



**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

RECEIVED  
 CITY CLERK'S OFFICE  
 2015 APR 27 PM 5:55  
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\* 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.

# HARDSHIP EXEMPTION APPLICATION

ICO Area: LARCHMONT VILLAGE	Council File No.: 14-0656-52
Interim Control Ordinance No.: E.I. NO 2443	Additional Interim Control Ordinance No.: ORD. NO. 183497
Effective Date: MARCH 25, 2015	

Applicant (Record Owner): JESSE WILLIAMS + ARLYN DRAKE-LEE	Telephone: 646-242-6664
Applicant Mailing Address: 545 N. GOWER ST. LA.	Zip Code: 90004
Applicant's Representative:	Telephone:
Representative's Mailing Address:	Zip Code:

Property Address: 545 N. GOWER ST. LA	Lot Area (sq. ft.): 4,608 SF
Legal Description: PIN: 141B189894 APN: 5523017030	Structure/Building Construction Date: 1920
Existing Zone (ZIMAS): R1-1 SFR	Permit History (Include Permit Numbers): N/A
Existing Land Use Designation (From City Planning Department):	

Describe Current Use (Include size in square feet, height, etc.): SFR. 1,153 SF, 1 1/2 bath, 2 bedroom, craftsman style home. EXISTING Ht 14'-9". Family residence.

Note: A Master Land Use Application is not required.

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

SEE ATTACHED DRAWINGS & COVER SHEET.  
2<sup>ND</sup> FLOR Craftsman addition of.  
893 SF. HEIGHT. 30'-1 1/8" TOP OF RIBBE.

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 STATEMENT.

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 1/2 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.

  
Applicant (Record Owner)

4.27.15  
Date

\_\_\_\_\_  
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.***

We married and bought this house three years ago. We had our first child here and are months away from having our second. We love our neighborhood and our neighbors. We had our first child nearly seventeen months ago and have been toiling over plans to modestly expand our home to accommodate our growing family.

I am a member of the neighborhood babysitting coop and board member of a local nonprofit arts foundation dedicated to emboldening local artists and enriching LA as a cultural center. My husband has been working here as an actor for nearly seven years now.

Our home is a one bedroom, 1100 sq ft. and there are many, much larger, two-story homes on both sides of our street.

As long time home owners on both coasts, we truly appreciate and respect the intent of this new regulation, and write to you today in an effort to make a clear distinction between flippers/mansionization and a local, growing family, looking to tastefully and with aesthetic loyalty, expand their home to accommodate a growing family. We are hopeful that you will find our behavior evidence of community members undeserving of punishment for such investment, as we are the opposite of flippers.

As you can see, the original structure, from 1920, will remain as is, including our front porch. We are not expanding on any sides, front or rear; strictly vertical, approximately 890 sq ft.

In short, this caught us quite by surprise, and with another baby due, we find ourselves in a scary position as the unintended target.

Jesse Williams & Aryn DrakeLee-Williams

April 23, 2015

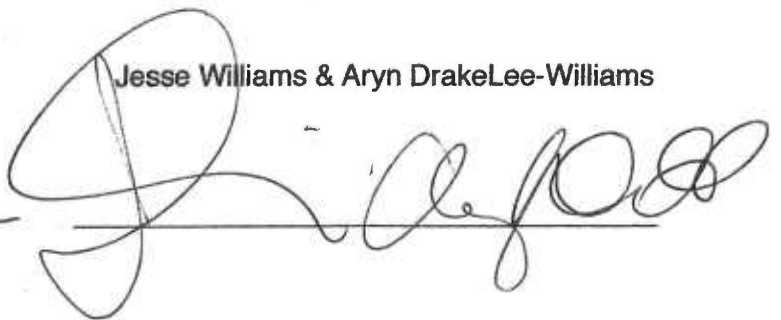
We, Jared Abrams and Susie Balaban of the neighboring 551 N. Gower, have reviewed Jesse Williams & Aryn DrakeLee-Williams' current architectural plans (dated 2/25/15) for the renovation of their 545 N. Gower St. home. We agree to the terms below and have no objection to them proceeding:

1. There will be no altercation whatsoever to our wood fence that runs along the South side of our property at 551 North Gower Street.
2. We have the option to plant privacy/shade trees along the back side of the wood fence on our side of the property.
3. Any damage to our property at 551 N. Gower Street as a result of the work performed at 545 N. Gower will be the responsibility of the owners of 545 N. Gower and will be repaired at their expense in a timely manner.
4. All work will follow LA City guidelines. No work on Sundays, etc.

Jared Abrams & Susie Balaban

Handwritten signature of Jared Abrams and Susie Balaban in cursive script.

