



Sharon Dickinson <sharon.dickinson@lacity.org>

BHO Vacant Land, Gerard tract

1 message

11-22-16

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Tue, Nov 22, 2016 at 3:14 PM

WILLIAM MORROW
 21017 DUMETZ ROAD
 WOODLAND HILLS CA. 91364
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Dear City Officials,

SMALL LOT DISSERTATION

As I see it , all the effort has been to curtail the building of out of scale homes & I don't disagree with this. I have shown you plans of my retirement home to prove to you that the code will not allow the building of a 1,500 sq. ft. home when the average size of homes is over 1,800 sq.ft. I have discussed with many of you all the issues which make combining BMO & BHO impossible to be fair to small hillside lots. These are the following reasons that make my 2,780 sq. ft. impractical & uneconomical to build on.

(1) slope analysis Most lots in Gerard Tract including mine are steeper 45% which only allows a floor area of 350 sq. ft. per 1,000 sq. ft. of lot area. ($2,778 \text{ sq. ft.} \times .35 = 973 \text{ sq.ft.}$) With the guaranteed min. of 1,000 sq.ft plus a 30% bonus gives you a 1,300 sq. ft. home.

New code eliminates that bonus. Even with this size the encroachment plane will not allow this to work unless there is additional excavation & retaining walls in a basement type design. Much more expensive to build. This would be the smallest home in the area.

(2)Side yard manipulation The 45 Degree Encroachment Plane @ 20' building height does not work on down hill lots over a 2:1 slope. Increasing setback of a balcony an additional 3 feet from required side yard setback to stop some one looking into adjoining rear yard is beyond my comprehension . The 5' indentation @ 45' back will never be seen from street. Why do it? Complicates Design.

All the conditions being put on small lots are forcing homes to excavate deeper into the ground. What are my rights where I have owned , paid taxes & Maintained property for 30 years. \$100,00 invested & at the time of purchase could build 2,000 sq.ft..

I have also discussed BMO/ BHO with both plan checkers & supervisors. They have told me that it will become so complex that would have trouble checking & do not understand why so complicated. You have made the work of Architects & Building Designers the impossible task to create a well designed interior plan. The emphasis of BMO/ BHO has been on manipulating the exterior without thought of to how lay out interior space effectively . The general opinion is that freedom of design has been eliminated on small lots because of code complexity. It seems to me that small lot owners will be in for a big surprise when they are told all the fees that they have to pay. My costs will be over \$30,000 without architectural plans & hearings involved. The fees req'd for having less than 20' paved street are enormous when almost

the entire Gerard Tract can't meet that requirement because of both building & site improvements project into right-of way.

Costs of construction will go way up & lot values will go down. Notification of lot owners has not happened. WHY NOT? There are many areas of Los Angeles which have this same small lot problem. I have been active in my own building design business for 55 years & have never seen such a confusing set of new regulations. The city has concentrated on BMO with the squeaky wheel getting all the oil.

Here are lists of vacant lots in woodland hills with owners names, APN & sq. ft. of lots. Please review & as you can see that there are 100's of lots that are under 5000 sq. ft. & in the same predicament as my small lot.

Lets give some attention to small lots before it is too late. Right now small lot owners don't have a voice because of not being notified. Some one please make an effort to notify these owners so that they have the right to voice their opinions & to understand what will happen to the value of their property.

WILLIAM MORROW
55 years of design excellence !

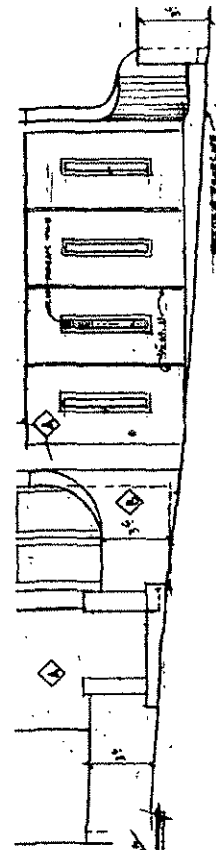
21017 DUMETZ ROAD
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2 attachments

