

## HARDSHIP EXEMPTION APPLICATION

<b>ICO Area:</b> Council 5, Lower District	<b>Council File No.:</b> 14-0656 - <i>S3</i>
<b>Interim Control Ordinance No.:</b> 183497	<b>Additional Interim Control Ordinance No.:</b>
<b>Effective Date:</b> March 25th, 2015	

<b>Applicant (Record Owner):</b> Benjamin Esshaghian	<b>Telephone:</b> (213) 748-4442
<b>Applicant Mailing Address</b> 141 E. Jefferson Blvd., LA, CA	<b>Zip Code:</b> 90011
<b>Applicant's Representative</b> Ben Borukhim, Architect	<b>Telephone:</b> (310) 713-4679
<b>Representative's Mailing Address:</b> 6404 Wilshire Blvd., #1235, LA, CA	<b>Zip Code:</b> 90048

<b>Property Address:</b> 453 N. Kings Road, LA, CA 90048	<b>Lot Area (sq. ft.):</b> 5,627 Square Feet
<b>Legal Description:</b> Lot 18, Tract No. 4353 as recorded in Map Book 74, Pages 25, 26 of official records in the County of LA.	<b>Structure/Building Construction Date:</b> Demolition permit approved (have not begun yet) Building Permit Package not yet submitted
<b>Existing Zone (ZIMAS):</b> R1	<b>Permit History (Include Permit Numbers):</b> Please see attached Appedix H
<b>Existing Land Use Designation (From City Planning Department):</b> Low ii Residential	

<b>Describe Current Use (Include size in square feet, height, etc.):</b>
The property is currently a 3 bedroom, 2 bath, one story, 17 foot high, 1,498 square foot house, currently being rented out on a short term lease until the owner can begin construction on his his new home.

*Note: A Master Land Use Application is not required.*

<b>Describe Proposed Project <u>and</u> Use</b> (Include size in square feet, height, etc.):
Proposed 2 story, 4 bedroom, 4.5 bathroom, 2 story, 28 foot house with attached garage. The property will be used as the main place of residence for the homeowner.

<b>Why do you believe a hardship exists for which an exemption should be granted?</b> (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)
Please see project Narrative attached as "Page 1"

**Do you have any ownership interest in any other parcels within 300 feet of this property?** (  )Yes (  ) No  
*(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)*

**ADDITIONAL INFORMATION FILING REQUIREMENTS**

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a **map showing the location and boundaries** of the property for which the exemption is being requested. (May be the same map as required in No. 7)
- b. Attach a **Plot Plan** showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc.
- c. Attach an **Elevation Plan**, which includes dimensions for all views.
- d. Attach **Building Plans**. If plans have been accepted by the Department of Building and Safety, list Plan **Check No.** \_\_\_\_\_ **and Submittal Date** \_\_\_\_\_.
- e. Submit a **Project History** summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc.
- f. Submit **Photographs** of the subject property and all surrounding property – not over 8 ½ x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion.
- g. Attach any **additional information** as needed.

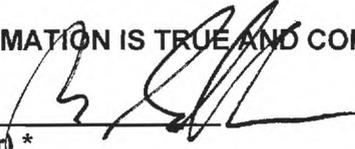
**Note: A Master Land Use Application is not required.**

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THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Benjamin Esshaghian



04.10.2015

Applicant (Record Owner) \*

Date

Ben Borukhim, Architect



04.10.2015

Representative

Date

\* *Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.*

**Note: A Master Land Use Application is not required.**

**bb | A** Studios, Inc.  
6404 Wilshire Blvd., Suite 1235  
Los Angeles, CA 90048  
O. 310.598.6330 / M. 310.713.4679  
E. ben@bBAstudios.com

**RE | INTERIM CONTROL ORDINANCE HARDSHIP EXEMPTION  
453 NORTH KINGS ROAD, LOS ANGELES, CA 90048**

To whom it may concern,

I, Ben Borukhim, the Architect for the above referenced project, have been working with Mr. Benjamin Eshaghian, the current homeowner, on this proposed new single family home since September of 2013. I worked with the owner in vetting out potential locations for him and his family before finding this house. Mr. Eshaghian and I have gone through many concepts to get to where we are. Proof of the project timeline can be found under Appendix E.

Content removed per request received by Leah Berman , bB | A Studios, Inc. on August 9, 2018.

