



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, 4th 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
 2nd Floor, Room 251
 Van Nuys, CA 91401

San Pedro*

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

Downtown

201/221 N. Figueroa Street, 4th Floor
 Los Angeles, CA 90012

South Los Angeles*

8475 S. Vermont Avenue
 2nd Floor
 Los Angeles, CA 90044

West Los Angeles

1828 Sawtelle Boulevard, 2nd 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.

-
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 (10th 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 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.

HARDSHIP EXEMPTION APPLICATION

ICO Area: Larchmont Heights Council Dist #4	Council File No.: 14-0656
Interim Control Ordinance No.: 183497	Additional Interim Control Ordinance No.:
Effective Date: March 25, 2015	

Applicant (Record Owner): Chris Wright Truc-Linh Nguyen	Telephone: 646-327-9691 310-601-0276
Applicant Mailing Address: 564 N. ARDEN BLVD, Los Angeles	Zip Code: 90004 +ngoclife@yahoo.com
Applicant's Representative: N/A	Telephone: cmwright.24@gmail.com
Representative's Mailing Address: N/A	Zip Code:

Property Address: 564 N. ARDEN BLVD	Lot Area (sq. ft.): 7005
Legal Description: Larchmont Heights, Lot 49	Structure/Building Construction Date: 1920
Existing Zone (ZIMAS): R-1	Permit History (Include Permit Numbers): 06016-90000-14956 06016-30000-15718
Existing Land Use Designation (From City Planning Department): Low 11 Residential	

Describe Current Use (Include size in square feet, height, etc.): 564 N. Arden Blvd is a one story single family residence with 1448 sq. ft. of residential space. It is being used as the primary residence and home of the record owners (listed above) and their 20 month old daughter.

Note: A Master Land Use Application is not required.

Describe Proposed Project and Use (Include size in square feet, height, etc.):

Proposed remodel (of kitchen and existing full bath) and
1-story addition of approx. 660 s.f. to existing 1-story,
1448 s.f. single family residence

Why do you believe a hardship exists for which an exemption should be granted? (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)

See attached Exhibit 1

Do you have any ownership interest in any other parcels within 300 feet of this property? () Yes (X) 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.

- 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) See attached Exhibit 2
- Attach a **Plot Plan** showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc. See attached Exhibit 3 (Site Plan) (Topographic Map, Existing Floor Plans, Existing Elevations, ZIMAS)
- Attach an **Elevation Plan**, which includes dimensions for all views. See attached Exhibit 4
- Attach **Building Plans**. If plans have been accepted by the Department of Building and Safety, list Plan Check No. NIA and Submittal Date NIA. See attached Exhibit 5
- Submit a **Project History** summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc. See attached Exhibit 6
- 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. See attached Exhibit 7
- Attach any **additional information** as needed. See attached Exhibit 8 (Prior Permits History)

Note: A Master Land Use Application is not required.

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

C. Campbell T. Campbell
Applicant (Record Owner) *

9/21/15
Date

N/A
Representative

N/A
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.

Chris Wright
564 N Arden Blvd
Los Angeles, CA 90004
April 20, 2015

Planning and Land Use Management Committee
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Dear Members of the Planning and Land Use Management Committee and City Council:

My wife, 20 month-old daughter and I live at 564 N Arden Blvd, Los Angeles, CA 90004 in the Larchmont Heights area impacted by Ordinance No. 183497 (the "Ordinance"). Our home currently has 3 small bedrooms and 1 ¼ bath. Prior to the effective date of the Ordinance, my wife and I had hired an architect to add approximately 600 sq. ft. to accommodate an additional bedroom, bath and an expanded kitchen to an existing 1,448 sq. ft. home. Under the Ordinance, we would be restricted to adding no more than 290 sq. ft. (which is 20% of the current square footage), which would not provide sufficient space for our growing family and would force us to leave our house and neighborhood.

We are expecting our second child, a son, in October of this year. My mother, who currently resides in San Diego County and intends to retire in the next year, wishes to live with my family so she can spend more time with her grandchildren and assist us with childcare. In addition, my wife's mother, who lives in Texas, intends to live with us for a few months out of the year to assist with childcare (as she has done in the past). Our home is too small to accommodate our new son and both grandmothers staying with us at the same time. My wife and I would also like to have a third child, which would make the current lack of space in our house even more untenable. As a result, we have proposed a modest addition to our house which would provide an additional bedroom and more living space to accommodate our family.

Prior to considering a renovation, my wife and I looked for almost a year for 4 bedroom homes in our area which are move-in-ready (i.e., that would not require significant renovation prior to move-in). Unfortunately, those searches resulted in nothing that met our criteria and budget. As a point of reference, a recent search on Redfin for 4 bedroom homes in the area from La Brea to Van Ness and Melrose to 3rd St. priced under \$1.5 million yielded only 1 result. Unfortunately, that home is a bit outdated and has a challenging layout with small bedrooms that would not provide significantly more space than our current home while stretching us financially. With two children whom we expect to attend public schools, we think it very unfair to be forced to move further away to a potentially worse school district (on top of a likely worse workplace commute) in order to find a house within our budget when we can afford to make some modest improvements to our existing home that would satisfy our needs.