Jesse Williams & Aryn DrakeLee-Williams

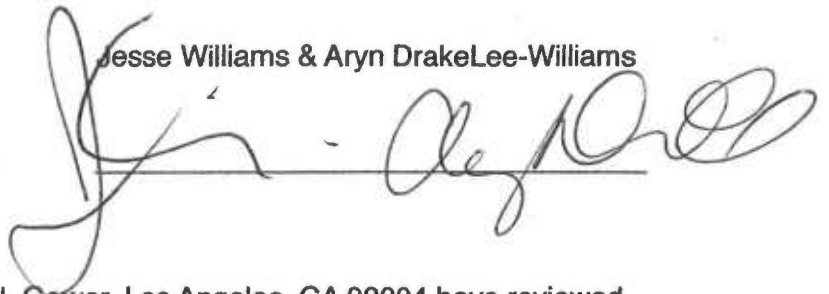
Handwritten signature of Jesse Williams and Aryn DrakeLee-Williams in cursive script.

Jesse Williams & Aryn DrakeLee-Williams

April 23, 2015

We, Jesse Williams & Aryn DrakeLee-Williams have shared accurate and current architectural plans (dated 3/23/15) for the renovation of our 545 N. Gower St. home with Steven Fader & Nalsey Tinberg of 541 N. Gower St., Los Angeles, CA 90004.

Jesse Williams & Aryn DrakeLee-Williams

A handwritten signature in black ink, appearing to read "Jesse Williams & Aryn DrakeLee-Williams", written over a horizontal line.

We, Steven Fader & Nalsey Tinberg of 541 N. Gower, Los Angeles, CA 90004 have reviewed the current architectural plans (dated 3/23/15) of Jesse Williams & Aryn DrakeLee-Williams' for the renovation of their 545 N. Gower St. home and we have no objection to them proceeding.

Nalsey Tinberg & Steven Fader

A handwritten signature in black ink, appearing to read "Steven Fader & Nalsey Tinberg", written over a horizontal line.