Sincerely,

  
Ben Borukhim, Architect

  
Benjamin Eshaghian, Homeowner

  
Brad Moser, Engineer

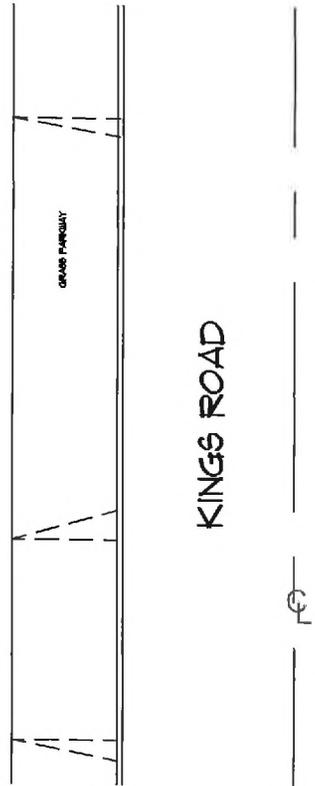
  
Stevie Brunner, Landscape Designer

APPENDIX A |

**INTERIM CONTROL ORDINANCE MAP SHOWING BOUNDARY FOR WHICH THE EXEMPTION IS BEING REQUEST**







LOT PLAN 

SHEET

SCALE :

**bB** | **A** STUDIOS, INC

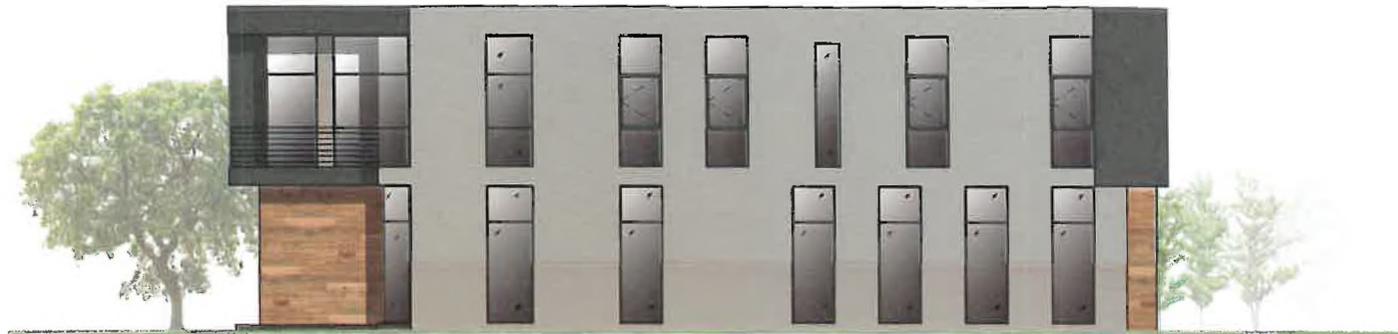
6404 WILSHIRE BLVD, SUITE 1235  
 LOS ANGELES, CA 90048  
 tel 310.598.6330  
 web www.bBAstudios.com  
 email info@bBAstudios.com

KINGS RESIDENCE





EAST ELEVATION



NORTH ELEVATION

SHEET

SCALE :

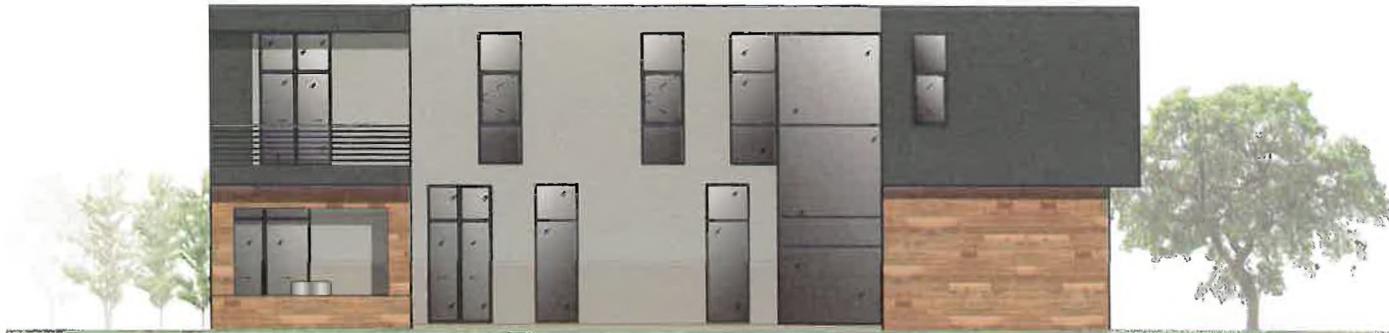
**bB | A** STUDIOS, INC

6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
tel 310.598.6330  
web www.bBAstudios.com  
email info@bBAstudios.com

KINGS RESIDENCE



WEST ELEVATION



SOUTH ELEVATION

SHEET

SCALE :