Aside from the issues of affordability and lack of inventory, of greatest concern to us if we are forced to move is the impact on our daughter, who is a special-needs child. Our daughter has had a feeding tube since she was four months old and currently receives services from the nearby Lanterman Regional Center ("Lanterman"). Lanterman is one of the regional centers under contract with California's Department of Developmental Services, which serve individuals with, or at risk for, developmental disabilities and their families. Lanterman has been providing

exceptional services for our daughter, and we have established a good working relationship with our case worker and the network of resources Lanterman has provided to assist our daughter's development and growth. In addition, our daughter has developed a rapport with the therapists who have been providing her services. Currently, our daughter receives feeding therapy and infant stimulation therapy once a week, and speech therapy two times a week. Our daughter continues to make great progress due to the services provided by Lanterman, and we are hopeful that she is on her way to transition away from her feeding tube. Moving outside of our current neighborhood would force us to leave Lanterman, thereby severing the ties our family has established with the various resources, including therapists, currently in place to help our daughter. Breaking up the continuity of the services our daughter currently receives will jeopardize the progress she has made to date and imposes an extreme hardship on our family.

As you can see from the plans we've submitted (attached as Exhibit 5 to this application), our proposed addition (which includes an additional bedroom and common living space) is quite modest. The proposed addition maintains the integrity of the house's current architectural structural (e.g., its Craftsman style) and given our large lot size of 7,005 sq. ft., the entire proposed residential area (inclusive of the addition) is approximately one quarter of the total lot size. We bought our house because of the warm character of our street and understand the rationale for imposing the Ordinance. However, we are not investors trying to replace a classic home with an over-sized McMansion-style house. We are a growing family with a special-needs child that has limited options and are asking for your help in allowing us to stay in the house and neighborhood we love. We are happy to provide any follow-up or supplemental information you need to inform your decision and sincerely hope you make the right choice.

