

Council Case#: 17-0401-S2
Hearing date: 6/6/2017
Speaker Comments: John Finnegan

#16

Mr. Chairman and Committee Members

My name is John Finnegan

I live at 17117 South Hoover Street.

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

My 30+ years as a cartographer, and civil engineering draftsman, provides me the insight to recognize bad engineering practice.

The Bureau of Engineering states that making adjustments to the sidewalk, inside of the dedicated public Right-of-way of Hoover Street would meet the requirements for the mandated Rounded Block Corners at the intersection with the private street. This action would, in fact, violate Article 8, Section 18.05 (I) of the Los Angeles Municipal Code, which states "*At all block corners the property line shall be rounded or cut back..... corners shall be rounded with 15' radius curves...*"

The use of the word "shall" in this context of the LAMC removes all discretionary options for any Agency, Department, or individual.

When the mandated 15' radius rounded block corners are correctly dedicated on the available access lot, the remaining width is less than ½ of the easement required for the private street. Citing the California Subdivision Act, Section 66474(d) of the California Government Code, this finding of inadequate access renders the site not suitable for the proposed density of development and is grounds for denying the approval of the project.

I ask that you, Mr. Chairman and the Committee members do just that, deny approval of this project.

Date: 06/06/2017
Submitted In PLUM Committee
Council File No. 17-0401
Item No. 16
Deputy: Comm. from Public

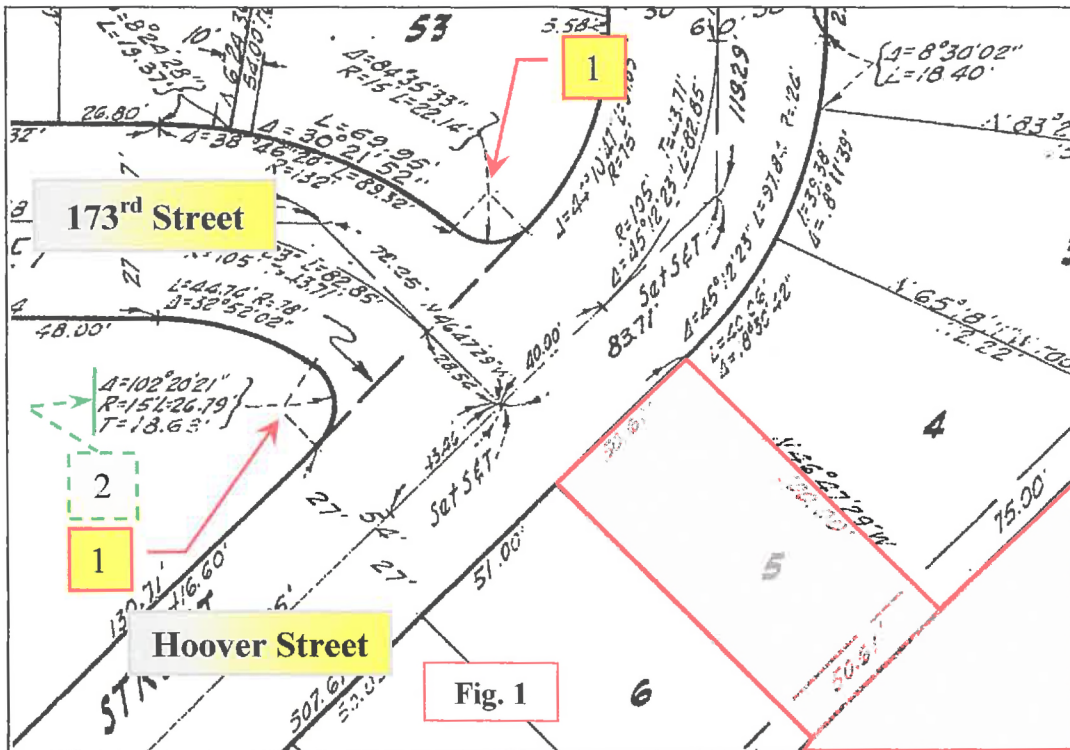


Fig 1:

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

- $\Delta = 90^{\circ}00'00'' \pm$ [degrees of central angle to create the curve]
- $R = 15' \pm$ [radius of the curve]
- $L = 23.65' \pm$ [length of the arc/curve]
- $T = 15' \pm$ [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

