

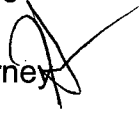


City of Long Beach
Working Together to Serve

Memorandum
R-28

Date: November 19, 2004

To: Members of the Public Safety Committee

From: Heather A. Mahood, Assistant City Attorney 

Subject: **Alley Closures**

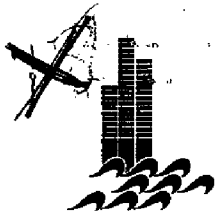
Pursuant to your request, this memorandum will update our previous correspondence regarding alley closures. As you will recall, the issue which was referred to this Committee was whether alleys which experience crime problems can be gated off, with only adjoining residents having access to the alley with a key card or other device.

In 1995, Section 21102.1 permitted the closure of alleys by means of gates if it is necessary for "the preservation of the public peace, safety, health or welfare." However, Section (g) of that law clearly states that "no ordinance or resolution adopted pursuant to this section shall restrict the access of certain members of the public to the alley, while permitting others unrestricted access to the alley."

Nothing has changed this law in the time period since 1999. Limiting alley access to residents continues to be legally prohibited.

Please give me a call if you have any questions regarding the above.

HAM:fl
#04-05292



City of Long Beach
Working Together to Serve

Memorandum

RECEIVED
CITY CLERK
LONG BEACH, CALIF.

~~30~~

Date: November 24, 1998

98 NOV 19 PM 1:25

To: Mayor and City Council

From: Alan S. Lowenthal, Councilmember, 2nd District

Alan Lowenthal

Subject: Alley Closures

The City of Long Beach was instrumental in initiating and supporting Assembly Bill 356, which became law in 1995, and which allows local jurisdictions to approve alley restrictions. The City has adopted rules and regulations pertaining to restrictive devices in alleys, but no projects have yet been implemented.

Many members of the public have expressed their interest in complete alley closures, AB 356 does not allow restricting access to certain members of the public while permitting unrestricted access to others. However, Los Angeles has been closing alleys to traffic while providing access to residents, and has apparently found these closures compatible with AB 365 by declaring the alleys nuisances, due to unimproved status or refuse dumping. Los Angeles has also provided public funds for these closures from savings realized by suspending maintenance on closed alleys.

I am attaching materials from Los Angeles Department of Public Works and requesting that this matter be referred to the Housing and Neighborhoods Committee for review.

ASL/blm
1124AC.MEM

FOR INFORMATION, SERVICES AVAILABLE THROUGH
THE OFFICE OF PUBLIC WORKS



Public Hearing Notice for discussion of
General Ordinance 165,000 (Public Works
Department Ordinance 165,000) 1-500-777-4111



Public Hearing Notice for discussion of
Ordinance 165,000 (Public Works
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Ordinance 165,000 (Public Works
Department Ordinance 165,000) 1-500-777-4111



Department of Public Works
Information on the Department and
how to request information is available
1-200-67-1036



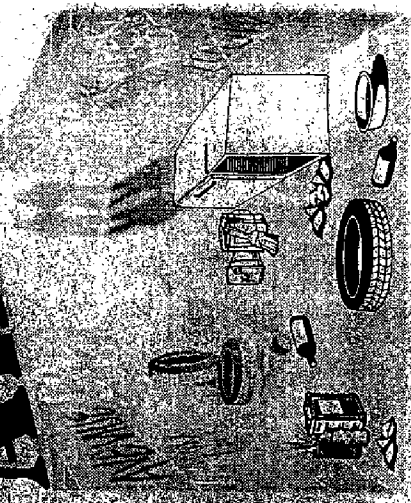
Department of Public Works
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1-200-67-1036



Department of Public Works
Information on the Department and
how to request information is available
1-200-67-1036

Public Hearing Notice
Ordinance 165,000 (Public
Works Department Ordinance
165,000) 1-500-777-4111

MISANCI ALLEY

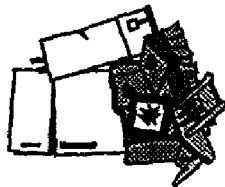


CONVERSION PROJECT

A Documentation Effort by the
City of Los Angeles



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de tormenta:

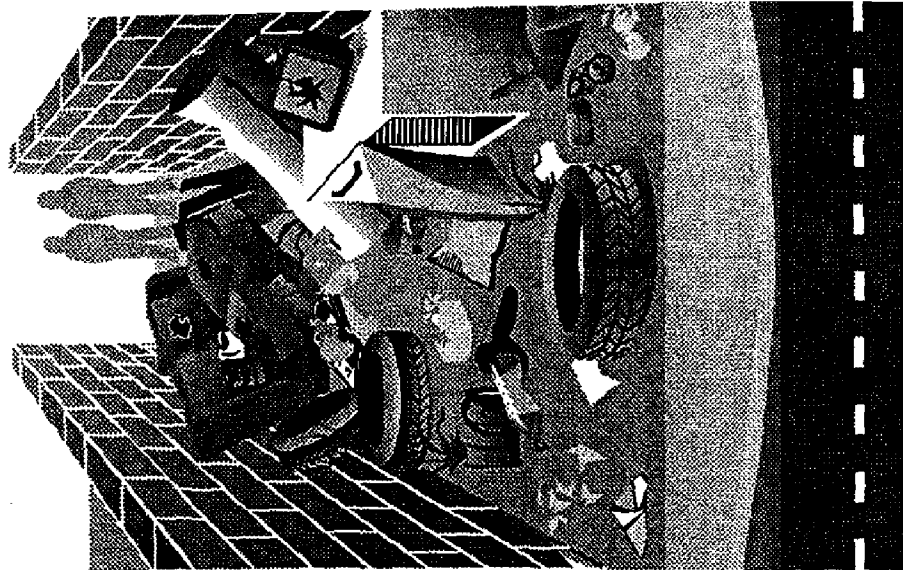
1-800-974-9794

Oficina de Asuntos Públicos
634 S. Spring Street, Suite 200
Los Angeles, CA 90014
(213) 473-3623

TDD: 213/847-4750

Public Affairs Office
634 S. Spring Street, Suite 200
Los Angeles, California 90014

**Proyecto de Conversión de
CALLE JONES
PROBLEMÁTICOS**



**Un Esfuerzo de Bellecimiento por la
Ciudad de Los Angeles**

PROBLEMAS DE CONSERVACIÓN DE CALLEJONES PROBLEMÁTICOS DE LA CIUDAD DE LOS ANGELES (NACP)

La adopción del NACP por el Concilio de la Ciudad en 1993 aprobó el cierre de callejones problemáticos o su conversión a mini-parques dentro de la Ciudad de Los Angeles por un proceso simplificado para facilitar el proceso de petición y permiso.

El proyecto provee por el cierre de un callejón en la Ciudad de Los Angeles por residentes o un proceso de petición. El propósito del proyecto es proveer una área libre de escarga ilegal y servir como un disuasivo a una variedad de actividades delictivas e indeseables que han históricamente plagado a la comunidad.

Cuando completado, el cierre/conversión mejora la apariencia de una área y crea un espacio recreativo protegido por verjas que residentes puedan disfrutar.

¿QUIÉN PAGA POR EL CIERRE/ CONVERSIÓN?

El costo de un cierre/conversión es soportado por la Ciudad de Los Angeles.

¿QUIÉNES BENEFICIAN?

Las comunidades, con un resultado de la:

1. cesación de descargas ilegales y actividad variada de delictivo/pandilla
2. colaboración aumentada entre la comunidad para resolver preocupaciones comunes, y
3. la calidad de vida mejorada

La Ciudad de Los Angeles gasta en exceso \$5 millones anualmente en la limpieza de callejones. Cada cierre de callejón ahorra \$7,500 a \$11,250 anualmente en costos de limpieza para contribuyentes de impuestos en la Ciudad.

3 PASOS FÁCILES PARA CERRAR UN CALLEJÓN PROBLEMÁTICO

1. Obtenga una petición para cierre de callejón por manera de contactar a la Oficina de Asuntos Públicos (PAO) del Departamento de Obras Públicas, al (213) 473-4300, o al llamar a la oficina local de su representante en el Concilio.

