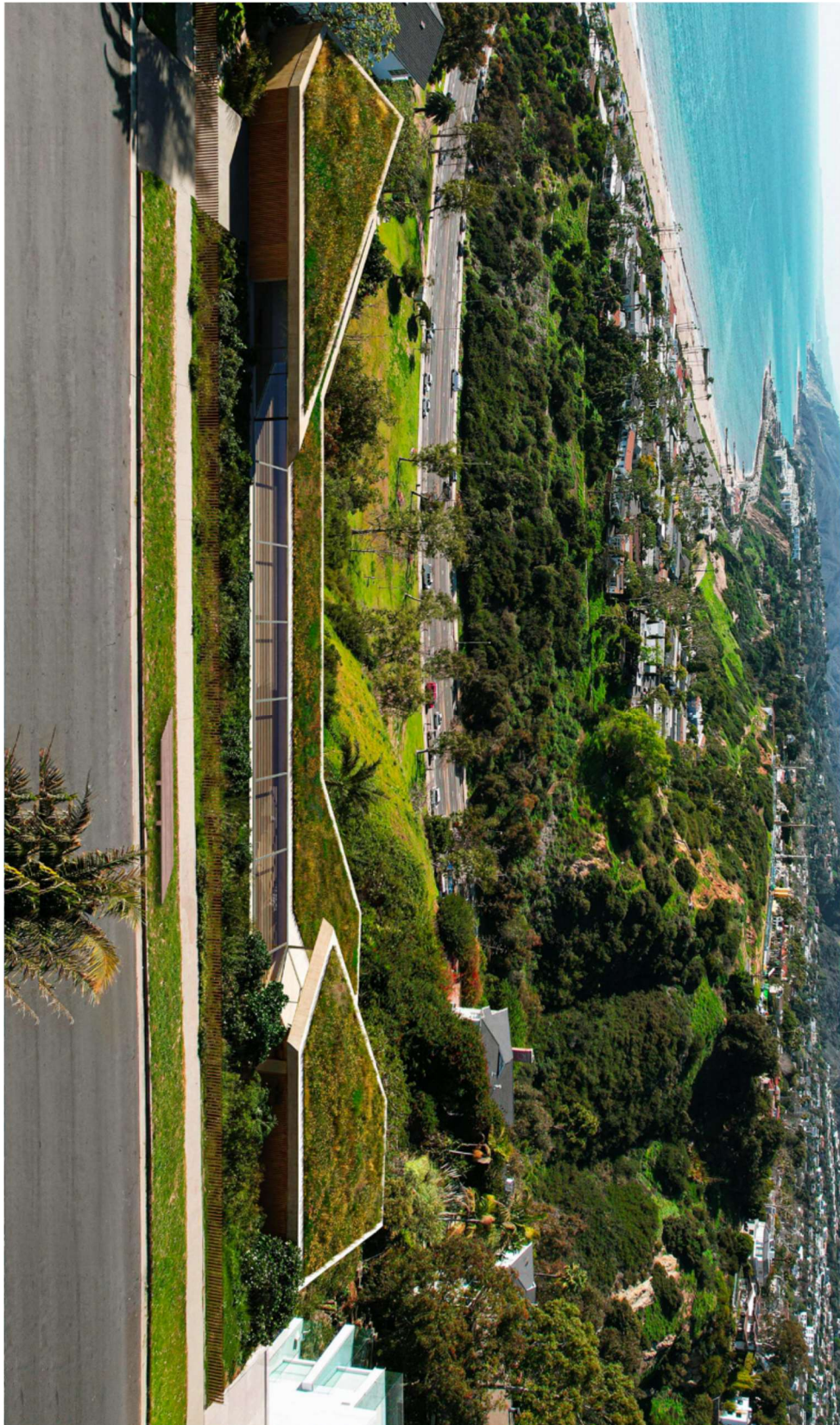
All demolition and construction materials would be stored on site within a staging/laydown area and not within the public right-of-way during hauling, and construction operations. A maximum of approximately 20 workers would access the Project Site throughout a typical 8-hour construction workday during peak construction phasing. Construction parking would also be provided on the Project Site and along Mount Holyoke Avenue and Radcliffe Avenue.

Pursuant to LAMC Section 13.20.D.4(a), a Haul Route approval from the Board of Building and Safety Commissioners is required because the Project proposes the import and/or export of 1,000 cubic yards or more of earth material in a Hillside and Special Grading Area. Hauling operations and construction activities would be conducted in accordance with an approved Haul Route.

