

July 27, 2022

To Whom It May Concern,

This letter is to express my support for Debora Gregory's application for a permit to add a third-story, including living area and canal-facing deck to her residence at 3705 Esplanade, Marina Del Rey, CA. I am Debora's neighbor immediately to the South. I have owned that property, 3710 Esplanade (AKA 3709 Esplanade), since 2013. I have no reason to believe that her plans do not fully conform to CCC regulations and local code, but I have no professional opinion to inform that opinion. Based on my knowledge to date, I do not intend to object to this project.

Please feel free to contact me with any questions.

A handwritten signature in black ink, appearing to read "Jim Scheinberg", with a stylized flourish at the end.

Jim Scheinberg

Jim.scheinberg@npier.com

July 14, 2022

To Whom It May Concern:

We live at 3701 Esplanade, Marina del Rey, immediately adjacent to Debora Gregory's home at 3705 Esplanade. We have lived at this address for 20 years, and in this neighborhood for over 30 years.

We are writing to support her application for a coastal permit and specific plan review to add a roof deck and an approximately 900-square foot third-floor living area to her home.

We have reviewed the architectural plans for Debora's expansion, and we understand that the design is in full compliance with the height and setback requirements of the Venice Specific Plan. We have no objection to the addition of the roof deck along the canal frontage of the home and the additional living area at the rear along the alley known as Canal Court.

Sincerely,

  
Jeff Lee & Clare Bronowski



**From:** Debora Gregory dgregory@likefamilyhn.com  
**Subject:** FW: FW: Your Addition  
**Date:** June 30, 2022 at 10:58 AM  
**To:** Shawn Keltner shawn@keltner.co, Amber Keltner amber@keltner.co, Erick yela eyela@likefamilyhn.com

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**From:** Mike Epstein <eppy27@gmail.com>  
**Sent:** Wednesday, June 29, 2022 1:57 PM  
**To:** Debora Gregory <dgregory@likefamilyhn.com>  
**Subject:** Re: FW: Your Addition

I have reviewed your development plans to add a 3rd floor, covering a portion of the 2nd floor roof. I have no objection to this development and feel it will improve the neighborhood without violating the development requirement set down by the California Coastal Commission.

Regards,  
**Mike Epstein**  
**(310) 990-5347**