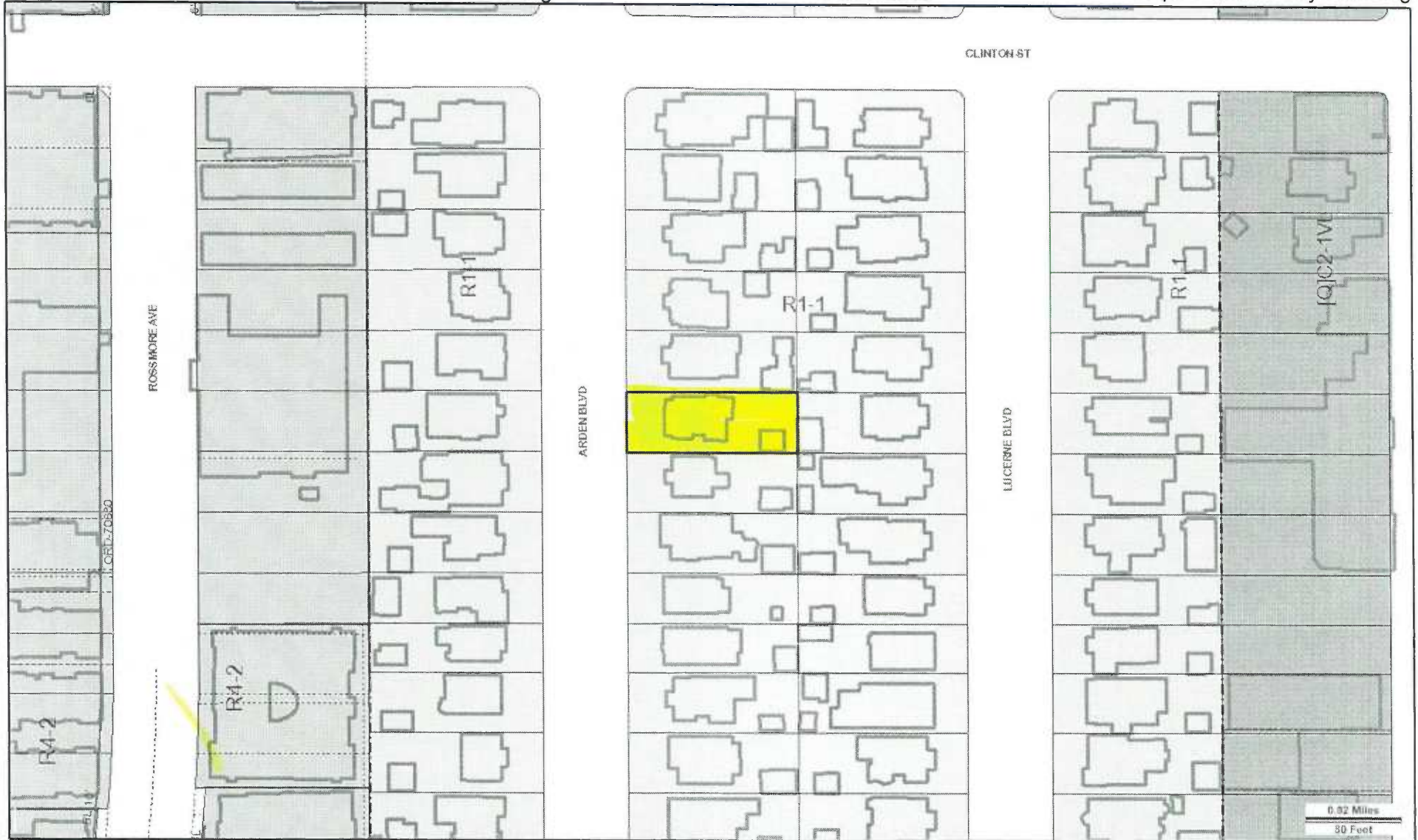
Sincerely,



The Wright Family



Enclosures



Address: 564 N ARDEN BLVD

APN: 5523015006

PIN #: 141B189 801

Tract: LARCHMONT HEIGHTS

Block: None

Lot: 49

Arb: None

Zoning: R1-1

General Plan: Low II Residential

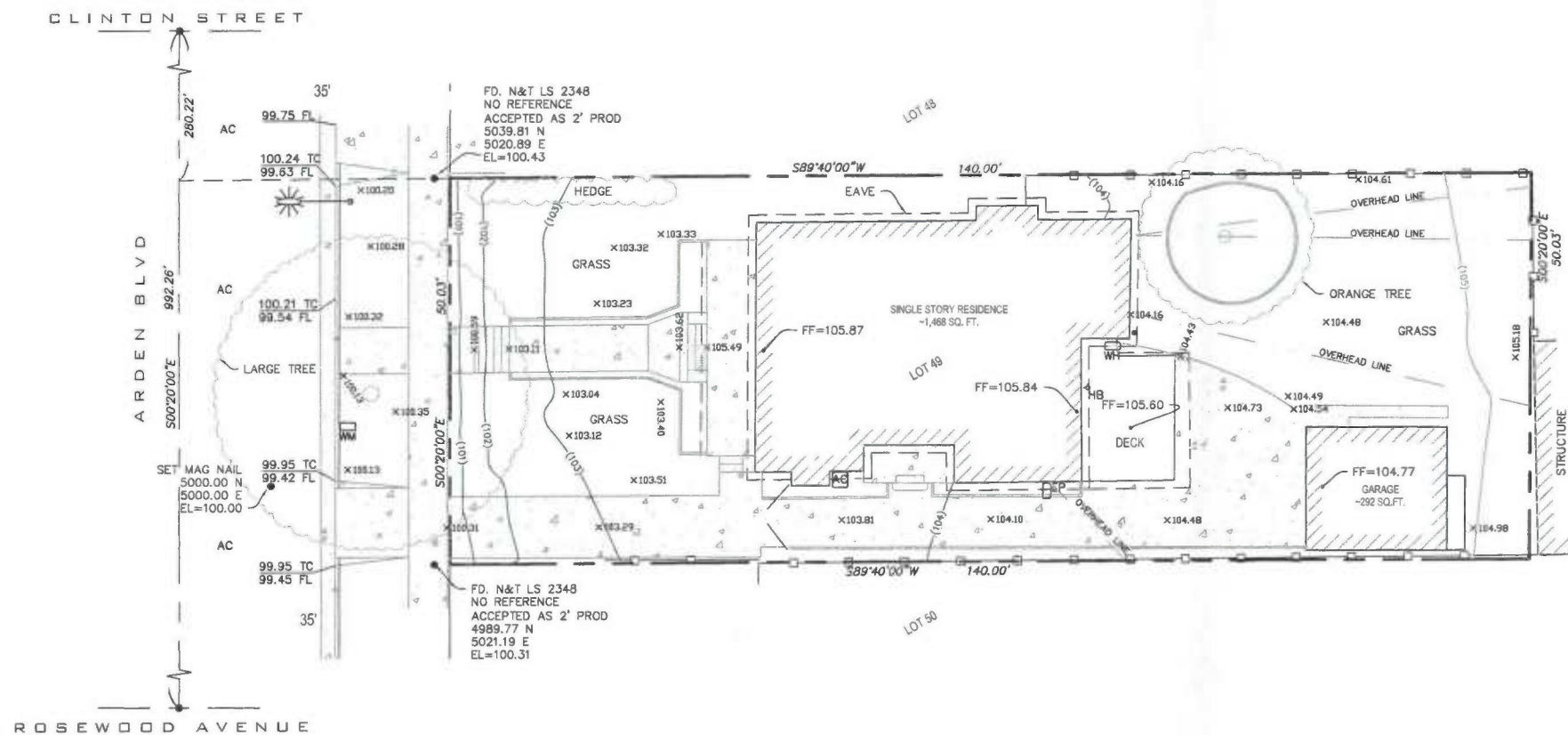


E x h i b i t 2

Exhibit 32

TOPOGRAPHIC MAP

OF LOT 49, TRACT OF LARCHMONT HEIGHTS
MAP BOOK 15, PAGE 83



LOT AREA:
7,005 SQ. FT.

BASIS OF BEARINGS:

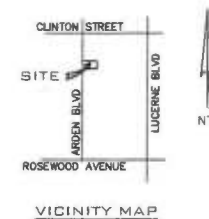
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF ARDEN BLVD. (VINE STREET) AS SHOWN ON TRACT OF LARCHMONT HEIGHTS, MAP BOOK 15, PAGE 83 SAID BEARING BEING S 00°20' E

BENCHMARK:

THE BENCHMARK FOR THIS MAP IS A SET MAG NAIL, SHOWN HEREON ON, EL=100.00

LEGEND:

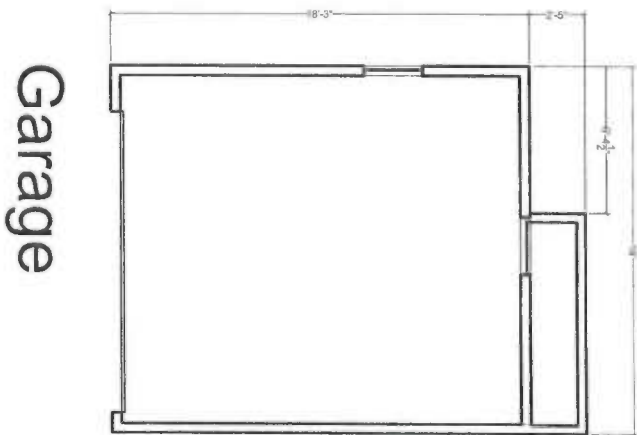
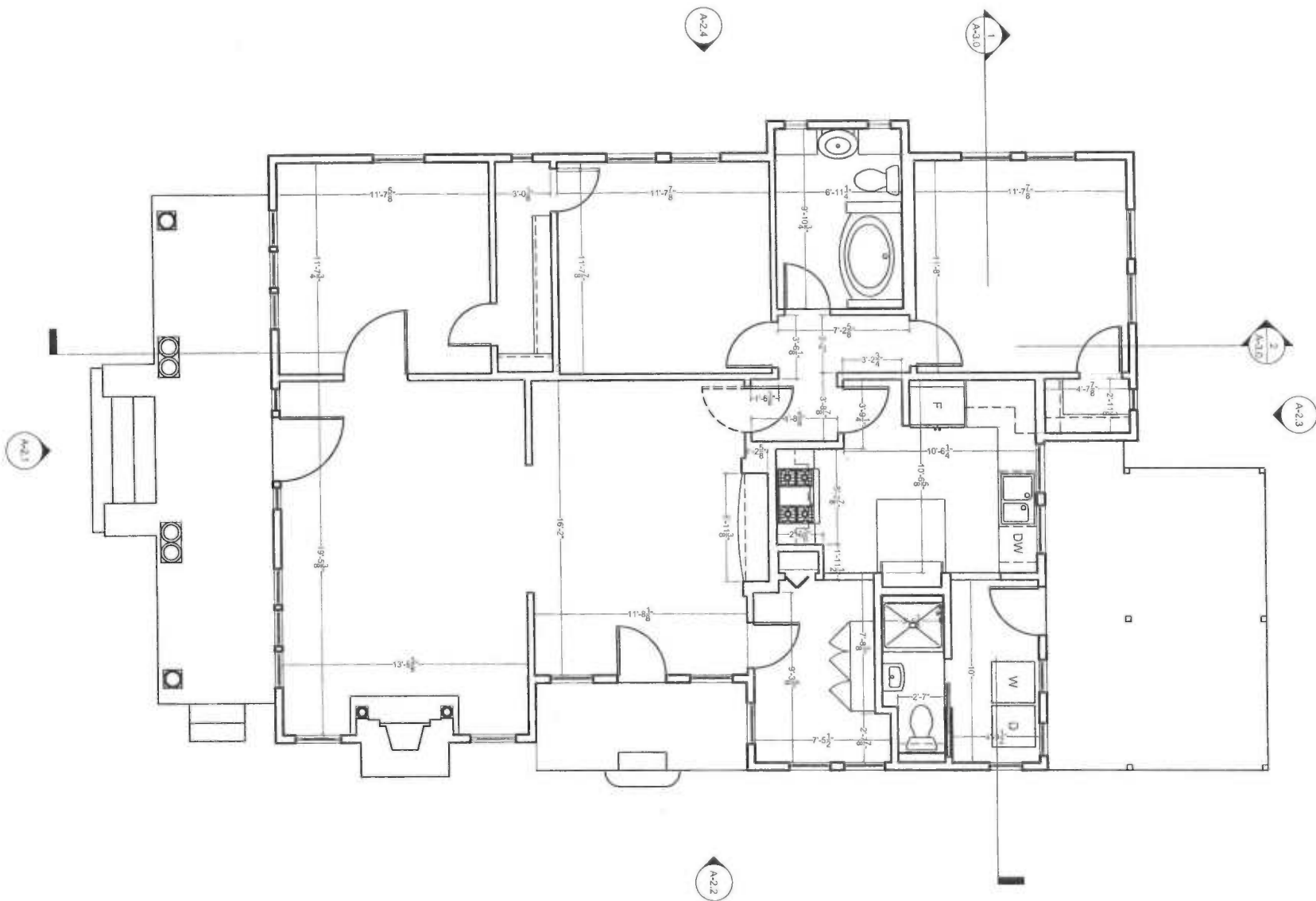
- POWER POLE WITH OVERHEAD LINES
- AREA LIGHT
- AIR CONDITIONER
- STREET LIGHT
- WATER METER
- WATER HEATER
- SANITARY SEWER MANHOLE
- WOOD FENCE
- CHAIN LINK FENCE
- SPOT ELEVATION
- HOSE BIB
- AIR HOSE BIB
- IRRIGATION CONTROL VALVE
- GAS METER
- ELECTRIC PANEL
- CONCRETE
- MASONRY WALL
- INDICATES MONUMENT AS DESCRIBED
- TBM - INDICATES "TEMPORARY BENCH MARK"
- AC - INDICATES "ASPHALTIC CONCRETE" (PAVEMENT)
- CNC - INDICATES "CONCRETE"
- INV - INDICATES "INVERT ELEVATION"
- FS - INDICATES "FINISHED SURFACE"
- TG - INDICATES "TOP OF GRATE"
- TC - INDICATES "TOP OF CURB"
- FL - INDICATES "FLOW LINE"
- FS - INDICATES "FINISHED SURFACE"



SITE ADDRESS
564 N. ARDEN BLVD.
LOS ANGELES, CA 90004
APN: 5523-015-049

PREPARED BY
CHARLES BONADIMAN, PLS 8922
2317 20TH STREET
SANTA MONICA, CA 90405
(818) 687-2443

MARCH 2015



Floor Plans

Scale: 1/8" = 1'-0"

SHEET NO.

A-1.0

1 of 3 sheets

Date: 03/12/2015

Drawn by: R. Wrightson

Approved by: M.C.