2. Circule la petición entre residentes cuyos hogares lindan el callejón. Solamente dueños de propiedad están elegibles para firmar una petición. La mayoría de los dueños de propiedad deben estar de acuerdo con la solicitud por el cierre, y cualquier oposición al cierre debe ser notado en la petición o comunicado al PAO.

La petición explica que después de la limpieza final del callejón por la Ciudad, mantenimiento y obligación del callejón serán la responsabilidad de los peticionarios. También señala que el costo del cierre será soportado por la Ciudad de Los Angeles.

3. La petición es sometida por el PAO a la Junta del Departamento de Obras Públicas para aprobación del cierre durante una reunión pública regular. Cierres ocurren bajo un permiso revocable que permite los peticionarios a la Ciudad revocar el permiso a una fecha más tarde si requisitos de la Ciudad no se cumplen o los requisitos de los residentes cambian.

4. Una vez que se instalan verjas y el callejón está cerrado, la Ciudad proporciona una limpieza conclusiva (si se requiere) y emite un número limitado de llaves a peticionarios y/o dueños de propiedad cuyos propietarios lindan el callejón.

5. Su callejón ahora está cerrado en sociedad con la Ciudad de Los Angeles a **NINGUN COSTO A USTED!**

NOTA: callejones problemáticos con superficies de tierra se pueden convertir en mini-parques bajo este programa, pero requiere planificación adicional y involucramiento de los residentes. Estos cierres/conversiones espectaculares deben ser coordinados por el PAO.

¿QUE SON LAS REGLAS Y PAUTAS ASOCIADAS CON MANTENER UN CALLEJÓN CON VERJAS O CONVERTIDO A MINI-PARQUE?

1. Residentes son responsables por todo mantenimiento y obligación asociado con el callejón.
2. Las verjas se deben mantener cerradas con llave a todos los tiempos.
3. A ningún tiempo se permiten perros en el callejón.
4. Es ilegal disponer de basura o descargar cualquieres escombros en el callejón. Alguien observado o reportado descargando desechos será citado y multado por Inspectores de Uso de Calles de la Ciudad.
5. La Ciudad proporciona seis llaves por cierre. Se pueden obtener llaves adicionales de los designados representantes del bloque por el costo de su duplicación.
6. Solamente dueños de propiedad en el área inmediata que requieren acceso a o de el callejón deben tener llaves. Sin embargo, cada dueño de propiedad cuyo propiedad linda al callejón tiene derecho a tener llave si lo roga.
7. Ningunas llaves se proporcionarán a individuos que no residen en propiedades que lindan al callejón.
8. Falta de condescender con cualquieraes de las estipulaciones precedentes puede resultar en revocación del cierre.

CONVERTIR UN CALLEJÓN PROBLEMÁTICO

Conversiones se diseñan para cumplir los requisitos de la comunidad y resultan de una serie de reuniones antes de aprobación. Una conversión típica ocurre cuando un callejón no mejorado (Con surfade de tierra) se convierte a un mini-parque que consiste de plantar 200 árboles, plantas y arbustos; instalar mesas de merienda, bancos, mesas de juego, y paseos de ladrillo. Se aplica pajote hecho de material reciclado como tapa sobre la tierra para rebajar polvo y malezas.

FIVE EASY STEPS TO CLOSING A NUISANCE ALLEY IN THE CITY
OF LOS ANGELES AT NO COST TO RESIDENTS

1. Contact the Public Affairs Office (PAO) of the City's Department of Public Works (213) 473-4300 or your Council District Field Office in order to obtain an alley closure petition.
2. Circulate a petition to residents whose homes abut on the alley. Only property owners are eligible to sign petitions. A majority of property owners should agree to petition the closure, and any opposition to such closure should be noted on the petition or communicated to the PAO. The petition explains that petitioners will be responsible (after a final alley cleaning by the City) for maintenance and liability once the alley is closed, and that the cost for closure will be borne by the City of Los Angeles.
3. The petition is submitted by the PAO to the Department of Public Works' Board for closure approval during a regular public meeting. Closures occur under a revocable permit which allows either the petitioners or the City to revoke the permit at a later date if requirements are not met or resident requirements change.
4. Once gates are installed and the alley closed, the City will provide a final cleaning (if required) and will issue a limited number of keys to petitioners and/or property owners whose property abuts on the alley.
5. Your alley is now closed in partnership with the City of Los Angeles at NO COST TO YOU!