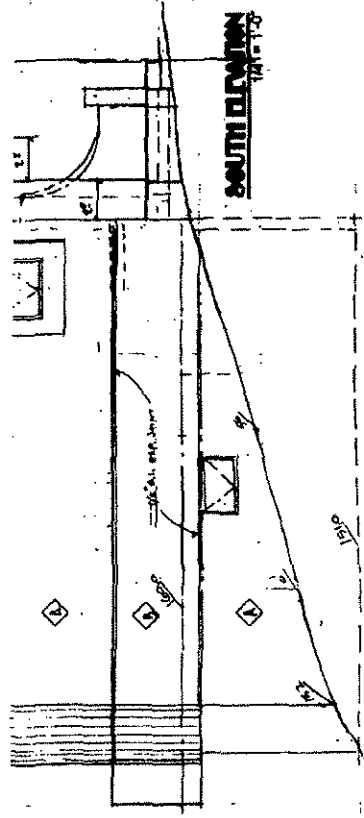


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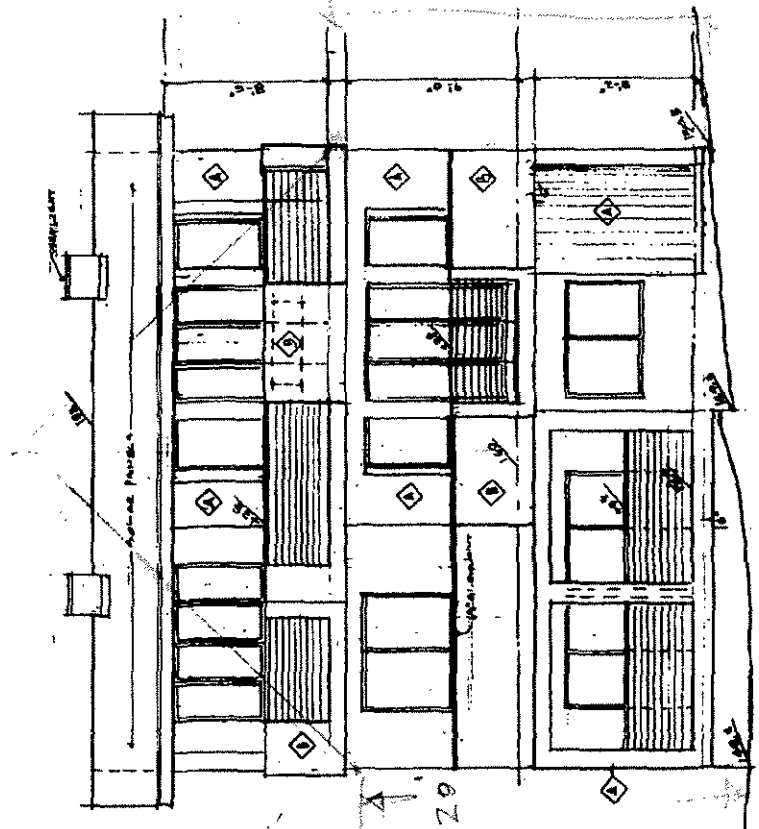
 **91364 vacant land.xlsx**
93K