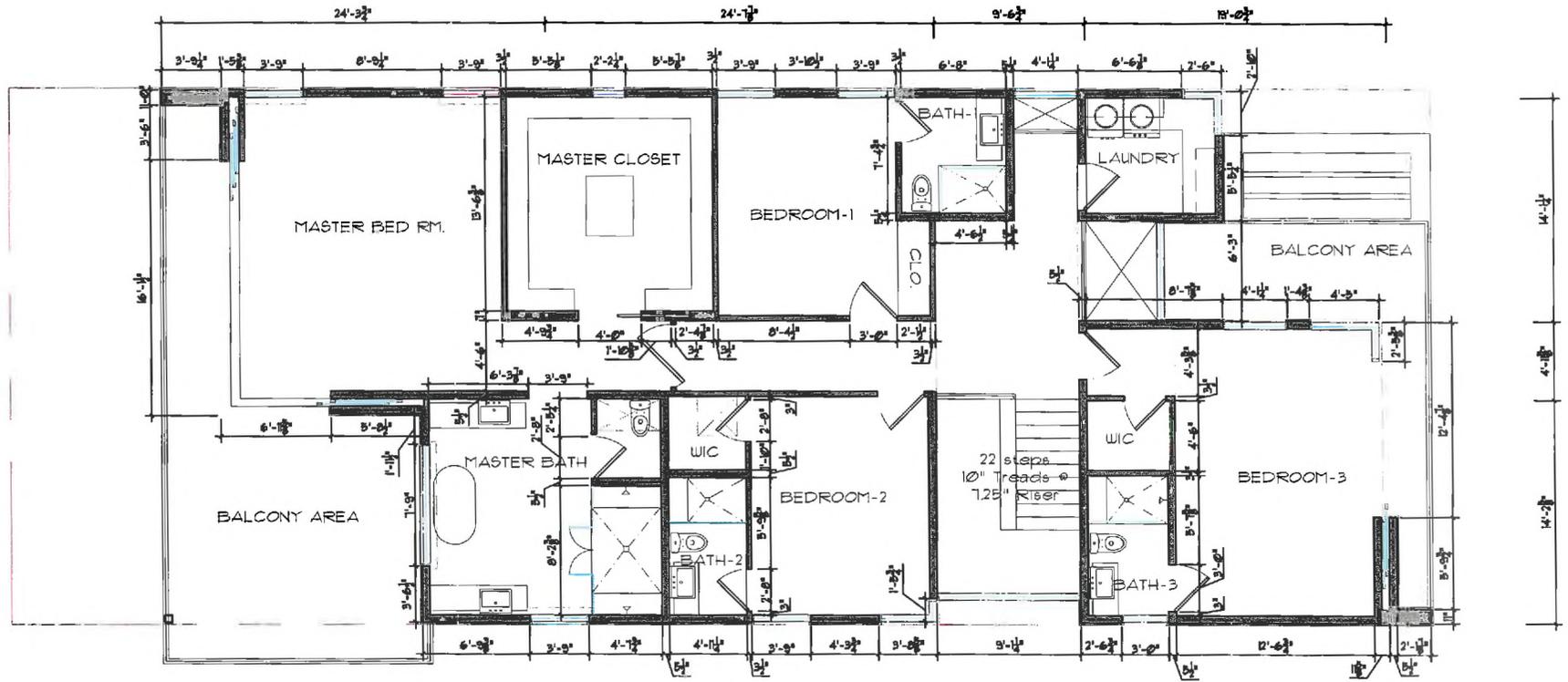
**bB** | **A** STUDIOS, INC

6404 WILSHIRE BLVD, SUITE 1235  
LOS ANGELES, CA 90048  
tel 310.598.6330  
web www.bBAstudios.com  
email info@bBAstudios.com

KINGS RESIDENCE







PROPOSED SECOND FLOOR PLAN



SHEET

SCALE :

**bB** | **A** STUDIOS, INC

6404 WILSHIRE BLVD, SUITE 1235  
 LOS ANGELES, CA 90048  
 tel 310.598.6330  
 web www.bBAstudios.com  
 email info@bBAstudios.com

KINGS RESIDENCE

## **APPENDIX E | PROJECT HISTORY**

Below is a list of important meeting dates for the project, along with a series of images showing how the project has evolved. Should you require a copy of the contract, it can be provided, however I am including copies of deposited checks from Mr. Esshaghian to bB | A Studios account to show proof of contractual obligations on the page following the timeline below:

Prior to signing a contract, I worked with Mr. Esshaghian to research and study potential property's for his new home.

Initial meeting: Programming and Conceptual Design kick off:  
11/02/2013 @ 5pm

Meeting @ Site with Client  
12/04/2013 @ 10am

Initial Concepts discussed  
02/03/2014 @ 8am

3D Model review – Schemes C, D & E to be reviewed further  
02/14/2014 @ 6pm

Revisit Schemes D & E  
02/24/2014 @ 9am

Conceptual Structural Review of Options D & E / Final Floor plan  
03/14/2014 @ 8am

Client meeting to revise concept and study Scheme G & H  
03/17/2014 @ 8am

Contractor Qualification meeting at site  
03/22/2014 @ 8:30am

Plan revisions based on concept H / Client finalized concept  
04/18/2014 @ 10am

Meeting to finalize floor plans, elevations, roof plans, etc.  
05/01/2014 @ 8am

Client, Engineer, Contractor Meeting to discuss framing and Steel  
05/04/2014 @ 9am