* Unimproved nuisance alleys with dirt surfaces may be converted into mini-parks under this program, but require additional planning and resident involvement. These special closures and conversions must be coordinated through the PAO.

**DEPARTMENT OF PUBLIC WORKS
PUBLIC INFORMATION OFFICE
NUISANCE ALLEY CONVERSION PROJECT (NACP)
PETITION**

**WE THE PROPERTY OWNERS, ARE REQUESTING YOUR ASSISTANCE TO CLOSE
AND/OR CONVERT THE ALLEY BETWEEN _____ AND _____
AND _____ AND _____**

**THIS ALLEY IS FREQUENTLY A SITE FOR ILLEGAL DUMPING, NARCOTIC
SALES/USE/, PROSTITUTION, GANG VIOLENCE, AND GRAFFITI. WE UNDERSTAND
THAT THE ALLEY IS TO BE CLOSED/CONVERTED UNDER THE CITY'S "NUISANCE
ALLEY CONVERSION PROJECT", WITH THE COST BEING BORNE BY THE CITY.
WE ALSO UNDERSTAND THAT AS SIGNATORIES WE WILL BE RESPONSIBLE FOR
THE MAINTENANCE AND LIABILITY ONCE THE ALLEY HAS BEEN CLOSED.**

Contact _____ Phone# _____

Property Owners

Name (Print)

Address

Signature

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____

CITY OF LOS ANGELES' ALLEY CLOSURE NOTIFICATION

Dear Resident:

The alley behind your property has been gated off per the request of homeowners who have petitioned for the closure. This alley closure provides an area free of illegal dumping and serves as a deterrent to a variety of criminal activity that has historically plagued your community.

The cost of closure has been borne by the City of Los Angeles. A stipulation of the petition process requires that once the petition for closure has been approved, residents MUST adhere to the following:

- 1. BE RESPONSIBLE FOR ALL MAINTENANCE AND LIABILITY ASSOCIATED WITH THE ALLEY.**
- 2. KEEP GATES LOCKED AT ALL TIMES.**
- 3. AT NO TIME WILL DOGS BE ALLOWED IN THE ALLEY.**
- 4. CITY ORDINANCES MAKE IT ILLEGAL TO DISPOSE OF TRASH OR DUMP ANY DEBRIS IN ALLEYS. ANYONE OBSERVED OR REPORTED DUMPING WILL BE CITED AND FINED BY CITY STREET USE INSPECTORS.**
- 5. THE CITY WILL PROVIDE 6 KEYS PER CLOSURE. ADDITIONAL KEYS MAY BE OBTAINED FROM DESIGNATED BLOCK REPRESENTATIVES AT COST OF DUPLICATION.**
- 6. ONLY HOMEOWNERS REQUIRING KEYS FOR ENTRANCE/EXIT SHOULD HAVE KEYS, BUT ALL PROPERTY OWNERS WHOSE PROPERTY ABUTS ON THE ALLEY MAY HAVE KEYS IF REQUESTED.**
- 7. NO KEYS ARE TO BE PROVIDED TO INDIVIDUALS NOT RESIDING ON THE ALLEY.**
- 8. VIOLATIONS OR FAILURE TO COMPLY WITH ANY OF THE ABOVE STIPULATIONS MAY RESULT IN THE CITY REVOKING THIS CLOSURE.**