Job Number: 1329-15

File Name: 564 Arden.dwg

SHEET TITLE:

First Floor &
Garage
Floor Plans

PROJECT INFO:

564 N. Arden Blvd.
Los Angeles, CA 90004

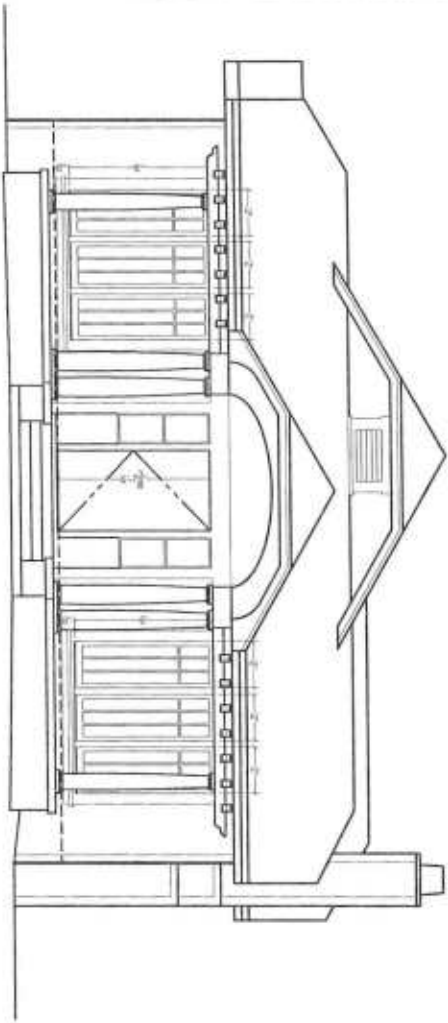
Nguyen Residence

CLIENT:

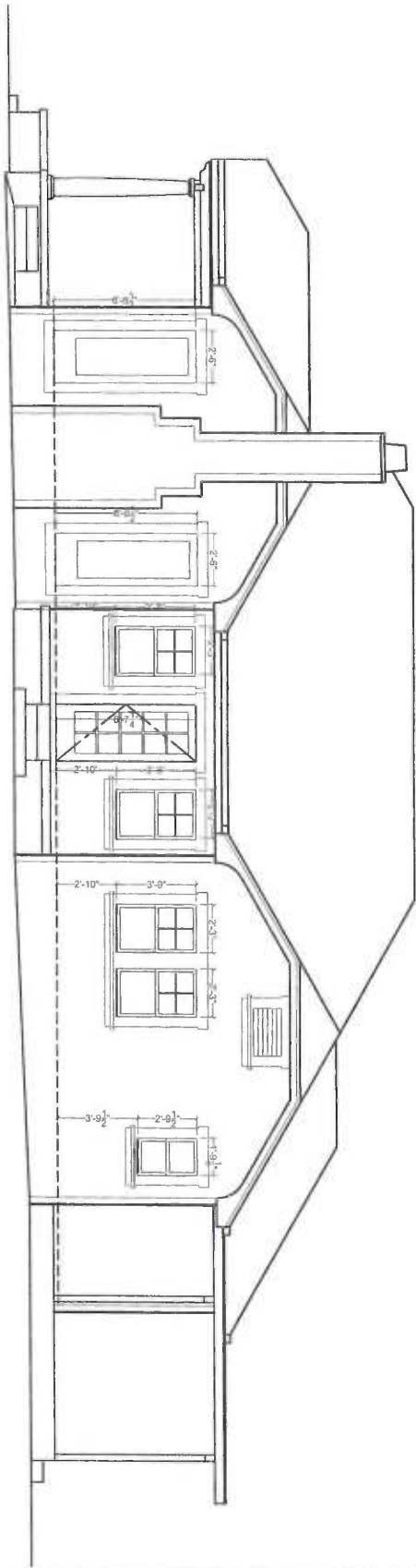
Truclinh Nguyen



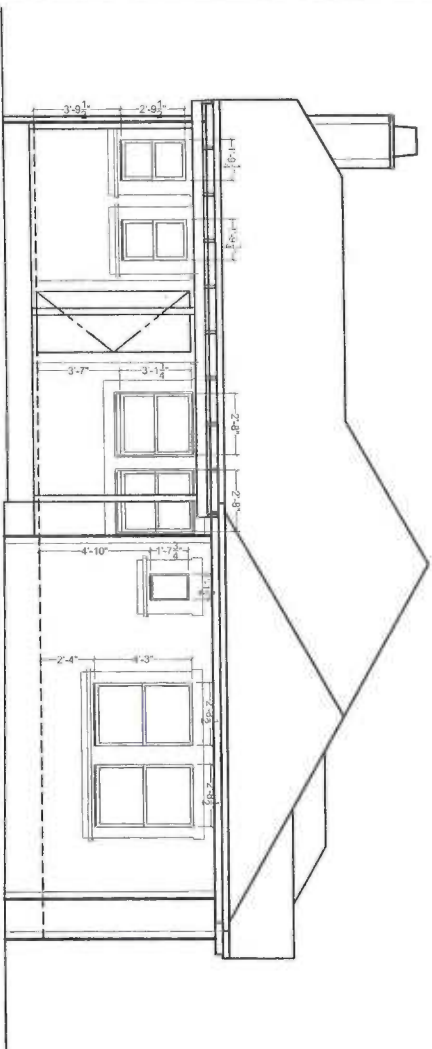
PrecisionCAD
254 South Olympic Blvd., Suite 200
Los Angeles, CA 90007
213-444-4444 • 800-875-5555
www.precisioncad.com



