

## Google Groups

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### **File No. 17-0401 17236 S. Hoover Street VTT-73816-2A (Veronica Hufana, Daniel Moreno, Doris Borba, Erika Hall, Forrest Laffey)**

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**Harbor North**

May 22, 2017 10:23 AM

Posted in group: **Clerk-PLUM-Committee**

Please submit for this file. Thank you

Rosalie Preston, Recording Secretary  
Harbor Gateway North Neighborhood Council  
(310) 768-3853 office

May 18, 2017

Office of the City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Council File No. 17-0401 (17236 S. Hoover Street)

Dear City Clerk:

I support upholding the decisions of the Harbor Area Planning Commission in reference to Council File No. 17-0401 (VTT-73816-2A) and for APCH-2015-3175-ZC; ENV-2015-3749-MND, relating to 17236 S. Hoover Street for the following reasons:

The former Caltrans property on which the homes are proposed to be built was intended to remain as a buffer zone for the interchange of the 110 and 91 freeways and open space linking the area to the remaining open bottomed section of the Dominguez Channel which contains native willows and to the nearby Gardena Willows Wetland.

Most of the proposed homes would be located very nearly under the bus transit viaduct to the Harbor Park and Ride center, placing many of the homes and future homeowners in danger from any vehicle which might crash through the roadway barrier

The proposed homes are located too close to the 110 and 91 freeways so that use of the new homes' outdoor space would mean increased exposure to high levels of air pollution from particulate matter and very loud traffic noise for the new residents.

The proposed of 15, two-story single family homes is out of character with the existing mostly one-story Merit Tract which is next to the project site

The subdivision is designed as a separate gated community. However, the tentative tract map approval does not require a homeowners' association with requirements for future upkeep of the subdivision which would lead to future problems with the upkeep and maintenance of the private roads, lighting, and landscape maintenance.

The proposed project would have only one entrance and exit via a private street, which would lead onto Hoover Street and is where 173<sup>rd</sup> Street also intersects. This is a location which has already seen vehicular crashes due to poor visibility at the intersection and would create a worse traffic safety hazard

Sincerely,



signature

Veronica Hufana

printed name

17327 S. Hoover St. Gardena, CA 90247

address

May 18, 2017

Office of the City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Council File No. 17-0401 (17236 S. Hoover Street)

Dear City Clerk:

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Sincerely,

Daniel Moreno  
signature

Daniel Moreno  
printed name

17354 S Hoover St  
address

May 18, 2017

Office of the City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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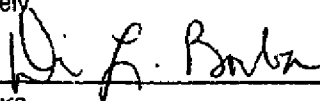
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Sincerely,



signature

Doris L. Borba

printed name

17332 Hoover St.

address

Gardena, CA 90247

May 18, 2017

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City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,

  
signature

Erica Hall  
printed name

305 W 173<sup>RD</sup> St Gardena CA. 90247  
address

May 18, 2017

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City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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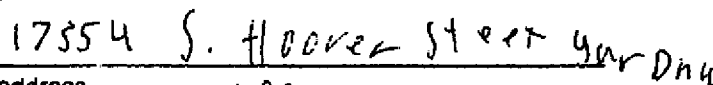
Sincerely,



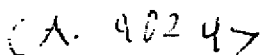
signature



printed name



address



## Google Groups

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### **File No. 17-0401 (17236 S. Hoover Street VTT-73816-2A) Genaro Godina, Gregory Datig, John Hirokane, Jose Ayala, Lidia Betancourt**

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**Harbor North**

May 22, 2017 10:26 AM

Posted in group: **Clerk-PLUM-Committee**

Please submit to the file. Thank you.

Rosalie Preston, Recording Secretary  
Harbor Gateway North Neighborhood Council  
(310) 768-3853 office

May 18, 2017

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City Hall, Room 395  
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Sincerely,



signature

Genaro Medina

printed name

741 W 173RD ST GARDENA CA 90247

address



May 18, 2017

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City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,

  
signature

GREGORY C DATIG  
printed name

17123 S. ORCHARD AV  
address

May 18, 2017

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City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,

  
signature

John H. Hirokane  
printed name

17223 S. Hoover Street Gardena CA 90247  
address

May 18, 2017

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City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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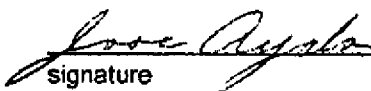
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Sincerely,

  
signature

Jose Ayala  
printed name

17354 S Hoover St.  
address

May 18, 2017

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City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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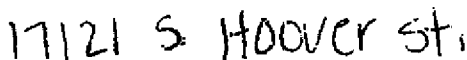
Sincerely, -



signature



printed name



address

Google Groups

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**File No. 17-1401 17236 S. Hoover Street, VTT-73816-2A (Mari Umekubo, Maria Cisneros, Miles Hall, Naomi Kaneshiro, Ralph Joseph**

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**Harbor North**

May 22, 2017 10:29 AM

Posted in group: **Clerk-PLUM-Committee**

Please submit to the file. Thank you.