5 PASOS FÁCILES PARA CERRAR UN CALLEJON PROBLEMÁTICO EN LA CIUDAD DE LOS ÁNGELES A NINGUN COSTO A RESIDENTES

1. Obtenga una petición para cierre de callejon por manera de contactarle a la Oficina de Asuntos Públicos (PAO) del Departamento de Obras Públicas, al (213) 473-4300, o al llamar a la oficina local de su representante en el Concilio.
2. Circule la petición entre duenos cuyos hogares lindan el callejon. Solamente dueños de propiedad están elegibles para firmar una petición. La mayoría de los dueños de propiedad deben estar de acuerdo con la solicitud por el cierre, y cualquier oposición al cierre debe ser notado en la petición o comunicado al PAO. La petición explica que después de la limpieza final del callejon por la Ciudad, mantenimiento y obligación del callejon serán la responsabilidad de los peticionarios. También señala que el costo del cierre será soportado por la Ciudad de Los Ángeles.
3. La petición es sometida por el PAO a la Junta del Departamento de Obras Públicas para aprobación del cierre durante una reunión pública regular. Cierres ocurren bajo un permiso revocable que permite los peticionarios o la Ciudad revocar el permiso a una fecha más tarde si requisitos de la Ciudad no se cumplen o los requisitos de los residentes cambian.
4. Una vez que se instalan verjas y el callejon esta cerrado, la Ciudad proporciona una limpieza conclusiva (si se requiere) y emite un número limitado de llaves a peticionarios y/o dueños de propiedad cuyo propiedad lindan el callejon.
5. Su callejon ahora esta cerrado en sociedad con la Ciudad de Los Ángeles
¡A NINGUN COSTO A USTED!

NOTA: callejones problemáticos con superficies de tierra se pueden convertir en mini-parques bajo este programa, pero requiere planificación adicional y involucramiento de los residentes. Estos cierres/conversiones especiales deben ser coordinados por el PAO.



NOTIFICACIÓN POR LA CIUDAD DE LOS ÁNGELES DE CLAUSURA DE CALLEJON

Estimado Residente:

El callejon detrás de su propiedad ha sido cerrado en acuerdo con la petición de dueños de propiedades adyacente al callejon. Esta clausura de callejon provee una area libre de descargas ilegales de basura y escombros, y sirve para impedir la variedad de actividades criminales que han atormentado su comunidad.

El costo de la clausura ha sido soportado por la Ciudad de Los Ángeles. Una estipulación del proceso de petición requiere que una vez que la petición para clausura ha sido aprobado, residentes TIENEN QUE adherirse a lo siguiente:

1. SER RESPONSABLE POR TODO MANTENIMIENTO Y OBLIGACIONES LEGALES ASOCIADOS CON EL CALLEJON.
2. MANTENER LAS PUERTAS CERRADAS A TODOS TIEMPOS.
3. NUNCA PERMITIR PERROS EN EL CALLEJON.
4. ES ILEGAL BAJO ESTATUO MUNICIPAL DESECHAR BASURA O DESCARGAR ESCOMBROS EN CALLEJONES. PERSONAS OBSERVADOS O REPORTADOS DESCARGANDO RECIBIRÁN CITAS Y MULTAS DE LOS INSPECTORES DE LA CIUDAD.
5. LA CIUDAD PROVEERÁ SEIS LLAVES POR CLAUSURA. LLAVES ADICIONALES PUEDEN SER CONSEGUIDOS DEL REPRESENTANTE DESIGNADO DEL VECINDARIO, A COSTO DE LA DUPLICACIÓN.
6. SOLAMENTE DEBEN TENER LLAVES LOS DUEÑOS DE PROPIEDADES QUIENES REQUIEREN ENTRADA Y SALIDA, PERO TODOS DUEÑOS CON PROPIEDAD QUE ESTE CONTIGUO CON EL CALLEJON PUEDEN RECIBIR LLAVES SI SE SOLICITAN.
7. LLAVES NO SERÁN PROVISTO A INDIVIDUOS QUE NO RESIDEN ADYACENTE AL CALLEJON.
8. VIOLACIONES O INCUMPLIMIENTO CON CUALQUIERE ESTIPULACIÓN ENUMERADO ARRIBA PUEDE RESULTAR EN LA REVOCACIÓN DE LA CLAUSURA POR LA CIUDAD.