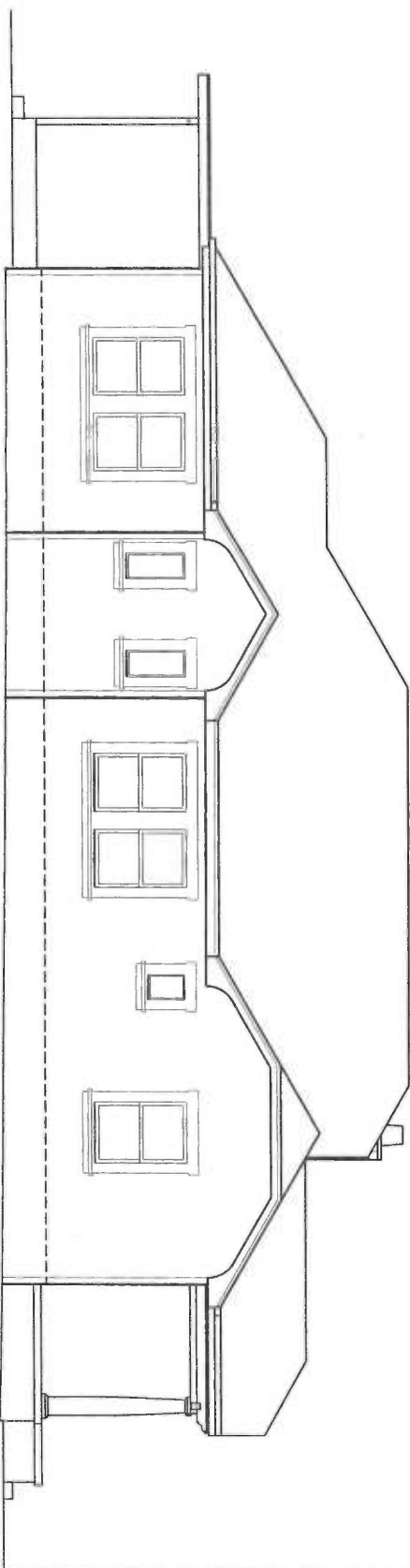
West Elevation (1)



South Elevation (2)



East Elevation (3)



North Elevation (4)

Exterior Elevations

Scale: 1/8" = 1'-0"

SHEET NO.

A-2.0

2 of 3 sheets

Date: 03/12/2015

Drawn by: R. Wrightson

Approved by: M.C.

Job Number: 1329-15

File Name: 564 Arden.dwg

SHEET TITLE:

Exterior Elevations

PROJECT INFO:

Nguyen Residence

CLIENT:

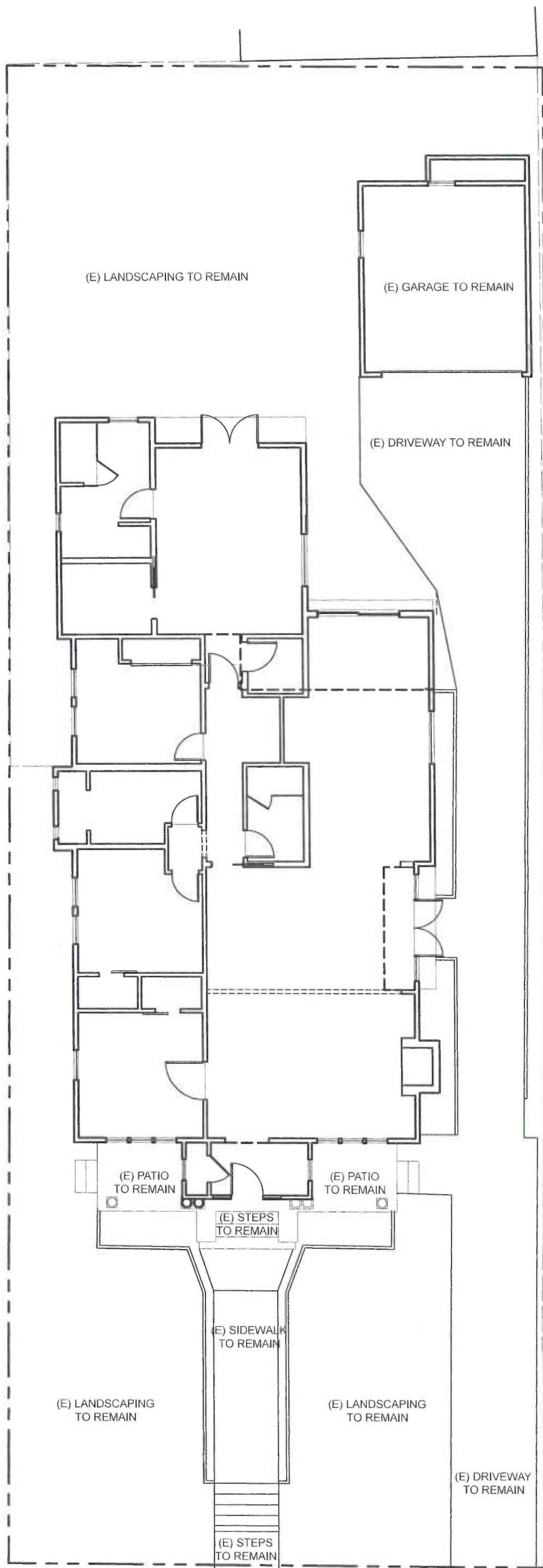
Truclinh Nguyen



PrecisionCAD

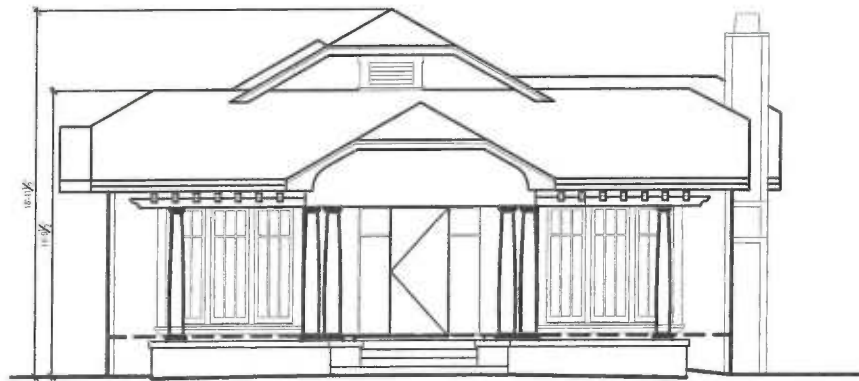
2D/3D CAD Software
For AutoCAD
www.precisioncad.com