Engineer & Framing meeting  
05/14/2014 @ 7:30am

Client Meeting – discussed potential revisions by Architect  
05/16/2014 @ 8am

Final Conceptual Design Plans and Renderings (at Clients Office)  
06/22/2014 @ 2pm

Design Development kick off meeting with Engineer and Landscape Designer  
07/01/2014 @ noon

Final Structural Design  
07/28/2014 @ 9am

Interior Design kick off meeting  
08/02/2014 @ 11am

Energy Consultant, MEP's and other consultants RFP  
08/12/2014

Landscape Design Meeting with Client  
09/18/2014 @ 6pm

Meeting with Contractor and Owner regarding Framing & Steel  
09/19/2014 @ 10am

Meeting regarding final material board / discussed project interiors team with Contractor  
09/24/2014 @ 8am

Client and Waterproofing Meeting:  
10/20/2014 @ 10am

Client and Cabinet Manufacturer regarding details of cabinets and to review sample finishes:  
10/29/2014 @ 8am

Client meeting @ Ardy's to review plumbing equipment. Picked out most Trim except for kitchen  
12/30/2014 @ 9am

Contractor request Demolition Permit  
01/16/2015

Client meeting @ Downtown to discuss proposed framing with Contractor  
01/28/2015 @ 8:30am

Client and Cabinet Manufacturer regarding details and revised finishes  
02/17/2015 @ 8am

Client approved final drawings for submittal MINUS minor revisions, Contractor and Architect to discuss project timeline, start date, weekly meetings, etc.  
02/23/2015 @ 8:15am

Demo permit approved  
03/13/2015

**APPENDIX E | PROJECT HISTORY (continued)**

On the next page is a copy of the check dated 12.09.2013 which was the initial project contract deposit plus additional fees for conceptual design work on this and a few other houses Mr. Eshaghian was considering purchasing

Content removed per request received by Leah Berman , bB | A Studios, Inc. on August 9, 2018.

This information is provided for your convenience and does not replace your monthly account statement(s), which are the official records of your accounts and does not replace any other notice we send you. JPMorgan chase Bank, N.A. Member FDIC

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20131540999



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

10/29/13 AT 08:00AM

FEEs:	34.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



201310290210008

00008488491



005861620

SEQ:  
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t60

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4

File Number: 4482718

Content removed per request received by Leah Berman , bB | A Studios, Inc. on August 9, 2018.

143 210008

TRANSFER TAX  
NOT A PUBLIC RECORD

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**151 N. WETHERLY, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY**

**OPERATING AGREEMENT**

THIS OPERATING AGREEMENT is made as of February 2, 2011 by and between the parties listed on Exhibit "A" hereof with reference to the following facts:

WHEREAS, Articles of Organization for 151 N. WETHERLY, LLC, a California Limited Liability Company, (hereinafter referred to as "151 N. WETHERLY") were filed with the California Secretary of State on December 23, 2010, as file number 201100710026.

WHEREAS, the parties desire to adopt and approve this operating agreement for 151 N. WETHERLY, LLC.

NOW, THEREFORE, in consideration of the mutual covenants, the parties hereto (herein after sometimes collectively referred to as Members or individually as Member), intending to be bound legally, hereby agree and certify as follows:

**ARTICLE I**

1. **DEFINITIONS.** When used in this Agreement, the following terms shall have the meanings set forth below (all terms used in this Agreement that are not defined in this Article shall have the meanings set forth elsewhere in this Agreement):

1.1 "Act" shall mean the Beverly-Killea Limited Liability Company Act, codified in the California Corporations Code, Section 17000 et. seq., as the same may be amended from time to time.

1.2 "Adjusted Capital Account Deficit" shall mean, with respect to any Member, the deficit balance, if any, in that Member's Capital Account as of the end of the relevant fiscal year of 151 N. WETHERLY, after the Member's Capital Account has been adjusted as follows:

1.2.1 The Member's Capital Account shall be increased by the amount of such Member's share of Company Minimum Gain and Member Nonrecourse Debt Minimum Gain; and

1.2.2 The Member's Capital Account shall be decreased by the amount of the items described in Treasury Regulation section 1.704-1(b)(2)(ii)(d)(4)-(6).

1.2.3 The definition of Adjusted Capital Account Deficit is intended to comply with the provisions of Treasury Regulation section 1.704-1(b)(2)(ii)(d) and shall be interpreted consistently with that regulation.

1.3 "Affiliate" shall mean any individual, partnership corporation, trust or other entity or association, directly or indirectly, through one or more intermediaries, controlling, controlled by, or under common control with the Member. The term "control," as used in the preceding sentence, means, with respect to a corporation or limited liability company the right to exercise directly or indirectly, more than fifty percent (50%) of the voting rights attributable to the controlled corporation or limited liability company, and, with respect to any individual, partnership, trust, other entity or association, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the controlled entity.

1.4 "Agreement" shall mean this Operating Agreement, as originally executed and as amended from time to time.