Rosalie Preston, Recording Secretary  
Harbor Gateway North Neighborhood Council  
(310) 768-3853 office

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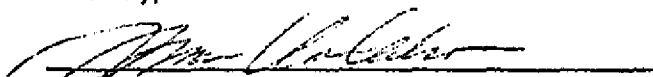
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signature

MARC UMEKUBO  
printed name

17016 Mont Avine Gardena CA 90247  
address

May 18, 2017

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City Hall, Room 395  
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signature

Maria E. Cisneros  
printed name

17354 S Hoover St.  
address

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Sincerely,

  
signature

Miles Hall  
printed name

805 W. 173<sup>rd</sup> Gardena  
address 90247



May 18, 2017

Office of the City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,



signature

NAEMI KANESHIRO

printed name

821 W 169<sup>TH</sup> ST

address

May 18, 2017

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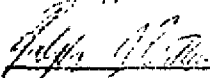
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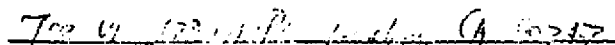
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Sincerely,

  
signature

  
printed name

  
address

## Google Groups

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**File No. 17-0401 17236 S. Hoover Street, VTT-73816-2A (Ronald and Antoinette Robinson, Salvador Esquivias, Silvia Beltran, Steve Shimizu, Tim Richardson**

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Harbor North

May 22, 2017 10:33 AM

Posted in group: **Clerk-PLUM-Committee**

Please add these to the file. Thank you.

Rosalie Preston, Recording Secretary  
Harbor Gateway North Neighborhood Council  
(310) 768-3853 office

May 18, 2017

Office of the City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Council File No. 17-0401 (17236 S. Hoover Street)

Dear City Clerk:

I support upholding the decisions of the Harbor Area Planning Commission in reference to Council File No. 17-0401 (VTT-73816-2A) and for APCH-2015-3175-ZC; ENV-2015-3749-MND, relating to 17236 S. Hoover Street for the following reasons:

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Sincerely,

  
signature

Ronald Robinson + Antonette Robinson  
printed name

17338 S. Hoover St. Gardena, CA 90247  
address

May 18, 2017

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200 N. Spring Street  
Los Angeles, CA 90012

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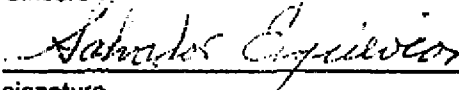
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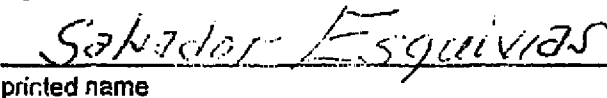
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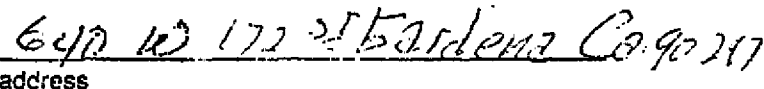
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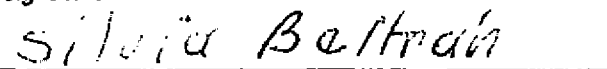
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printed name



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Sincerely,

  
signature

Steve Shimizu  
printed name

17342 S. Hoover St.  
address

Gardena, CA 90247

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200 N. Spring Street  
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Sincerely,

signature

printed name

address



Tom Richardson

17236 AVALON Ave



## Google Groups

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Fwd: DENY – VTT-73816-2A and APCH-2015-3175-ZC-1A

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Sharon Dickinson

May 22, 2017 10:30 AM

Posted in group: **Clerk-PLUM-Committee**

From: **John Finnegan** <jfadvisor-hooverstreetproject@yahoo.com>  
Date: Fri, May 19, 2017 at 3:32 PM  
Subject: DENY – VTT-73816-2A and APCH-2015-3175-ZC-1A  
To: Sharon Dickinson <sharon.dickinson@lacity.org>  
Cc: Joe Buscaino <councilmember.buscaino@lacity.org>, Matthew Lum <matthew.lum@lacity.org>, Jose Romero-Navarro <jose.romero-navarro@lacity.org>

Mr. Chairman and PLUM Committee Members

My name is John Finnegan

I live at 17117 South Hoover Street. I and my family would be directly affected by this proposed development.