564.6.1.3

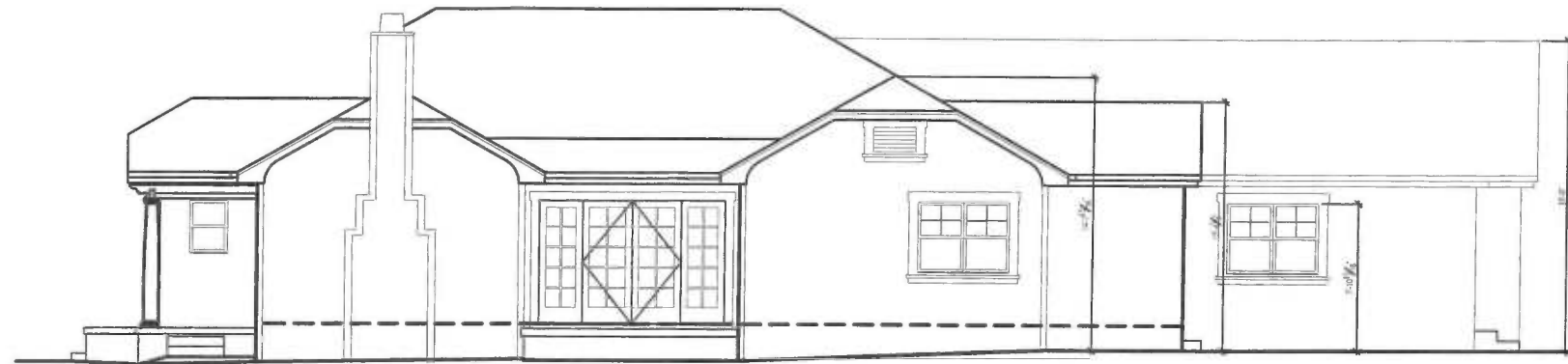


JOB NAME 564 N ARDEN BLVD		SCALE NTS	DATE 04.20.15	SHEET SHEET 1
DRAWING PROPOSED SITE PLAN				

E 245.1 + 4



PROPOSED FRONT ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED REAR ELEVATION