**DEPARTAMENTO DE OBRAS PÚBLICAS
OFICINA DE ASUNTOS PÚBLICOS
PROYECTO DE CONVERSIÓN DE CALLEJONES PROBLEMATICOS
PETICIÓN PARA CLAUSURA O CONVERSIÓN**

NOSOTROS, LOS DUEÑOS DE PROPIEDADES, ESTAMOS PIDIENDO LA ASISTENCIA DE LA CIUDAD DE LOS ÁNGELES PARA CERRAR/CONVERTIR EL CALLEJON ENTRE LAS CALLES

Y _____, Y _____
Y _____. ESTE CALLEJON FRECUENTEMENTE ES UN SITIO PARA
DESCARGAS ILEGALES, USO Y VENTA DE NARCÓTICOS, PROSTITUCIÓN, VIOLENCIA DE
PANDILLA, E INSCRIPCIONES EN LAS PAREDES. ENTENDEMOS QUE EL CALLEJON SERÁ
CERRADO/CONVERTIDO BAJO EL "PROYECTO DE CONVERSIÓN DE CALLEJONES
PROBLEMATICOS" DE LA CIUDAD, CON EL COSTO SOPORTADO POR LA CIUDAD.
TAMBIÉN ENTENDEMOS QUE, COMO SIGNATARIOS, SEREMOS RESPONSABLES POR SU
MANTENIMIENTO Y LAS OBLIGACIONES LEGALES ASOCIADO CON EL CALLEJON UNA
VEZ QUE SE HA CERRADO/CONVERTIDO.

Contacto _____ # de Telefono _____

Dueños de Propiedades

Nombre (Deletreado)	Dirección	Firma
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____



CITY OF LOS ANGELES ALLEY CLOSURE NOTIFICATION

Dear Resident:

The alley behind/adjacent to your property has been gated off under the City of Los Angeles' "Nuisance Alley Conversion Program," per the request of homeowners who have petitioned the City's Department of Public Works Public Affairs Office for closure. This alley closure provides you and your neighbors with an alley free of illegal dumping and serves as a deterrent to a variety of criminal activity that has historically plagued many communities in Los Angeles.

THE COST FOR CLOSURE HAS BEEN BORNE BY THE CITY OF LOS ANGELES. A VITAL STIPULATION OF THE PETITION PROCESS REQUIRES THAT ONCE THE PETITION FOR CLOSURE HAS BEEN GRANTED BY THE CITY, RESIDENTS MUST ADHERE TO THE FOLLOWING:

1. BE RESPONSIBLE FOR ALL MAINTENANCE AND LIABILITY RESULTING FROM RESIDENTS' ACTIONS OCCURRING IN THE ALLEY.
2. TO KEEP GATES LOCKED AT ALL TIMES.
3. CITY ORDINANCES MAKE IT ILLEGAL TO DISPOSE OF TRASH OR DUMP ANY DEBRIS IN ALLEYS. ANYONE OBSERVED OR REPORTED DUMPING WILL BE CITED AND/OR FINED BY CITY STREET USE INSPECTORS.
4. THE CITY WILL PROVIDE A LIMITED NUMBER OF KEYS TO THE PETITION COORDINATOR. IF ADDITIONAL KEYS ARE REQUIRED BY PROPERTY OWNERS THEY MAY BE OBTAINED FROM COORDINATORS AT COST OF DUPLICATION.
5. ONLY PROPERTY OWNERS REQUIRING KEYS FOR VEHICLE ENTRANCE/EXIT SHOULD HAVE KEYS, BUT ALL PROPERTY OWNERS WHOSE PROPERTY ABUTS THE ALLEY MAY HAVE KEYS IF REQUESTED.
6. NO KEYS WILL BE PROVIDED TO INDIVIDUALS NOT OWNING PROPERTY OR RESIDING ADJACENT TO THE ALLEY.
7. NO DOGS OR ANIMALS ARE TO BE ALLOWED IN THE ALLEY AT ANY TIME.
8. DESTRUCTION TO INSTALLED GATES OR LOCKS AND OTHER FIXTURES RELATED TO THE CLOSURE IS A CRIMINAL OFFENSE, DESTRUCTION OF CITY PROPERTY, AND WILL BE INVESTIGATED AS SUCH. OFFENDERS WILL BE SUBJECT TO APPLICABLE LAWS DEALING WITH SUCH ACTS.
9. VIOLATIONS OR FAILURE TO COMPLY WITH ANY OF THE ABOVE STIPULATIONS MAY RESULT IN THE CITY REVOKING THIS CLOSURE.