I was the Appellant in case # VTT-73816-1A

My 30+ years of experience as a cartographer, civil engineering draftsman, and land use and development consultant provides me special insight, when reading the Advisory Agency's Report.

In that Report, the Bureau of Engineering states that the accommodation for the mandated Rounded Block Corners would take place inside of the dedicated public Right-of-way of Hoover Street, by making adjustments to the sidewalk, curb and gutter.

A rounded Block Corner by definition is a simple circular transition curve. By construction the public Right-of-Way boundaries are the property lines of the abutting private properties.

**Right-of-way boundaries establish** where the infrastructure improvements (pavement, sidewalks, curbs and gutters) are constructed. The **infrastructure improvements do not** establish the right-of-way boundaries.

So the Bureau of Engineering's position that by adjusting the improvements within an existing dedicated public right of way will satisfy the Los Angeles Municipal Code mandated Rounding Block corners is wrong.

Article 8, Section 18.05 (I) of the Los Angeles Municipal Code states (under the heading of " **Rounding Block Corner**) *"At all block corners, the **property line shall** be rounded or cut back..... **corners shall** be rounded with 15' radius curves..."* I have attached a brief PowerPoint presentation [!! VTT-73816-2A w-nar FINAL.pptx] which graphically illustrates this fact. I have also attached a .PDF document [Rounded Block Corners- Curves RBC FINAL011717.pdf] which addresses this in greater detail.

The use of the word "**shall**" removes all discretionary considerations on the part of any agency.

When the mandated 15' radius for the both Rounding Block Corners is constructed on the available 50' wide lot, the remaining width is approximately 20'. That distance is less than ½ of the 40' easement required by the Bureau of Engineering. Therefore the lack of adequate access renders this site physically unsuitable for the proposed density of development. And should it become necessary, I have been assured, this fact will withstand the rigors of a judicial review.

However, the 50' wide lot is adequate for a single lot split resulting in (2) R1-1 lots. The resulting lots would meet the LAMC each having the required 20+' frontage on an existing street; in this case – Hoover Street.

Based on the fact that the site is physically unsuitable for the proposed development, I ask that Appeals VTT-73816-2A and APCH-2015-3175-ZC-1A, both be denied.

Sincerely,

John Finnegan

Attached:

!! VTT-73816-2A w-nar FINAL.pptx

Rounded Block Corners- Curves RBC FINAL011717.pdf

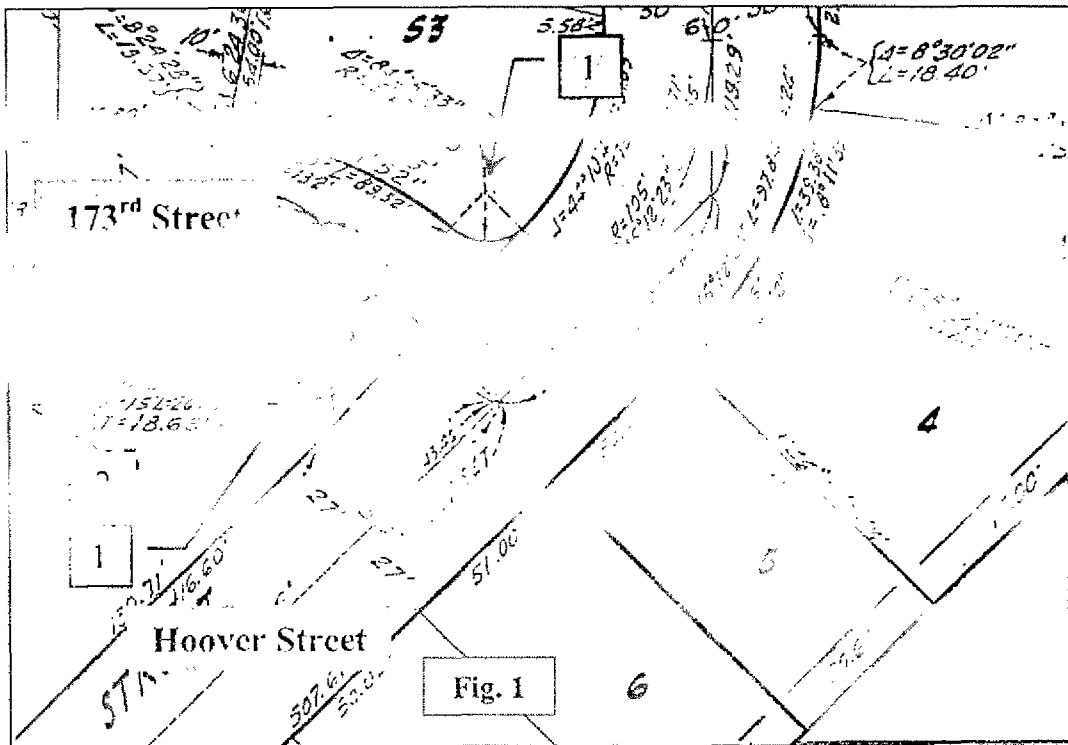


Fig. 1

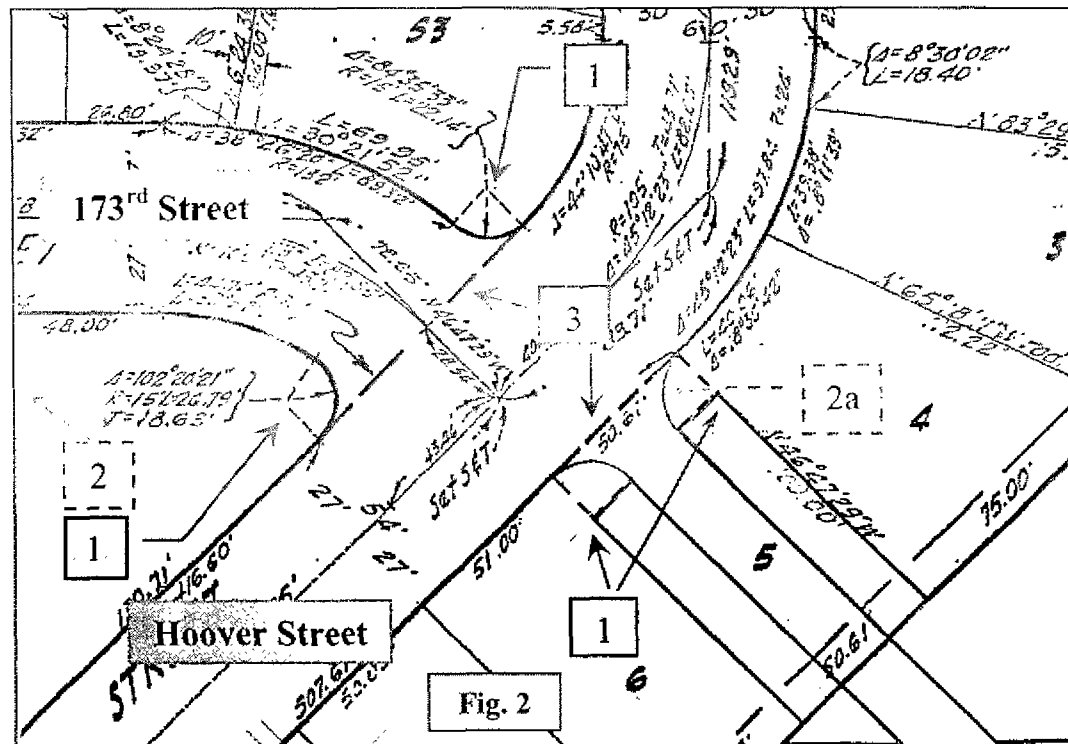


Fig. 2

**Fig 1:**

Property for Proposed Private Street highlighted in red.

1 - Point of Reference for constructing Rounded Block Curves. (RBC)

All reference points used to construct Rounded Block Curves are located within of the "Corner lot" – [*outside of the Public Right-of-way*].

**Fig 2:**

Property for Proposed Private Street highlighted in red.

1 - The Point of Reference for constructing RBC.

All reference points used to construct RBCs are located inside of the "Corner lot" – [*outside of the Public Right-of-way*].

2 - Technical information used to construct the RBCs.

2a - Technical information used to construct RBCs for Proposed Private Street

- Δ = 90°00'00" ± [degrees of central angle to create the curve]
- R = 15' ± [radius of the curve]
- L = 23.65' ± [length of the arc/curve]
- T = 15' ± [tangent length]

3 - Dedicated Right-of-Way of existing Local Street (Hoover Street)

The required Rounded Block Corners have **NO** impact on the existing dedicated Public Right-of-Way. The RBCs are tangent to the existing dedicated ROW.

The Rounded Block Corners should be included on the tract map as an improvement on Private Property, the same as the proposed street lay out in the interior of the subdivision tract map, which shows RBCs.

Source map:  
Tract No 25307 In the City of Los Angeles  
Recorded: December 28, 1960

**Rounded Block Corners (Curves) [RBC]**

VTT-73816-1A

John Finnegan – (310) 928-7391

1/17/2017