



202 Manchester Avenue Playa Del Rey, CA 90293 Coastal Development Permit (CDP)

The Applicants, Abdul H. Ismail and Lizna A. Ismail, are seeking the following discretionary approvals from the City of Los Angeles:

Code Section 12.20.2

The request for the following project located at 202 E Manchester Ave, Playa del Rey, CA 90293, to approve a coastal development permit, per LAMC 12.20.2, for the construction of a new single family dwelling, basement, and attached garage.

Project Description

Project Site

The subject property is located in the Westchester – Playa del Rey Community, Council District 11 and is zoned R1-1. The subject property lies in the dual jurisdiction permit area of the California Coastal Zone. The proposed residence will occupy one irregular shaped lot approximately 48.9 feet deep and 130 feet long with pedestrian and vehicular access via Manchester Avenue. According to ZIMAS, the total lot area is approximately 6,359.6 square feet and the general plan land use designation is Low Residential. The surrounding properties are zoned R1-1 with single-family dwellings on irregular lots, consistent with the pattern of zoning in the Westchester - Playa del Rey Community.

Proposed Project

The current project proposes the demolition of the existing single family dwelling and the construction of a new 3-story plus basement single family dwelling with attached garage. Various site improvements will also be completed including landscaping improvements, hardscape improvements and new fencing.

The proposed single-family dwelling and accessory improvements will consist of various rooms with many diverse functions. The floor area for the proposed

single family dwelling is 5,271 square feet including a 851 square foot basement. The proposed structure will consist three stories plus a basement. The structure will have a proposed maximum height of 43' 10" with a flat roof. In regards to parking, 6 parking stalls will be provided, 2 covered and 4 uncovered, more than the 2 parking stalls required. Project also will include a Haul Route for the export of 2,900 CY.

The proposed construction will include the following new features and additions:

- Construction of new 3-story residence w/ basement, attached garage, pool, retaining walls, grading
- Construction of landscape improvements, hardscape, and fencing

Streets & Circulation

The subject property fronts Manchester Avenue, which is a low traffic, residential street providing access to multiple single-family residences. Manchester Avenue is listed as a Collector Street per Public Works Street Standards. Vehicular access to the subject property will be provided by off Manchester Avenue.

Previous Related Zoning Actions

ZI-2462: This ZI includes the Modifications to SF Zones and SF Zone Hillside Area Regulations. Since the proposed project does not reside in a Hillside Area per Zoning Code, this ZI is not applicable.

ZI-1874: This ZI concerns the Los Angeles Coastal Transportation Corridor. The project will work with LADOT to address any and all regulations associated.

General Findings - CDP Code Section 12.20.2-G,1

(1) The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Since Articles 2,3,4,5 and 7 of Chapter 3 of the California Coastal Act of 1976 do not pertain to the request, the response addresses the developments' conformity to Article 6 of the Act. Of the conditions outlined in Article 6, only the sections applicable to the proposed development have been responded herein. All other sections are deemed non-applicable.

Per Chapter 3 Section 30250; Location; existing developed area:

“New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.”

The proposed development is located within an existing single-family residential area, located approximately 1,380 feet away from the nearest coastline. The lot has an existing single family home and is surrounded by single family residential development. As the construction of a single-family dwelling on a lot designated for such use, no change in use will occur and the residential development will be located within, contiguous with, and in close proximity to existing developed areas.

The development will conform to all applicable provisions outlined in the LAMC, and the Westchester-Playa del Rey Community Plan and no deviations have been requested for the proposed development. The project site is flanked by lots containing estate sized dwellings in alignment with the pattern of development for the surrounding neighborhood. As a development within an existing established neighborhood, the new project is an infill development of a previously impacted site and will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Per Chapter 3 Section 30251; Scenic and visual qualities:

“The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be

sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.”

As previously mentioned, the development will conform to all applicable provisions outlined in the LAMC, and the Westchester-Playa del Rey Community Plan and no deviations have been requested for the proposed development. The existing single-family dwelling on the site has already created a harmonious spatial relationship with the surrounding context of single family residential uses, one that will be maintained with this new proposed project. The proposed height will not exceed the allowable 45 feet per the LAMC.