FOR INFORMATION REGARDING THIS PROJECT, CONTACT THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS PUBLIC AFFAIRS OFFICE THE 213 473-4300 OR 213 473-3631

THE NUISANCE ALLEY CONVERSION PROJECT

CITY OF LOS ANGELES

BOARD OF PUBLIC WORKS'
PUBLIC AFFAIRS OFFICE

THE NUISANCE ALLEY CONVERSION PROJECT
CITY OF LOS ANGELES
BOARD OF PUBLIC WORKS' PUBLIC AFFAIRS OFFICE

On June 23, 1993, the Board of Public Works adopted a report entitled "Nuisance Alley Conversion Project. Phase I & II." The report requested funding a study to identify nuisance alleys and produce design and usage concepts as part of a pilot program in Council Districts Eight and Nine. The adopted report was forwarded to the Mayor and City Council, and on September 10, 1993, City council adopted a Public Works Committee report recommending that the Board of Public Works be authorized to implement a Nuisance Alley Conversion Program.

Two nuisance alleys in Council Eight were gated and converted into mini-parks, involving the installation of picnic tables, walkways, entry trellises, trees and plants. The process was timely, requiring contributions from a variety of private sources, agencies and City Departments. Unimproved alleys with dirt surfaces were initially targeted since they appeared to be the prime magnets for illegal dumping.

By 1995 the problems related to nuisance alleys required a re-evaluation of the Project. City-wide, alleys had become the haven for a variety of criminal activity...drug dealing, break ins and burglaries, gangs, prostitution, abandoned automobiles, arson, muggings, plus illegal dumping. The alley's surface was no longer indicative of the degree of nuisance to the community.

In 1996, City Council approved the allocation of \$187,000 to close nuisance alleys at City expense, providing a more efficient closure process and standardized conversion program. By April, 1997, 68 alleys were gated under NACP, including 14 mini-park conversions. A typical conversion now involved planting of some 220 plants, shrubs and trees; installing picnic tables, benches, game tables, barbecue grills and brick walkways. Recycled mulch from Public Works' Bureau of Street Services serves as ground cover, abating weeds, dust and odor.

On March 14, 1997, City Council approved an additional \$250,000 to be transferred from the Reserved Fund. A Council motion of June 11, 1997 allocated \$350,000 to the Capital Improvement Program for NACP. Effective September 17, 1997, the Bureau of Engineering advised that all requests for closures of nuisance alleys, walks and stairways be processed through NACP.

Facilitating the petition process has been a major objective of NACP. Through the revocable permit procedure and prompt Board of Public Works approval, petitions are normally processed within two weeks from submittal by residents. All inspection and permit fees are waived, reducing cost and time. Once petitions are approved, physical closure requires three to four months.

As of November, 1997, 255 petitions had been processed by the PAO, with 109 nuisance alleys gated, including 15 mini-park conversions. Based on average annual maintenance cost, the closure of the 255 alleys will result in a City savings of \$1.5 million each year...a projected ten year savings of \$15 million. Adding costs of police, fire and other agencies illustrates the benefits

derived from such closures. In addition, NACP provides an excellent opportunity for City/community partnering. It exemplifies how a \$3,700 investment (the average gate installation cost) can alleviate a host of community problems. Not only is criminal activity abated by the simple installation of 8-foot vertical gates, and illegal dumping eliminated, residents' quality of life is enhanced.

No longer concentrated in the initial two Council Districts, NACP activities have expanded to all of the City's 15 Council Districts, processing an average 30 petitions monthly since funding was appropriated for the Program in April, 1997.

The Board's Public Affairs Office has responsibility for project management and community coordination. Initially, a partnership with California State Polytechnic University, Pomona's (Cal Poly) Urban & Regional Planning Department, involving 112 students, resulted in the physical inventory of some 1,800 nuisance alleys in the pilot project area, and the creation of usage and prototypical design manuals.

