



Department of City Planning

Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知
공청회통지 • Abiso ng Pagdinig sa Publiko
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



Monday, July 7, 2025

11:00 a.m.

The civil remediation of a slope failure, consisting of the installation of a TECCO® mesh system secured by 346 four-inch-wide soil nails.

Project Located at:

460, 466, 470, and 472 North Upper Mesa Road

Hearing Conducted by:

Hearing Officer



This public hearing will be conducted entirely virtually and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 814 5242 5015 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/81452425015>
Enter Meeting ID: 814 5242 5015 and Passcode: 418238

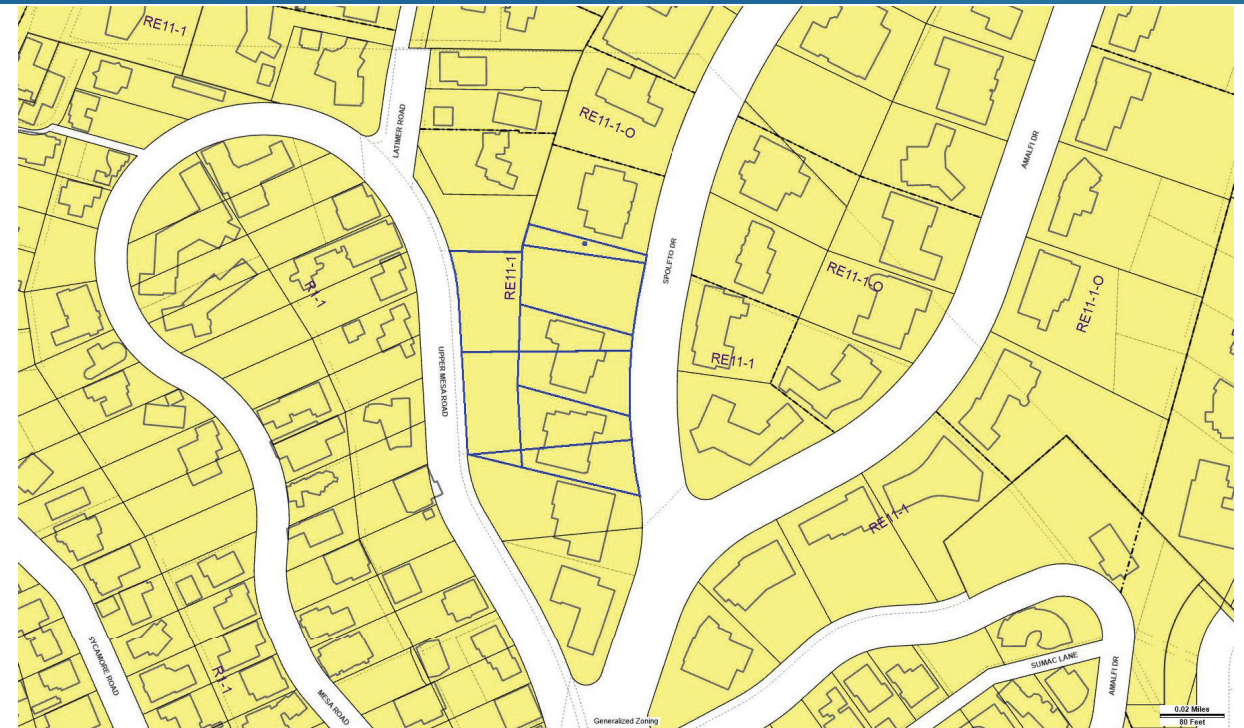
You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

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Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

460, 466, 470, and 472 North Upper Mesa Road (501, 521, 525, and 527 North Spoleto Drive), 90272

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The civil remediation of a slope failure on the four vacant lots at 460, 466, 470, and 472 North Upper Road, consisting of the installation of a TECCO® mesh system secured by 346 four-inch-wide soil nails, spaced eight feet apart, 10 feet deep into the ground across the west-facing bluff. The project includes 50 cubic yards of grading. There are five Protected Trees on the project site and three Protected Trees on the adjacent properties, all of which are Coast Live Oak trees, that will be retained and protected in place.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will consider:

- 1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. An Exemption from CEQA pursuant to Public Resources Code Section 21080.33; and
- 3. Pursuant to Los Angeles Municipal Code Section 13B.9.1. of Chapter 1A, a Coastal Development Permit for the proposed project on lots located in a Single Permit Jurisdiction Area of the California Coastal Zone.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s): DIR-2024-6417-CDP Environmental Case Number(s): ENV-2024-6418-CE and ENV-2024-7697-SE

Related Case Number(s): N/A Overlay(s): N/A

Zone: RE11-1

Land Use Designation: Very Low II Residential Community Plan Area: Brentwood - Pacific Palisades

Council District: 11 - Park Assigned Staff Contact Information:

Applicant: Thomas Laffont, Kenton Trinh, City Planner kenton.trinh@lacity.org (213) 482-7092 200 North Spring Street, 7th Floor Los Angeles, CA 90012

Representative: Jimmy Toetz, Crest Real Estate

Who’s Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知 Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.