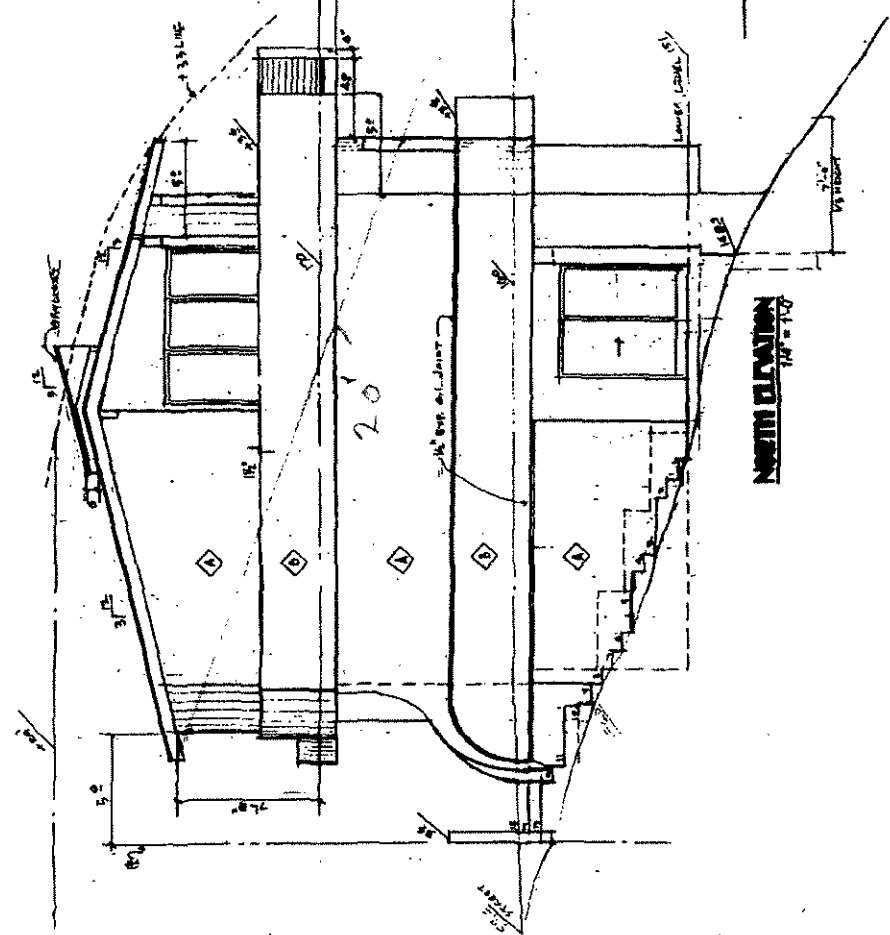
EAST ELEVATION
PLAN - VII



SOUTH ELEVATION
PLAN - VIII



NORTH ELEVATION
PLAN - VI



WEST ELEVATION
PLAN - V

49611	49612	49613	49614	49615	49616	49617	49618	49619	49620	49621	49622	49623	49624	49625	49626	49627	49628	49629	49630	49631	49632	49633	49634	49635	49636	49637	49638	49639	49640	49641	49642	49643	49644	49645	49646	49647	49648	49649	49650	49651	49652	49653	49654	49655	49656	49657	49658	49659	49660	49661	49662	49663	49664	49665	49666	49667	49668	49669	49670	49671	49672	49673	49674	49675	49676	49677	49678	49679	49680	49681	49682	49683	49684	49685	49686	49687	49688	49689	49690	49691	49692	49693	49694	49695	49696	49697	49698	49699	49700	49701	49702	49703	49704	49705	49706	49707	49708	49709	49710	49711	49712	49713	49714	49715	49716	49717	49718	49719	49720	49721	49722	49723	49724	49725	49726	49727	49728	49729	49730	49731	49732	49733	49734	49735	49736	49737	49738	49739	49740	49741	49742	49743	49744	49745	49746	49747	49748	49749	49750	49751	49752	49753	49754	49755	49756	49757	49758	49759	49760	49761	49762	49763	49764	49765	49766	49767	49768	49769	49770	49771	49772	49773	49774	49775	49776	49777	49778	49779	49780	49781	49782	49783	49784	49785	49786	49787	49788	49789	49790	49791	49792	49793	49794	49795	49796	49797	49798	49799	49800	49801	49802	49803	49804	49805	49806	49807	49808	49809	49810	49811	49812	49813	49814	49815	49816	49817	49818	49819	49820	49821	49822	49823	49824	49825	49826	49827	49828	49829	49830	49831	49832	49833	49834	49835	49836	49837	49838	49839	49840	49841	49842	49843	49844	49845	49846	49847	49848	49849	49850	49851	49852	49853	49854	49855	49856	49857	49858	49859	49860	49861	49862	49863	49864	49865	49866	49867	49868	49869	49870	49871	49872	49873	49874	49875	49876	49877	49878	49879	49880	49881	49882	49883	49884	49885	49886	49887	49888	49889	49890	49891	49892	49893	49894	49895	49896	49897	49898	49899	49900	49901	49902	49903	49904	49905	49906	49907	49908	49909	49910	49911	49912	49913	49914	49915	49916	49917	49918	49919	49920	49921	49922	49923	49924	49925	49926	49927	49928	49929	49930	49931	49932	49933	49934	49935	49936	49937	49938	49939	49940	49941	49942	49943	49944	49945	49946	49947	49948	49949	49950	49951	49952	49953	49954	49955	49956	49957	49958	49959	49960	49961	49962	49963	49964	49965	49966	49967	49968	49969	49970	49971	49972	49973	49974	49975	49976	49977	49978	49979	49980	49981	49982	49983	49984	49985	49986	49987	49988	49989	49990	49991	49992	49993	49994	49995	49996	49997	49998	49999	50000
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Woodland Hills, CA 91364	22124 Sycamore Ct #1	Woodland Hills, CA 91364-2199	648	2175010017	2175010017	Residential Vacant Land	6,243
Woodland Hills, CA 91364	22124 Sycamore Ct #2	Woodland Hills, CA 91364-2199	778	2175010019	2175010019	Residential Vacant Land	2,883
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Woodland Hills, CA 91364	22124 Sycamore Ct #7	Woodland Hills, CA 91364-2199	4138	2175010029	2175010029	Residential Vacant Land	14,226
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Woodland Hills, CA 91364	22124 Sycamore Ct #44	Woodland Hills, CA 91364-2199	1137	2075-028-075	2075-028-075	Residential Vacant Land	12,285
Woodland Hills, CA 91364	22124 Sycamore Ct #45	Woodland Hills, CA 91364-2199	1137	2075-028-077	2075-028-077	Residential Vacant Land	21,794