Figure 2 Site Plan

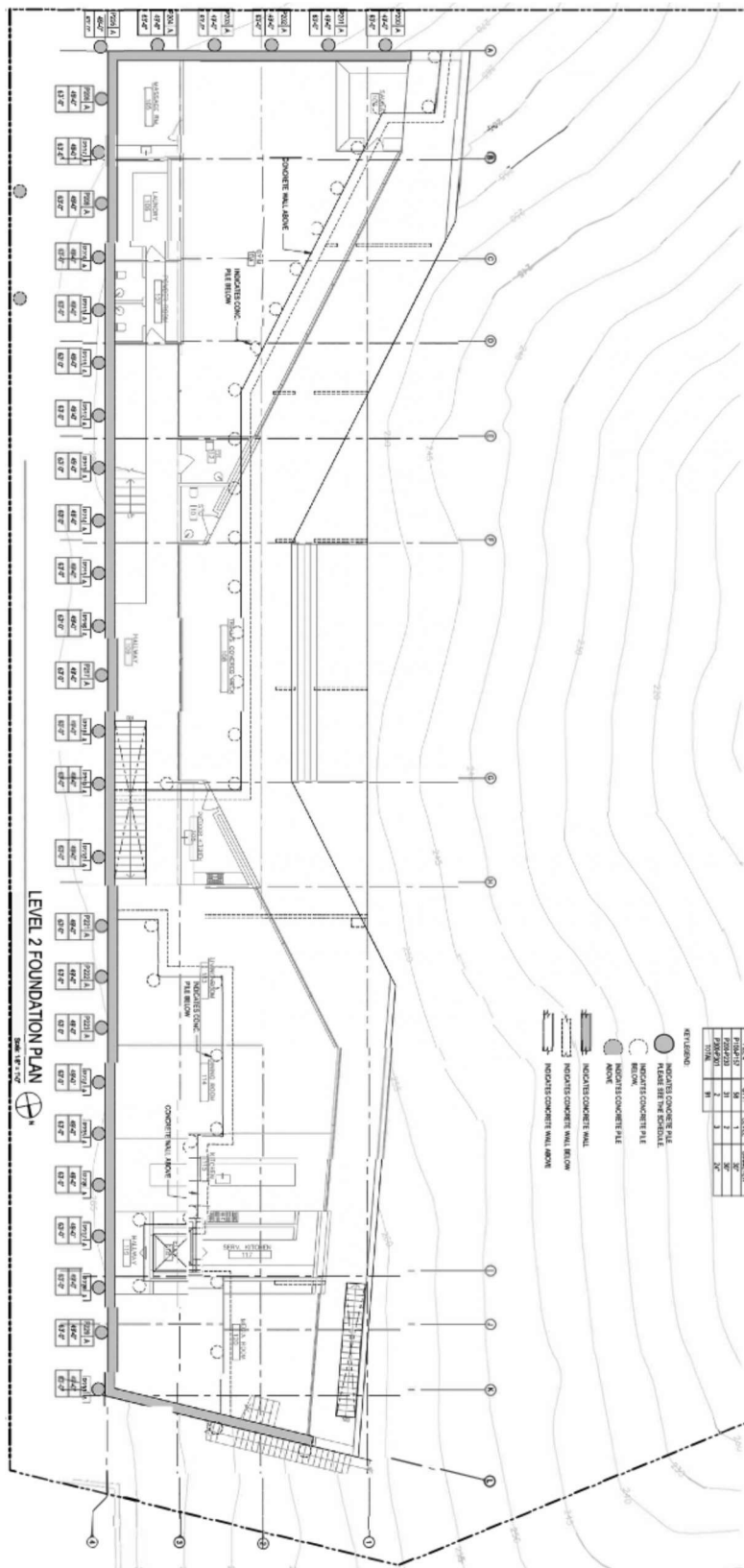


Figure 3 Project Rendering



[illegible]

Figure 4b Foundation Plan Level 2



The Level 3 Foundation Plan illustrates the structural layout of the third floor. It features a grid system with vertical lines labeled 1 through 10 and horizontal lines labeled A through F. The plan includes various foundation elements such as columns, beams, and walls, with specific dimensions and annotations. Key features include:

- Columns:** Indicated by circles with labels like "COLUMN" and "1000mm DIA".
- Beams:** Shown as lines with labels like "BEAM" and "1000mm DIA".
- Walls:** Represented by thick lines with labels like "WALL" and "1000mm DIA".
- Staircase:** A staircase is shown with a label "STAIRCASE" and a note "1000mm DIA".
- Foundation Details:** Various foundation types are shown, including "FOUNDATION", "FOUNDATION", and "FOUNDATION".
- Annotations:** Numerous annotations provide specific dimensions and material specifications, such as "1000mm DIA", "1000mm DIA", and "1000mm DIA".

The plan is titled "LEVEL 3 FOUNDATION PLAN" and includes a north arrow pointing towards the top right.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The EIR will analyze potential wildfire impacts associated with the Project and will provide environmental review sufficient for all public agency actions associated with the Project. The discretionary entitlements, reviews, permits, and approvals required to implement the Project include, but are not necessarily limited to, the following:

- A Coastal Development Permit is required for the construction of one new single-family unit and an attached ADU on a vacant lot.
- A Haul Route Approval from the Board of Building and Safety Commissioners (BBSC) is required because the Project proposes the import and/or export of 1,000 cubic yards (CY) or more of earth material.
- 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, building permits, and sign permits.

3.5 RESPONSIBLE AND TRUSTEE AGENCIES

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (CEQA Guidelines Section 15381). A Trustee Agency under CEQA is a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State (CEQA Guidelines Section 15386).

The following may be a Responsible Agency for the Project:

- California Coastal Commission

There are no Trustee Agencies for the Project.²

² The Santa Monica Mountain Conservancy and the California State Lands Commission confirmed with the City that their agencies would not be a Trustee Agency for this Project.