EXHIBIT "A"

151 N. WETHERLY, LLC

	MEMBER(S)	CAPITAL CONTRIBUTION	PERCENT INTEREST
1.	KYOUMARS ESSHAGHIAN 1428 South Maple Avenue Los Angeles, CA 90015	\$	90%
2.	BENJAMIN ESSHAGHIAN 1428 South Maple Avenue Los Angeles, CA 90015	\$	10%
Total		\$	100%

IN WITNESS WHEREOF, all of the Members and Managers of 151 N. WETHERLY, LLC, a California limited liability company, have executed this Agreement, effective as of the date written above.

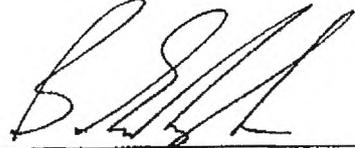
**MEMBERS:**

  
\_\_\_\_\_  
KYOUMARS ESSHAGHIAN

  
\_\_\_\_\_  
BENJAMIN ESSHAGHIAN

**MANAGERS:**

  
\_\_\_\_\_  
KYOUMARS ESSHAGHIAN

  
\_\_\_\_\_  
BENJAMIN ESSHAGHIAN

## APPENDIX F | PHOTOGRAPHS OF EXISTING HOUSE

The current residence has a Landscape wall along the front property line, much like the adjacent homes, almost all of which are walled, fenced and landscaped at least 8 feet high, disconnected the homes from the neighborhood. There are also a number of 2 story single family homes that are newer construction, one of which is directly across the street.

We believe our project will add to the community by having an open, landscaped front yard that can add to the sense of community and improve the over garden like quality of the city, rather than fencing it off. In the following few pages, you will see the existing streetscape as seen walking along the sidewalk and overall images of continuous, adjacent neighbors.

Below is the notice we posted for demolishing the house. We procured the permit in anticipation of demolishing the house and prepping the site for the proposed residence.