The use of the property will remain consistent with the pattern of development on the adjacent properties as well as the surrounding area, single family residential use, and there will be no substantial changes in daily living between the property and the present neighboring residences. The new development will also be compatible with the existing character of the surrounding neighborhood. Examples of other similarly sized properties (based on Assessor’s data) located within the direct vicinity of the proposed project include:

- 201 E Manchester Avenue is zoned R1-1 and developed with a 6,3112 square-foot single-family dwelling (Adjacent neighbor to the north)
- 7301 S Rindge Avenue is zoned R1-1 and developed with a 3,797 square-foot single-family dwelling (Adjacent neighbor to the east)
- 7306 S Vista Del Mar Lane is zoned R1-1 and developed with a 10,887 square-foot single-family dwelling (Adjacent neighbor to the south)
- 7256 S Vista Del Mar Lane is zoned R1-1 and developed with a 5,302 square-foot single-family dwelling (Adjacent neighbor to the north)
- 7046 S Vista Del Mar Lane is zoned R1-1 and developed with a 3,005 square-foot single-family dwelling
- 7215 S Rindge Avenue is zoned R1-1 and developed with a 2,747 square-foot single-family dwelling
- 7217 S Rindge Avenue is zoned R1-1 and developed with a 3,841 square-foot single-family dwelling
- 7305 S Rindge Avenue is zoned R1-1 and developed with a 1,907 square-foot single-family dwelling

Views from the public streets to the coast near the subject property will be unimpacted as the lot is an upsloping lot. The proposed structure will remain below the highest elevation point in the rear of the lot.

The project will be visible from the Coast and nearby streets, however the visual impact from the beach is minimal because the ridgeline is already highly developed with single family homes, many of which are of similar size and height than the subject property. Therefore the proposed project will be visually compatible with the character of the surrounding area.

Per Chapter 3 Section 30253; Minimization of adverse impacts:

“Minimize risks to life and property in areas of high geologic, flood, and fire hazard.”

“Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.”

The proposed development includes the construction of a new 3-story plus basement single family dwelling with attached garage. The lot is largely sloped with an elevation change of about 30 feet from the front to the back of the lot.

Based on the findings summarized in the attached geotechnical report and the Los Angeles Grading Department Approval Letter (Log #119896), the proposed residential development at the subject site is feasible from the geologic and geotechnical points of view. With proper grading and implementation of the geotechnical recommendations contained in the geotechnical reports, the planned development will be safe from hazards of landslide, settlement, or slippage. Furthermore, the proposed development of the project site will not adversely affect adjacent properties provided the recommendations are implemented.

Since the project does reside along a slope, grading will be involved to construct the dwelling. This is not an uncommon feature of the area and the proposed project will closely match the character of development along the street/slope. Furthermore, site drainage has been designed so as to not result in a degradation of the existing property’s protection against erosion and geological instability.

The project will be subject to review by various divisions of building and safety as well as other City departments. These include but are not limited to the following:

- The Los Angeles Fire Department to review fire safety and fire department access
- The Bureau of Engineering and Sanitation to review site access and site drainage
- The Department of Building and Safety to review site stability, grading, structural design, and zoning compliance
- The Department of City Planning to review zoning and code compliance.
- The Grading Department to review slope stability and geological characteristics

All of these departments will address the Coastal Acts requirement to minimize risks to life and property in areas of high geologic, flood, and fire hazard, and assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

As previously mentioned, the development will conform to all applicable provisions outlined in the LAMC and no deviations have been requested for the proposed development.

Considering these elements, the Proposed Project conforms to this section of the Coastal Act by assuring stability and structural integrity, and neither creating nor contributing significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way requiring the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

(2) The permitted development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act of 1976

Currently, there is no adopted Local Coastal Plan (LCP) for this portion of the Coastal Zone. Thus, the Community Plan will serve as a functional equivalent. The property lies in the Westchester-Playa del Rey Community Plan and is designated for a Low Residential land use with a zoning designation of R1-1.

