

EXHIBIT A

Project Address: 1 Catamaran St. Marnia Del Rey, CA 90292

Re: Zoning Administrators Adjustment

1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations; and

The site is unique in that it is a corner lot adjacent to a walk street. The lot fronts Ocean Front Walk which has pedestrian access only. Vehicular access is via Speedway, a 20'-0" alley. The side in question, for the ZAA, is along Catamaran. Catamaran is a walk street, with a 36' R.O.W. with their yard and other site improvements by approximately 13'-0" leaving a 10'-0" pedestrian path. This narrow walking path, leading to the beach, is considered charming and is a desirable plan to live. The corner lot properties, such as this one, are unique in that they essentially have two fronts, one facing Ocean Front Walk and one facing Catamaran. In general the corner lots have been improved with yards and amenities facing the walk street sides. This is common along Ocean Front Walk for properties similar to the subject property.

The site improvements are a 4 unit condominium building constructed in 1977 that fills the entire buildable area of the lot. Dense development like this is common in this area and on Catamaran in particular. The building at 2 Catamaran, directly across the street, and also a corner condition, is similarly developed and has balconies at the front and rear that are within a 1'-0" of the property line at Catamaran. Exactly what we are requesting. Please see photos included of 2 Catamaran.

Lastly the site is unique, as a corner lot on a walk street, because a revocable permit was issued in 2005 to allow for the use of 12' of R.O.W. on Catamaran to be used as yard for the building. The revocable permit is for planting and hardscape. This provides an additional buffer beyond the 4'-10" required sideboard and explains how with the ZAA the project complies with the intent of the regulations.

2. Describe how (in light of the project as a whole, including any mitigation measures imposed) the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and

The ZAA we are requesting is for the extension of an existing balcony at the front of the building so that the deck facing Ocean Front Walk can be accessed by the Primary Bedroom and we are requesting a new balcony towards the rear where there is

currently a slider with a Juliet balcony. The new balcony proposed at the rear is for the back bedroom and would allow for a nice view of the ocean. Both balcony projections are in line with previously approved projections on the new building. Both balcony projections are almost exactly the same as the balcony projections on the building immediately across the street. Any of those further up the walk street. Other than the two balconies, the building will remain as is.

Finally the Venice Specific Plan encourages balconies. Under residential design standards;

1. "Building facades shall be varied and articulated to provide visual interest to pedestrians. Ground floor residential building entrances and frequent windows shall face the walk streets. Front porches, bays and balconies shall be encouraged."

3. Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan. (Plans can be viewed at <http://planning.lacity.org>)

The general plan is for medium density, we are not changing the building in anyway to alter its current conformed with the general plan.

As stated in the previous section, the community plan and the Venice Specific Plan encourage visual interest and articulation. Balconies are specifically referred to in the residential design standards.

In Closing;

1. We are only asking for 2 small balconies that are in line with existing, approved building projections.
2. The building across the street was approved in 1987 and has the exact same condition and the same balconies that project into the required sideyards. The Venice Specific Plan recommends balconies.
3. The projections are mitigated by a 12'-0" revocable permit that allows additional yard where the balconies are proposed.