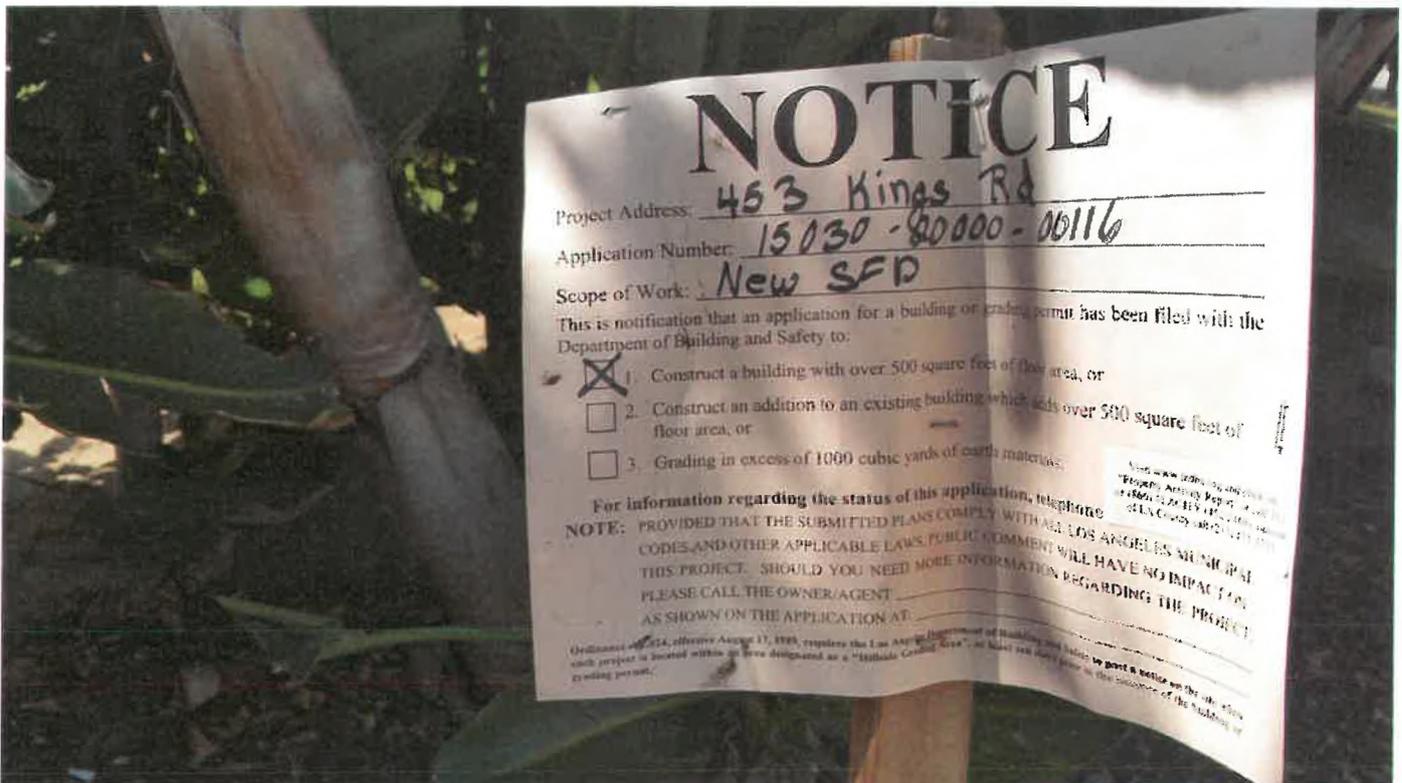


Photo of Demolition posting with accompanying permit, dated 03/13/2015



**View of 453 Kings Road from street (see arrow for demo posting from 03/17/2015)**



**View of 445 Kings Road from street**



**View of 441 Kings Road from street**



**View of 435 Kings Road from street**



**View of 429 Kings Road from street**



**View of 423 Kings Road from street**



**View of 423 Kings Road looking north towards 453 Kings Road**

**APPENDIX G | PROOF OF FAMILY MEMBERS PASSING**

Content removed per request received by Leah Berman , bB | A Studios, Inc. on August 9, 2018.

## Leave a Comment

Username\*

Email\*

Website

Comment...

Post Comment

Notify me of follow-up comments by email.

Notify me of new posts by email.





**The City of Los Angeles**  
**Department of Building and Safety**

**453 N KINGS ROAD 90048**

**Application / Permit** 15019-20000-00238  
**Plan Check / Job No.** B15VN00603  
**Group** Building  
**Type** Bldg-Demolition  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** (1) Dwelling - Single Family  
**Work Description** Demolition of SFD with detach garage per Information Bulletin, P/BC 2014-039. Method of demolition will be by handwreck. Sewer Cap is required. Clear Lot.  
**Permit Issued** Issued on 3/13/2015  
**Issuing Office** Valley  
**Current Status** Issued on 3/13/2015

**Permit Application Status History**

Submitted	1/16/2015	APPLICANT
Assigned to Plan Check Engineer	1/16/2015	SALVADOR QUINTANILLA
Plan Check Approved	1/16/2015	SALVADOR QUINTANILLA
Issued	3/13/2015	LADBS

**Permit Application Clearance Information**

No Data Available.

**Contact Information**

Contractor Mdk Construction Incorporated; Lic. No.: 835834-B 19223 E COLIMA ROAD #805 ROWLAND HEIGHTS, CA 91748

**Inspector Information**

PIERRE VEGA, (213) 252-3080

Office Hours: 7:00-8:00 AM MON-FRI

**Pending Inspections**

No Data Available.

**Inspection Request History**

No Data Available.



**The City of Los Angeles**  
**Department of Building and Safety**

**453 N KINGS ROAD 90048**

**Application / Permit** 98042-30000-11632  
**Plan Check / Job No.** --  
**Group** Mechanical  
**Type** Plumbing  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** ()  
**Work Description** SEWER REPAIR.  
**Permit Issued** Issued on 9/23/1997  
**Issuing Office** West Los Angeles  
**Current Status** Permit Expired on 11/5/2001

**Permit Application Status History**

Issued	9/23/1997	ANITA TANG
Permit Expired	11/5/2001	STEVEN PRIESTLEY

**Permit Application Clearance Information**

No Data Available.

**Contact Information**

Contractor      Bischof Dave Inc; Lic. No.: 540222-C36      P O BOX 2161      VAN NUYS, CA 91401

**Inspector Information**

PIERRE VEGA, (213) 252-3080      Office Hours: 7:00-8:00 AM MON-FRI

**Pending Inspections**

No Data Available.

**Inspection Request History**

No Data Available.



**The City of Los Angeles**  
**Department of Building and Safety**

**453 N KINGS ROAD 90048**

**Application / Permit** 13042-90000-20900  
**Plan Check / Job No.** --  
**Group** Mechanical  
**Type** Plumbing  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** ()  
**Work Description** e.q. valve  
**Permit Issued** Issued on 10/24/2013  
**Issuing Office**  
**Current Status** Permit Finaled on 10/29/2013

**Permit Application Status History**

Issued	10/24/2013	INTERNET PERMIT
Permit Finaled	10/28/2013	RUBEN SALAS

**Permit Application Clearance Information**

No Data Available.

**Contact Information**

Contractor Tri - State Retrofitters Inc; Lic. No.: 758898-C36 P O BOX 3781 BEVERLY HILLS, CA 90212

**Inspector Information**

PIERRE VEGA, (213) 252-3080 Office Hours: 7:00-8:00 AM MON-FRI

**Pending Inspections**

No Data Available.

**Inspection Request History**

Final	10/28/2013	Permit Finaled	RUBEN SALAS
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**The City of Los Angeles**  
**Department of Building and Safety**

**453 N KINGS ROAD 90048**

**Application / Permit** 06044-40000-01421  
**Plan Check / Job No.** X06SP00559  
**Group** Mechanical  
**Type** HVAC  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** ()  
**Work Description** NEW ROOF PACKAGE UNIT DUCT SYSTEM  
**Permit Issued** Issued on 2/13/2006  
**Issuing Office** San Pedro  
**Current Status** Issued on 2/13/2006

**Permit Application Status History**

Issued 2/13/2006 RODNEY DUNCAN

**Permit Application Clearance Information**

No Data Available.