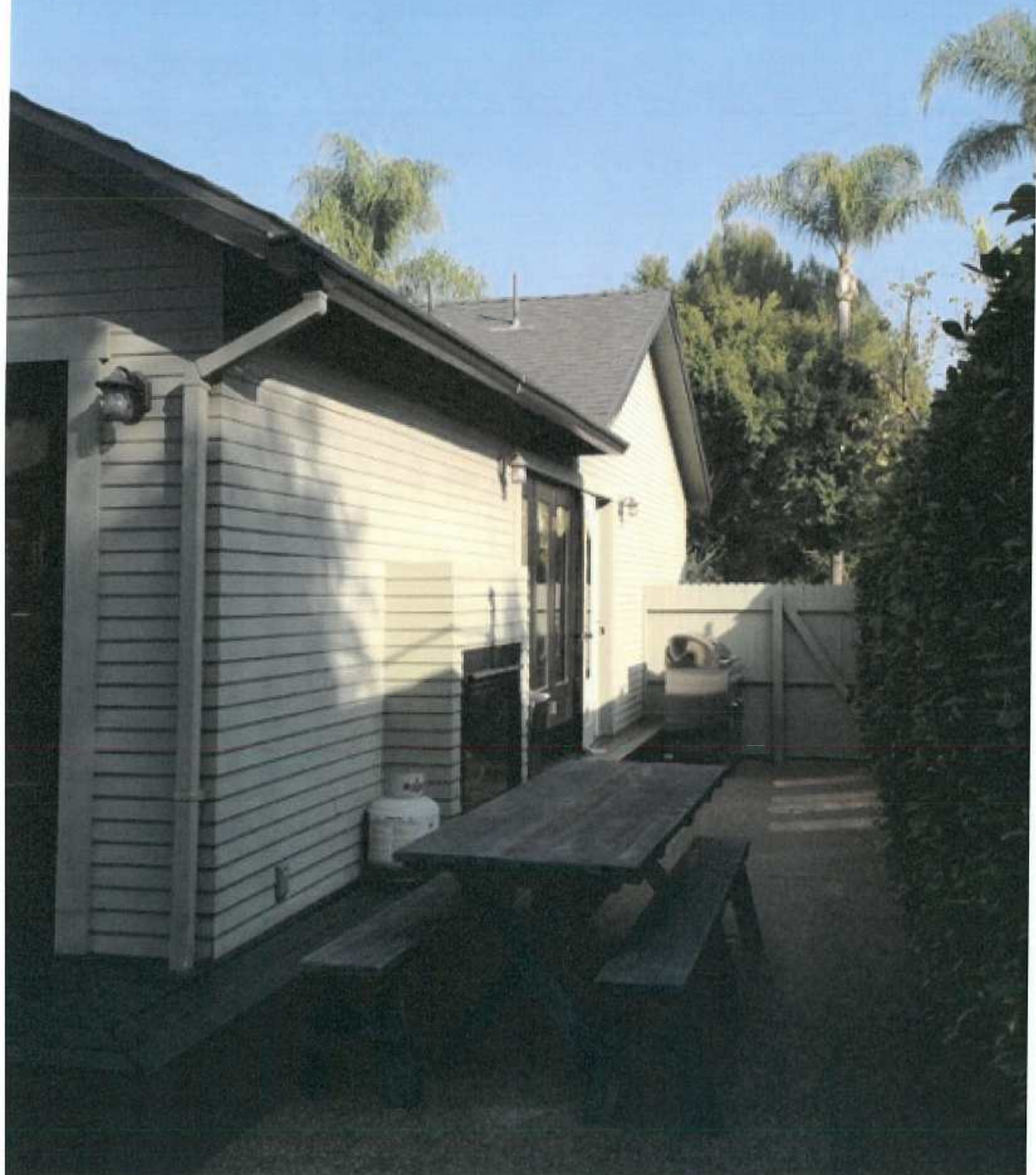
*Our home front*

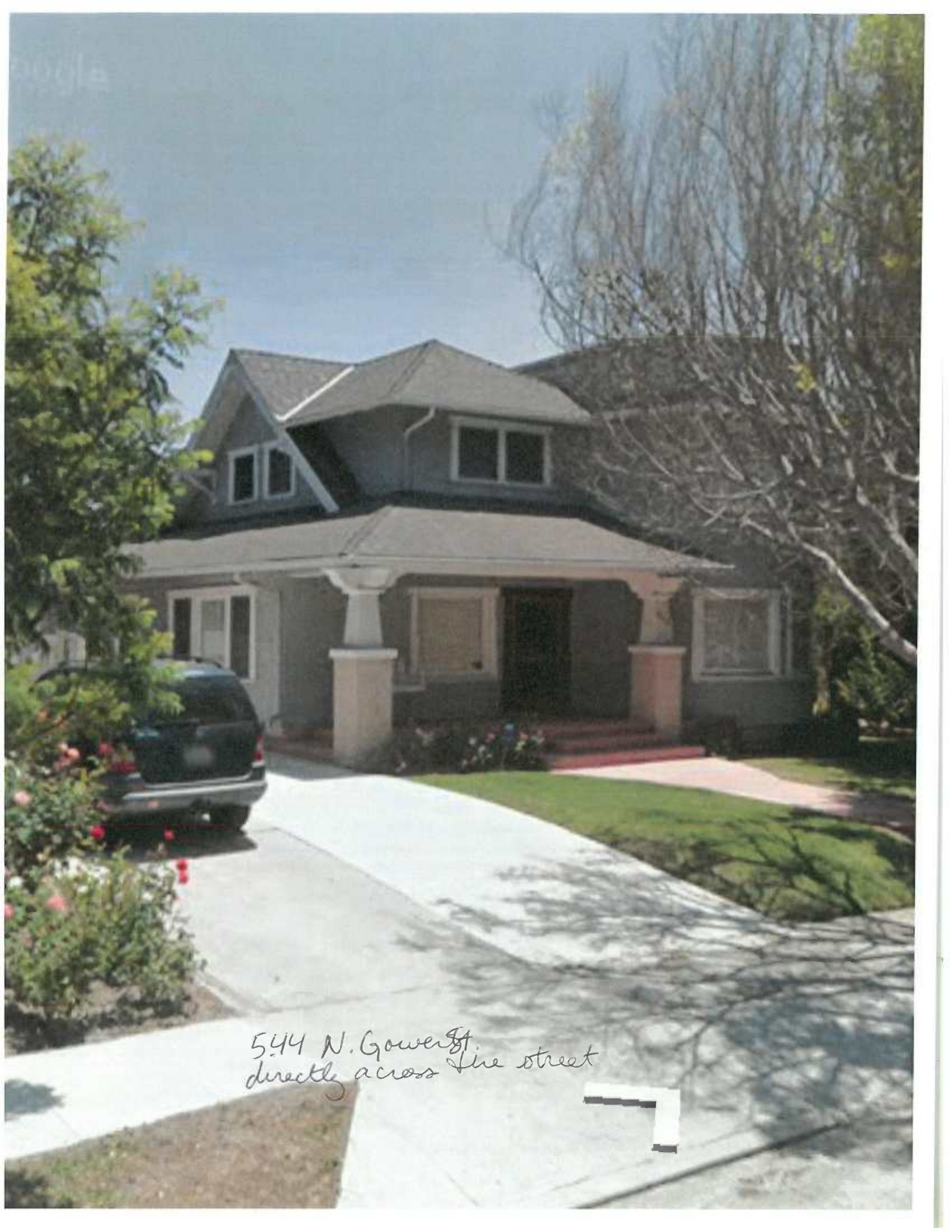


*Our home back*



*Our home, southern side*





544 N. Gower St.  
directly across the street