As previously noted, the project is consistent with the community plan and general plan in terms of use and density. As such, the construction of a new single-family dwelling at this location will not prejudice the ability of the City to prepare a Local Coastal Program in conformity with the California Coastal Act.

(3) The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1997 and any subsequent amendments thereto have been reviewed, analyzed,

and considered in the light of the individual project in making its determination.

The referenced Interpretive Guidelines are designed to provide direction to the decision-making authority when rendering discretionary determinations on requests for coastal development permits, pending the adoption of a Local Coastal Program. In regards to this project, the Coastal Commission's Regional Interpretive Guidelines for the South Coast Region of Los Angeles County have been reviewed, analyzed, and considered. The subject development does not conflict with any of the guideline provisions for the involved area as outlined in these findings and the attached plans and documents.

(4) The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

This section states the following:

"Decisions of the commission, where applicable, shall guide local governments or port governing bodies in their future actions under this division."

The subject property is in the near vicinity of other projects that have been reviewed by the same governing agencies. Said projects are similar in relating to residential development in the Coastal Zone.

The following projects are in the vicinity of the subject property and substantiate a past precedent for approval of Coastal Development Permits in the area relating to the construction, demolition, and/or alteration of single-family dwellings.

Case No. DIR-2019-5106-CDP-MEL

210 East Montreal Street

On December 15, 2020, the Director approved with conditions a coastal development permit authorizing the construction of a new, three-story, 4,468 square-foot single-family dwelling with a basement on a vacant lot. The project includes the construction of retaining walls and a haul route for the cut and export of 5,600 cubic yards of earth. A total of three parking spaces are provided in an attached garage, and the project is located in the Dual Permit Jurisdiction Area of the California Coastal Zone.

Case No. ZA-2015-325-CDP-MEL

7329 South Trask Avenue

On December 9, 2015, the Zoning Administrator approved a coastal development permit authorizing the demolition of a 2,432 square-foot single-family dwelling and the construction of a 35-foot tall, 3,442 square-foot single-family dwelling with a 456 square-foot attached garage, and the conversion of an

existing detached garage into a 667 square-foot recreation room in the R 1-1 Zone within the single permit jurisdiction area of the California Coastal Zone.

Case No. DIR-2016-222-CDP

239 E. Sunridge Street

On December 28, 2017, the Director approved a Coastal Development Permit to authorize the partial demolition, remodel and addition of an existing single-family dwelling with a new second floor and roof deck, resulting in a two story single-family dwelling, in the Single-Permit Jurisdiction Area of the Coastal Zone.

Case No. DIR-2018-4046-CDP-MEL

7000 Vista Del Mar Lane

On January 10, 2019, the Director approved a Coastal Development Permit authorizing the remodel and addition to an existing one-story, 1,865 square-foot single-family dwelling comprised of the construction of a 734 square-foot Accessory Dwelling Unit (ADU) on the second floor, located in the dual permit jurisdiction area of the Coastal Zone, subject to the attached conditions of approval below.

Case No. DIR-2016-3376-CDP-MEL

433 East Manitoba Street

On May 23, 2017, the Director approved a Coastal Development Permit authorizing the demolition of an existing 832 square-foot single-family dwelling with a 400 square-foot detached two-car garage and an accessory building and construction of a new 2,161 square-foot one-story single-family dwelling with a 435 square-feet attached two-car garage located in a single permit jurisdiction area of the Coastal Zone, subject to the attached conditions of approval below.

Case No. DIR-2016-3791-CDP

419 East Waterview Street

On June 12, 2017, the Director approved a Coastal Development Permit authorizing partial demolition of an existing 1,023 square-foot one-story single-family dwelling, the detached two-car garage, and a detached accessory building, as well as remodeling of said one-story single-family dwelling, in conjunction with addition of a 1,308 square-foot second floor and a new detached two-car garage, thereby resulting in a 2,953 square-foot two-story single-family dwelling with a detached two-car garage.