**Contact Information**

Contractor A - 1 Plumbing Inc; Lic. No.: 833899-C20 1450 W 228TH STREET UNIT #26 TORRANCE, CA 90501

**Inspector Information**

PIERRE VEGA, (213) 252-3080 Office Hours: 7:00-8:00 AM MON-FRI

**Pending Inspections**

No Data Available.

**Inspection Request History**

Final	3/6/2006	Partial Approval	RICHARD JOHNSON
Final	8/10/2006	No Access for Inspection	GARY KERR
Final	3/22/2010	No Access for Inspection	GARY KERR



**The City of Los Angeles**  
**Department of Building and Safety**

**453 N KINGS ROAD 90048**

**Application / Permit** 05041-90000-30881  
**Plan Check / Job No.** --  
**Group** Electrical  
**Type** Electrical  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** ()  
**Work Description** 200AMP Main Meter with Breaker Overhead Grounding system installation  
**Permit Issued** Issued on 12/21/2005  
**Issuing Office**  
**Current Status** Permit Expired on 8/4/2008

**Permit Application Status History**

Issued	12/21/2005	INTERNET PERMIT
Permit Expired	8/4/2008	APPLICANT

**Permit Application Clearance Information**

No Data Available.

**Contact Information**

Contractor Ronco Electric Inc; Lic. No.: 611593-C10 5627 SEPULVEDA BLVD STE 207 VAN NUYS, CA 91411

**Inspector Information**

PIERRE VEGA, (213) 252-3080 Office Hours: 7:00-8:00 AM MON-FRI

**Pending Inspections**

No Data Available.

**Inspection Request History**

Final	12/23/2005	Partial Inspection	GAYE CHAPMAN
Final	7/30/2008	Conditional Approval	GARY KERR



The City of Los Angeles  
**Department of Building and Safety**

**453 N KINGS ROAD 90048**

**Application / Permit** 05014-20000-02407  
**Plan Check / Job No.** --  
**Group** Building  
**Type** Bldg-Addition  
**Sub-Type** 1 or 2 Family Dwelling  
**Primary Use** (1) Dwelling - Single Family  
**Work Description** ONE STORY ADDITION:ADD BEDROOM/BATH (31'X17'6" IRR. )AND LIVING ROOM EXPANSION TO REAR OF (E) sfd. PER ARCHITECTS SPECS.(See comments).  
**Permit Issued** Issued on 4/8/2005  
**Issuing Office** Valley  
**Current Status** Issued on 4/8/2005

**Permit Application Status History**

PC Fees Due	3/22/2005	MELISSA COOK
PC Fees Paid	3/22/2005	TONI ZANOTTI
Corrections Issued	3/22/2005	DAVID OLIVAS
Issued	4/8/2005	ERIKA ANDERSON

**Permit Application Clearance Information**

No Data Available.

**Contact Information**

Architect Woodcraft, Lawrence Albert; Lic. No.: C23651 20242 ELKWOOD STREET WINNETKA, CA 91306  
 Contractor Owner-Builder

**Inspector Information**

PIERRE VEGA, (213) 252-3080 Office Hours: 7:00-8:00 AM MON-FRI

**Pending Inspections**

No Data Available.

**Inspection Request History**

Footing/Foundation/Slab 7/8/2005 Not Ready for Inspection GAYE CHAPMAN

Footing/Foundation/Slab	7/28/2005	Approved	GAYE CHAPMAN
Rough-Frame	8/5/2005	Partial Approval	GAYE CHAPMAN
Underground Mechanical	10/26/2005	Corrections Issued	GAYE CHAPMAN
Floor/Roof Diaphragm/Shear Wall	11/4/2005	Approved	GAYE CHAPMAN
ELECTRICAL-Rough	11/10/2005	Corrections Issued	GAYE CHAPMAN
HVAC-Rough	11/10/2005	Not Ready for Inspection	GAYE CHAPMAN
PLUMBING-Rough	11/10/2005	Approved	GAYE CHAPMAN
BUILDING-Rough-Frame	11/18/2005	Partial Approval	GAYE CHAPMAN
ELECTRICAL-Rough	11/18/2005	Partial Inspection	GAYE CHAPMAN
Interior/Exterior Lathing	12/19/2005	Corrections Issued	GAYE CHAPMAN
ELECTRICAL-Rough	12/23/2005	Approved	GAYE CHAPMAN
Interior/Exterior Lathing	12/23/2005	Not Ready for Inspection	GAYE CHAPMAN
Rough-Elec/Plmb/HVAC	12/23/2005	Partial Inspection	GAYE CHAPMAN
Rough-Elec/Plmb/HVAC	1/31/2006	Approved	GAYE CHAPMAN
Rough-Frame	1/31/2006	Approved	GAYE CHAPMAN
Insulation	2/7/2006	Approved	GAYE CHAPMAN
Drywall Nailing	3/6/2006	Approved	RICHARD JOHNSON
Final	3/29/2007	Corrections Issued	GARY KERR
Final	12/3/2009	No Access for Inspection	WILLIAM MITCHELL