No Address Available	Woodland Hills, CA 91364	11727 INDIAN COMET HWY	4229	2187-018-019	2187-001-014	Residential Vacant Land	5,000
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No Address Available	Woodland Hills, CA 91364	4965 TORREBEL CAMPORREYO	160	2079-001-001	2079-001-001	Residential Vacant Land	6,799
No Address Available	Woodland Hills, CA 91364	4965 TORREBEL CAMPORREYO	161	2079-001-001	2079-001-001	Residential Vacant Land	100
No Address Available	Woodland Hills, CA 91364	4965 TORREBEL CAMPORREYO	162	2079-001-001	2079-001-001	Residential Vacant Land	6,645
No Address Available	Woodland Hills, CA 91364	4965 TORREBEL CAMPORREYO	163	2079-001-001	2079-001-001	Residential Vacant Land	1,777
No Address Available	Woodland Hills, CA 91364	4965 TORREBEL CAMPORREYO	164	2079-001-001	2079-001-001	Residential Vacant Land	5,800

2177-003-025	2172-000-075	Residential Vacant Land	36.83
2177-003-026	2172-000-076	Residential Vacant Land	3.794
2177-003-027	2172-000-077	Residential Vacant Land	5.974
2177-003-028	2172-000-078	Residential Vacant Land	1.359
2177-003-029	2172-000-079	Residential Vacant Land	1.334
2177-003-030	2172-000-080	Residential Vacant Land	5.465
2177-003-031	2172-000-081	Residential Vacant Land	4.176
2177-003-032	2172-000-082	Residential Vacant Land	6.645
2177-003-033	2172-000-083	Residential Vacant Land	6.645
2177-003-034	2172-000-084	Residential Vacant Land	11.692
2177-003-035	2172-000-085	Residential Vacant Land	6.682
2177-003-036	2172-000-086	Residential Vacant Land	6.389
2177-003-037	2172-000-087	Residential Vacant Land	3.811
2177-003-038	2172-000-088	Residential Vacant Land	2.899
2177-003-039	2172-000-089	Residential Vacant Land	1.639
2177-003-040	2172-000-090	Residential Vacant Land	2.429
2177-003-041	2172-000-091	Residential Vacant Land	6.511
2177-003-042	2172-000-092	Residential Vacant Land	6.881
2177-003-043	2172-000-093	Residential Vacant Land	2.495
2177-003-044	2172-000-094	Residential Vacant Land	3.795
2177-003-045	2172-000-095	Residential Vacant Land	3.882
2177-003-046	2172-000-096	Residential Vacant Land	3.289
2177-003-047	2172-000-097	Residential Vacant Land	2.799
2177-003-048	2172-000-098	Residential Vacant Land	9.99
2177-003-049	2172-000-099	Residential Vacant Land	3.872
2177-003-050	2172-000-100	Residential Vacant Land	6.361
2177-003-051	2172-000-101	Residential Vacant Land	6.529
2177-003-052	2172-000-102	Residential Vacant Land	4.044
2177-003-053	2172-000-103	Residential Vacant Land	6.593
2177-003-054	2172-000-104	Residential Vacant Land	1.794
2177-003-055	2172-000-105	Residential Vacant Land	2.595
2177-003-056	2172-000-106	Residential Vacant Land	4.262
2177-003-057	2172-000-107	Residential Vacant Land	4.882
2177-003-058	2172-000-108	Residential Vacant Land	1.333
2177-003-059	2172-000-109	Residential Vacant Land	1.794
2177-003-060	2172-000-110	Residential Vacant Land	1.841
2177-003-061	2172-000-111	Residential Vacant Land	2.499
2177-003-062	2172-000-112	Residential Vacant Land	5.294
2177-003-063	2172-000-113	Residential Vacant Land	8.822
2177-003-064	2172-000-114	Residential Vacant Land	2.499
2177-003-065	2172-000-115	Residential Vacant Land	2.125
2177-003-066	2172-000-116	Residential Vacant Land	6.829
2177-003-067	2172-000-117	Residential Vacant Land	6.829
2177-003-068	2172-000-118	Residential Vacant Land	5.987
2177-003-069	2172-000-119	Residential Vacant Land	2.889
2177-003-070	2172-000-120	Residential Vacant Land	4.856

