

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an application for a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497 for the property located at 453 North Kings Road.

Recommendation for Council action:

DENY the Hardship Exemption from the Baseline Mansionization Interim Control Ordinance No. 183497, as noted and as described in the application attached to Council file No. 14-0656-S3 for the proposed project of remodeling a three bedroom, two bath, one-story, single-family home to a four bedroom, four and one half bath, two-story house with attached garage, for property located at 453 North Kings Road.

Applicant: Benjamin Esshaghian  
Representative: Ben Borukhim

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At the public hearing held October 6, 2015, the Planning and Land Use Management Committee considered an application filed by Benjamin Esshaghian for a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497. The property owner and representative spoke. After an opportunity for public comment, the Committee recommended that Council deny the Hardship Exemption for the property located at 453 North Kings Road. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBERS:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	NO
ENGLANDER	YES
FUENTES	YES

SD/ea  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**