(5) If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, that the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976

The property is located in a residential area on a street with no direct access to

the shoreline. Access to the shoreline and coast is distant and indirect via multiple neighborhood roads. The development will therefore not modify existing public access to the sea or shoreline of any body of water located within the coastal zone.

(6) Findings for the Mello Act:

There is no demolition of any affordable housing involved with the request. This request is exempt from the Mello Act as there is no demolition of any affordable housing.

202 West Manchester Avenue

Coastal Development Permit (CDP) Questionnaire: Potential Impacts

- 1. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands.**

The development will not extend onto or adjoin any beach, tidelands, submerged lands or public trust lands.

- 2. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?**

The property is located in a residential area on a street with no direct access to the shoreline. Access to the shoreline and coast is distant and indirect via multiple neighborhood roads. The development will therefore not modify existing public access to the sea or shoreline of any body of water located within the coastal zone.

- 3. Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal roads?**

The project involves the construction of one single family residence in a residential zone. There will be no substantial change to traffic impacts on coastal access roads.

- 4. Is the development proposed within or in close proximity to an existing developed area? Will it be visually compatible with the character of surrounding areas? If in a special community or neighborhood, how will it protect the unique local character?**

The project lies within a fully developed residential community. The development is/will be within an existing developed area of the Westchester-Playa del Rey Community. The proposed construction of one single family residence will be compatible with the residential character of the neighborhood.

- 5. Describe how grading will be conducted so as to minimize alterations to land forms. If on a bluff or in an area of high geologic risk, how will the project design assure stability and minimize erosion?**

The proposed development includes the construction of a new 3-story plus basement single family dwelling with attached garage on a lot with an existing developed home that will be demolished. As a result, grading for the proposed project will not significantly impact any existing land form as the site is an infill lot.

The lot is largely sloped with an elevation change of about 30 feet from the front to the back of the lot.

Based on the findings summarized in the attached geotechnical report and the Los Angeles Grading Department Approval Letter (Log #119896), the proposed residential development at the subject site is feasible from the geologic and geotechnical points of view. With proper grading and implementation of the geotechnical recommendations contained in the geotechnical reports, the planned development will be safe from hazards of landslide, settlement, or slippage. Furthermore, the proposed development of the project site will not adversely affect adjacent properties provided the recommendations are implemented.

Since the project does reside along a slope, grading will be involved to construct the dwelling. This is not an uncommon feature of the area and the proposed project will closely match the character of development along the street/slope. Furthermore, site drainage has been designed so as to not result in a degradation of the existing property's protection against erosion and geological instability.

The project will be subject to review by various divisions of building and safety as well as other City departments. These include but are not limited to the following:

- The Los Angeles Fire Department to review fire safety and fire department access
- The Bureau of Engineering and Sanitation to review site access and site drainage
- The Department of Building and Safety to review site stability, grading, structural design, and zoning compliance
- The Department of City Planning to review zoning and code compliance.
- The Grading Department to review slope stability and geological characteristics

All of these departments will address the Coastal Acts requirement to minimize risks to life and property in areas of high geologic, flood, and fire hazard, and assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

As previously mentioned, the development will conform to all applicable provisions outlined in the LAMC and no deviations have been requested for the proposed development.

Considering these elements, the Proposed Project will be able to conduct grading operations while minimizing alterations to the existing land form.

6. Does the development involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes? What alternatives are available? How will the adverse environmental effects of this be minimized?

The development does not involve diking, filling or dredging of open coastal waters, wetlands, estuaries, or lakes

7. Is the proposed development coastal-dependent? Will it displace any coastal-dependent facilities?

As a single-family dwelling well removed from the coastline, this project is not coastal-dependent. The project involves the construction of one single family residence, so it will not displace any coastal dependent facilities.

8. How will the development affect biological productivity of coastal waters?

There will be no impact upon biological productivity of coastal waters, as the project involves the construction of one single family residence well removed from direct contact with coastal waters.

