



14-0656

Etta Armstrong <etta.armstrong@lacity.org>

Fwd: COUNCIL FILE 14-6056 Baseline Hillside Ord. Changes

1 message

Sharon Dickinson <sharon.dickinson@lacity.org>
To: Etta Armstrong <etta.armstrong@lacity.org>

Wed, Jan 27, 2016 at 9:09 AM

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From: **william morrow** <williamlouismorrow@yahoo.com>
Date: Tue, Jan 26, 2016 at 5:10 PM
Subject: COUNCIL FILE 14-6056 Baseline Hillside Ord. Changes
To: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>

TO ALL PUBLIC OFFICIALS

I have a lot (S/E 1/2 of lot # 5152) in the Gerard tract in Woodland Hills which I have owned for 28 years. I have recently designed a 1,400 sq. ft. residence on this small lot using the present BHO. The proposed BHO does not address small hillside lots the size of mine (2,778 sq. ft.) . With the present BHO the descending lot slope band analysis is only 887 sq. ft. Without the guaranteed Minimum 1,000 sq.ft. plus the 30% bonus, the house falls to under 1,000 sq. ft. When I bought lot I would have been able to build 2,000 sq. ft. I paid almost \$70,000 back then plus taxes & maintenance brings costs to \$100,000. It has been appraised for appx. \$23,000 now.

Grading will also become an issue when you have to count all dirt removal from site. The issue of street dedication & widening adds to the complexity.

Dedication forces structures to go further into grade because of 33' ht.. When you have 30-40% of slope, the outdoor living space

has to be on a balcony or porch. If you have a South & West glazing exposure, you need large enough roof covering to reduce heat load & protection if it rains.

The volume is there even with a trellis roof. Does not make sense. When solar panel are placed on trellis, does it become a covered roof?

My interpretation of new code is that a covered balcony /porch & garage would add to the RFA.(Residential floor area) This will not work on small lots.

The BASE INTERPRETATION kills my project & should not be added for small lots. The 40% or any reduction from BASE of upper & lower levels area

does not work when base plan is mostly garage

I have been in building design & development for 55+ years & am puzzled why more architects had not been consulted before going public.

This was going to be our retirement home & if the BHO goes thru as submitted you can only make a garden on it.

There are many owners of small lots which are not aware any changes or that there lot is deprecating in value.Because of all the restrictions

It is becoming much more difficult to do a creative job. Flat roofs can be attractive but on a steep hillside the building is restricted to 28' height.

Low sloped roof (3 inches in 12 inches) is the norm because of 33' height limitation. There should be a small % of height deviation the further you are

away from property line to add interest. What sense does it make to allow 5' high skylights in present code.

Do not destroy creativity on these small lots by so many restrictions There are so many good architects in L. A. who can help make this work

and should be in the decision making process.

Putting flyers at building dept. & newspapers is not enough.To be fair owners of these small lots should be contacted directly so that their

voice is heard as well. There are many other hillside areas in L.A.besides Gerard Tract that have small lots & they should be addressed as well.

There are 7 homes on my block & the average home size is 1,800 sq. ft. Why not make the average home size in an all ready developed street

be the criteria. Four of the 7 homes have been built into the right of way. This is a common occurrence in Gerard Tract.

The others have walls in this right of way. According to present code my key lot will require a 5' setback plus dedication (less than 20' paved).

Will this still be required? When you have a 58' deep lot, why is all this set back & dedication required when all other properties have not been required too do so?

Please review small lots for this revised code & make revisions to make sure small lots under 4,000 sq. ft are build able.

This new interpretation does not add design as a factor & is very disappointing. I am only addressing small lot construction & have not investigated

issues with additions which I feel will have some serious problems as well.

Combining BMO & BHO does not make sense.

Thank you for reading my rambling ideas & I hope in some way you will address my issues which are also many others if they knew about it.

Warmest regards,

William Morrow Retired
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