Ben Borukhim, Architect  
6404 Wilshire Blvd., Suite 1235  
Los Angeles, CA 90048  
O. 310.598.6330 / M. 310.713.4679  
E. ben@bBAstudios.com

# INTERIM CONTROL ORDINANCE HARDSHIP EXEMPTION APPLICATION FOR 453 NORTH KINGS ROAD

ORDINANCE NO. 183497  
COUNCIL FILE NO. 14-0656

<b>PAGE 1</b>		PROJECT NARRATIVE
<b>PAGE 2</b>		CITY OF LOS ANGELES INTERIM CONTROL ORDINANCE HARDSHIP EXEMPTION APPLICATION
<b>APPENDIX A</b>		INTERIM CONTROL ORDINANCE MAP SHOWING BOUNDARY FOR WHICH THE EXEMPTION IS BEING REQUEST
<b>APPENDIX B</b>		PLOT PLAN
<b>APPENDIX C</b>		PROPOSED ELEVATIONS
<b>APPENDIX D</b>		PROPOSED FLOOR PLANS
<b>APPENDIX E</b>		PROJECT HISTORY / PROOF OF OWNERSHIP
<b>APPENDIX F</b>		PHOTOGRAPHS OF EXISTING HOUSE
<b>APPENDIX G</b>		PROOF OF BEREAVEMENT
<b>APPENDIX H</b>		PERMIT HISTORY



**CITY OF LOS ANGELES**  
**INTERIM CONTROL ORDINANCE**  
**HARDSHIP EXEMPTION APPLICATION**

Form Created - 7/21/04

**INSTRUCTIONS**

Hardship Exemption Applications are available at the following locations:

**Department of City Planning**

***Downtown Planning Counter***  
201 N. Figueroa, 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

***Valley Planning Counter***  
6262 Van Nuys Boulevard, Suite 251  
Van Nuys, CA 91401  
(818) 374-505

**Office of the City Clerk**

***Planning and Land Use Management Committee***  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012  
(213) 978-1068

**Department of Building and Safety - Construction Service Centers**  
**Hours** - Monday, Tuesday, Thursday, and Friday – 7:30 a.m. – 4:30 p.m.  
Wednesday – 9:00 a.m. – 4:30 p.m.

***Van Nuys***  
6262 Van Nuys Boulevard  
2<sup>nd</sup> Floor, Room 251  
Van Nuys, CA 91401

***San Pedro\****  
S. Beacon Street, Room 276  
San Pedro, CA 90731

***Downtown***  
201/221 N. Figueroa Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012

***South Los Angeles\****  
8475 S. Vermont Avenue  
2<sup>nd</sup> Floor  
Los Angeles, CA 90044

***West Los Angeles***  
1828 Sawtelle Boulevard, 2<sup>nd</sup> Floor  
West Los Angeles, CA 90025

\* The San Pedro and South Los Angeles offices are closed between 12:00 p.m. to 1:00 p.m. daily.

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1. **Complete the enclosed Hardship Exemption Application Form and include all required attachments** (refer to the application for a complete list of attachments).
  2. **File the application with the Office of the City Clerk.** There is no filing fee.

**Office of the City Clerk**

Planning and Land Use Management Committee  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, CA 90012  
(213) 978-1068

### **APPLICATION PROCESS**

1. The Office of the City Clerk accepts the application materials and notifies both the relevant Council Office and the Chair of the Planning and Land Use Management Committee (PLUM) of the City Council that the application has been filed. There is no deadline in which City Council must act.
2. The Office of the City Clerk waits for the Council Office to schedule the applications for consideration by PLUM. PLUM meets on Wednesdays at 2:00 p.m. in Room 1010 (10<sup>th</sup> Floor) of City Hall, 200 N. Spring Street, Los Angeles, CA 90012. The agenda can be found on the City's website at [www.lacity.org](http://www.lacity.org) under *Council Calendar*.
3. The request for a Hardship Exemption from the Interim Control Ordinance (ICO) is scheduled for PLUM.
4. PLUM makes a recommendation and the matter is scheduled for full City Council.
5. The City Council acts on the request. City Council meets at 10:00 a.m. on Tuesdays, Wednesdays, and Fridays in the John Ferraro Council Chamber, Room 340, City Hall, 200 N. Spring Street, Los Angeles, CA 90012.

### **AFTER A HARDSHIP EXEMPTION IS GRANTED**

Once a Hardship Exemption is granted from the Interim Control Ordinance, the applicant must pursue Building and Safety permits and other City Department approvals, as necessary, to complete the project.