PROPOSED NORTH ELEVATION

SCALE
NTS

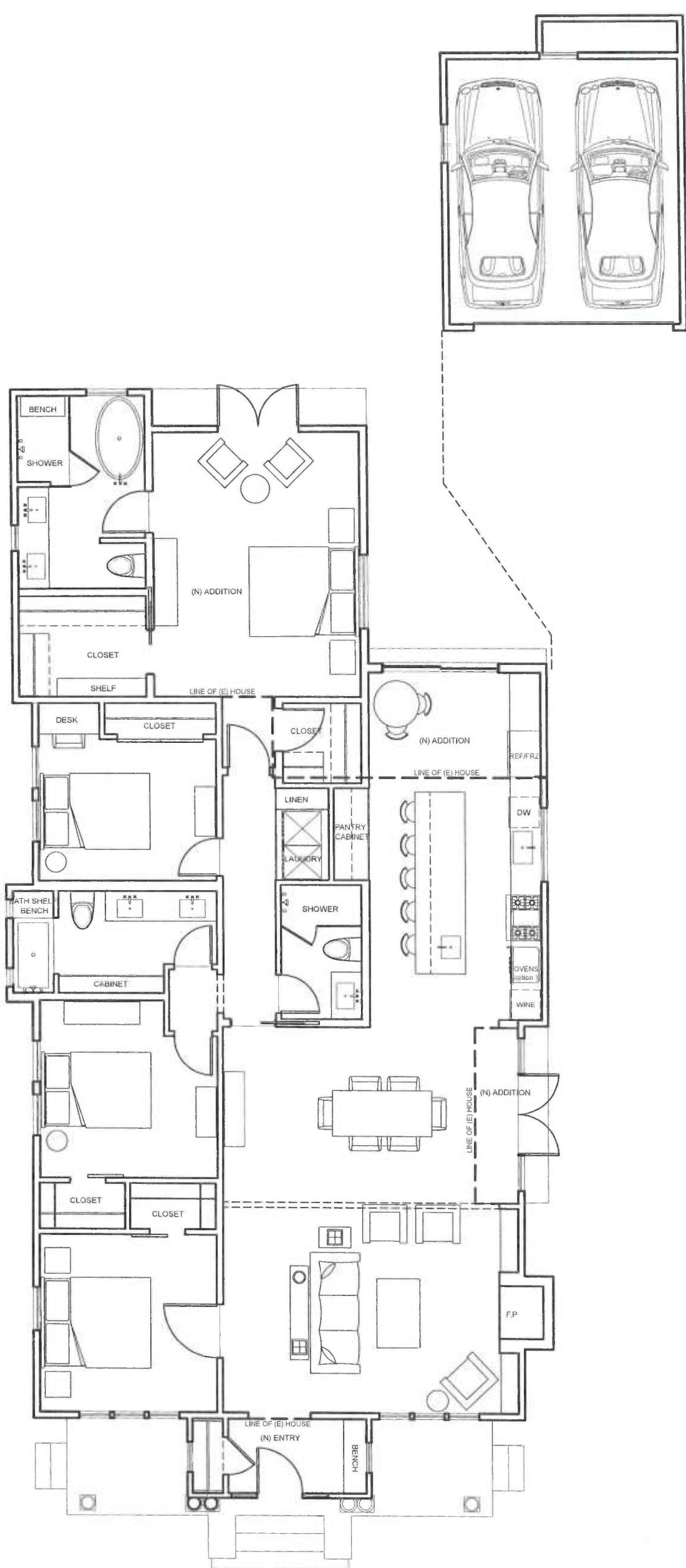
DATE
04.20.15

SHEET
4

JOB NAME
564 N ARDEN BLVD

DRAWING
PROPOSED ELEVATIONS

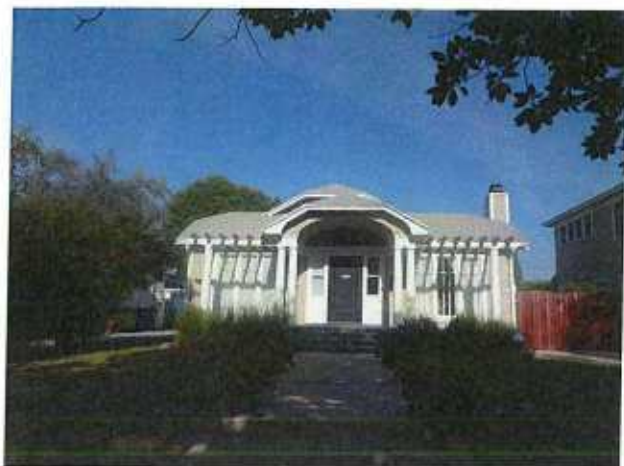
ET 4.6.1 5



JOB NAME 564 N ARDEN BLVD	SCALE NTS	DATE 04.20.15	SHEET SHEET 2
DRAWING PROPOSED FLOOR PLAN			

Project History for 564 N Arden Blvd

Date	Description	Cost
2/21/2015	Meeting with Architect/Contractor #1 to discuss renovation options for our house	N/A
2/22/2015	Meeting with Architect/Contractor #2 to discuss renovation options for our house	N/A
2/28/2015	Meeting with Architect #3 to discuss renovation options for our house	N/A
3/8/2015	Meeting with architect (Coastal Design Build) to discuss renovation options for our house	N/A
3/12/2015	As-built design performed by Precision CAD	\$ 1,100.00
3/15/2015	Retained Coastal Design Build as our architect	\$ 6,885.00
3/23/2015	Survey of 564 N Arden completed by Charles Bonadiman, PLS 8922	\$ 1,225.00



Front of 564 N. Arden



Front of 564 N. Arden



Front of 564 N. Arden



Back of 564 N. Arden



Back of 564 N. Arden



Back of 564 N. Arden



The City of Los Angeles
Department of Building and Safety

564 N ARDEN BLVD 90004

Application / Permit 06016-90000-14956
Plan Check / Job No. --
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description Replace 2 window(s). Same size, location, number, type.
Permit Issued Issued on 8/1/2006
Issuing Office
Current Status Permit Finaled on 10/22/2007

Permit Application Status History

Issued	8/1/2006	INTERNET PERMIT
Permit Finaled	10/19/2007	JUSTIN COWAN

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	Owner-Builder	
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Inspector Information

GARY KERR, (213) 252-3071	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.

Inspection Request History

Rough-Frame	8/4/2006	Approved	LUIS BARRALES
Final	2/23/2007	No Access for Inspection	LUIS BARRALES
Final	10/19/2007	Permit Finaled	RONALD COWAN



The City of Los Angeles
Department of Building and Safety

564 N ARDEN BLVD 90004

Application / Permit 06016-30000-15718
Plan Check / Job No. B06WL03815
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description interior remodel: remodel kitchen- remove interior walls, replace ceiling joist, intall counters/cabinets/appliances/flooring/drywall; create bath between ex. office and laundry. relocate water heater to exterior.
Permit Issued Issued on 8/24/2006
Issuing Office West Los Angeles
Current Status Permit Finaled on 5/27/2010

Permit Application Status History

Submitted	8/9/2006	APPLICANT
Assigned to Plan Check Engineer	8/9/2006	REBECCA CAWYER
Corrections Issued	8/9/2006	REBECCA CAWYER
Plan Check Approved	8/24/2006	FELIX FIGUEROA
Issued	8/24/2006	KERMIT YOUNG
Permit Finaled	5/26/2010	JASON BRODIE

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	Owner-Builder	
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Inspector Information

GARY KERR, (213) 252-3071

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

Pending Inspections

No Data Available.

Inspection Request History

BUILDING-Rough-Frame	11/28/2006	Approved	LUIS BARRALES
ELECTRICAL-Rough	11/28/2006	Corrections Issued	LUIS BARRALES
HVAC-Rough	11/28/2006	Corrections Issued	LUIS BARRALES
PLUMBING-Rough	11/28/2006	Approved	LUIS BARRALES
Insulation	12/4/2006	Approved	LUIS BARRALES
Rough-Elec/Plmb/HVAC	12/4/2006	Approved	LUIS BARRALES
Final	10/13/2009	No Access for Inspection	WILLIAM MITCHELL
Final	5/26/2010	Permit Finaled	JASON BRODIE