9. Is the development proposed near sensitive habitat areas, parks or recreation areas? How will the project design prevent adverse environmental impacts on these areas?

The project is not located near any parks or recreation areas. The development is not proposed near sensitive habitat areas. Considering these conditions, and that the project is the construction of a new single-family residence in an existing residential area it is safe to say that the project will have no adverse environmental impacts.

10. Is the development proposed within or adjoining land suitable for agriculture? Will it convert agricultural land to another use? How is the project consistent with continued local agricultural viability?

The development is not within or adjoining land suitable for agriculture, and will not convert agricultural land to another use.

11. What water conservation features are included in the project?

A full, comprehensive Low Impact Development (LID) site analysis and civil engineering design shall be submitted and approved by the Bureau of Sanitation prior to construction. The LID package includes Best Management Practices (BMP) such as bioswales and biofiltration areas to retain and filter stormwater

runoff from the site, permeable surfaces, and rainwater collection techniques. Also, the project shall comply with the requirements of the LADBS “Mandatory Requirements Checklist” and the Los Angeles Green Building Code. It is anticipated that all new plumbing fixtures will be water-conserving type including low flow toilets, showerheads, and faucets. All new plumbing fixture fittings shall be installed in accordance to new California Plumbing Code Standards. All dishwasher and clothes washer appliances shall be ENERGY STAR rated with sensitive water usage rates. Clothes washer shall be front loading for water conservation. New irrigation systems shall be metered, installed with timers or moisture sensing controls, and shall be of ‘low water consumption’ type. Permeable paving or paver systems will be considered for portions of driveway and parking area to promote water filtration and reduce stormwater runoff. Post-construction landscaping shall use native, drought tolerant plant and tree species where possible. Post-construction landscape planting shall restore, as much as possible, areas disrupted.

12. What energy conservation features are included in the project?

The project shall comply with the requirements of the LADBS “Mandatory Requirements Checklist” and the Los Angeles Green Building Code. To the extent feasible, design considerations have been made to promote passive ventilation/cooling, daylighting with minimal solar heat gain and solar shading. Dual glazed windows and doors shall be used where possible. High efficiency lighting (LED) fixtures shall be specified for all recessed lights. Lighting controls shall utilize dimmers (typical) and occupancy sensors (where required). A high efficiency HVAC system shall be installed with multiple zones for maximum control. Ductwork shall be properly sealed and insulated. All electrical appliances shall be ENERGY STAR rated. A high efficiency, tankless hot water heating system shall be specified. Blinds and/or draperies will help with shading interior spaces and reduce solar heat gain. All exterior penetrations shall be flashed and sealed to prevent water infiltration and air leakage and drafts. Upon completion of the project, the General Contractor will provide the owner with an operating manual to ensure proper maintenance and efficient operating techniques.

13. Describe the current location of service lines for the necessary utility connections and any extensions or relocations of service lines.

The site is surrounded by existing residential development. The proposed residence will be sited such that it can utilize and tie into existing utilities currently supplying the surrounding residential development.

14. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities?

The project involves the construction of one single family residence. It will have

no effect on visitor and recreational facilities, nor will it provide public recreational opportunities.

15. Will the development protect or provide low and moderate income housing opportunities? Will it displace low or moderate-income housing?

There is no demolition of any affordable housing involved with the request. The project involves a new single family dwelling.

16. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized?

The development is not proposed within or near a known archeological, paleontological or historic site. The project will comply with any applicable city and state regulations in order to minimize impacts.

17. List all permits, permissions, or approvals required from public agencies for this development and indicate those already applied for or granted.

Coastal Development Permit; building permit, and grading permits. All permits, permissions and approvals have not yet been applied for.

18. Is the project located:

- a) **Between the sea and the first public road paralleling the sea?** No
- b) **Within 300-ft of the inland extent of any beach?** No
- c) **Within 300-ft of the top of a seaward face of any coastal bluff?** No