The alley closure permit process has been streamlined to reduce red tape, time and cost to participants. Once a community organization or neighborhood group decides it wants to close a nuisance alley, the following steps are required: (1) acquire petition signatures of PROPERTY OWNERS whose property abuts on the designated alley, (2) coordinate with and forward a copy of the petition and support letters to the Board's Public Affairs Office. Once the above requirements have been completed, a motion for closure through a revocable permit process is placed on the agenda of the Board of Public Works.

Who benefits and how? The City of Los Angeles is currently spending some \$5 million annually cleaning dirty alleys. The Eighth and Ninth Council Districts are responsible for 40% of all alley cleaning in the City of Los Angeles. Since nuisance alleys are the prime targets for illegal dumpers seeking to avoid land fill costs, gating off such alleys reduces the potential for illegal dumping, consequently saving the City clean up costs. These savings result in increased services in other Public Works operations such as street paving/repairs and tree maintenance.

Communities benefit from: (1) reduced illegal dumping and criminal and drug activity, (2) improved property values, (3) the potential for improved relationships between diverse racial and cultural groups now involved in a common community project with equal benefits, (4) with conversion to community use space, i.e. miniparks, gardens, play/recreation space, an enhanced quality of life becomes a contrast to drug dealing, prostitution, abandoned and burned out stolen vehicles, breakins, illegal dumping that often requires 10-15 city cleanups annually, stray dogs...all regular occurrences in most of the area's nuisance alleys.

And of course the police benefit because the alley closures and conversions reduce the accesses available for illegal activities. In addition, the more community involvement, pride and investment, the greater the relationship between police and community.

CITY OF LOS ANGELES
CALIFORNIA



NANCY RUSSELL
City Clerk

J. Michael Carey
Executive Officer

When making inquiries
relative to this matter
refer to File No.

93-1282

RICHARD J. RIORDAN
MAYOR

REFERRED TO YOU FOR THE PUBLIC INFORMATION OFFICER
NECESSARY ATTENTION
BOARD OF PUBLIC WORKS

CDs 8 & 9

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - 485-5783
General Information - 485-5765

Pat Healy
Chief Legislative Assistant

DIRECTOR OF THE BUREAU OF
STREET MAINTENANCE

September 13, 1993

OCT 20 1993

CITY ENGINEER
~~DIRECTOR, BUREAU~~
~~OF ACCOUNTING~~

Councilmember Ridley-Thomas
Board of Public Works
Public Information Office
Bureau of Engineering
City Administrative Officer

Councilmember Walters
Secretary
Controller: Room 220
Accounting Division, F & A
Disbursement Division
Treasurer

CITY CONTROLLER

RE: NUISANCE ALLEY CONVERSION PROJECT: PHASES I AND II

At the meeting of the Council held September 10, 1993, the following
action was taken:

Attached report adopted.....	X
" motion " ().....	
" resolution " ().....	
Ordinance adopted.....	
Motion adopted to approve attached report.....	
" " " " " communication.....	X
To the Mayor for concurrence.....	
To the Mayor FORTHWITH.....	
Mayor concurred.....	
Findings adopted.....	
Negative Declaration adopted.....	
Categorically exempt.....	X
Generally exempt.....	
Tract map approved for filing with the County Recorder.....	
Parcel map approved for filing with the County Recorder.....	
Attach a copy of follow-up Department Report to file.....	

Nancy Russell

City Clerk
jv
931282

PLACE IN FILES

SEP 20 1993

C O M M U N I C A T I O N

TO: LOS ANGELES CITY COUNCIL

FILE NO. 93-1282

FROM: COUNCILMEMBER ZEV YAROSLAVSKY, CHAIRPERSON
BUDGET AND FINANCE COMMITTEE

PUBLIC COMMENTS: NO

COMMUNICATION FROM CHAIR, BUDGET & FINANCE COMMITTEE relative to
the Nuisance Alley Conversion Project: Phases I & II.

Recommendation for Council action:

CONCUR in the recommendations of the Public Works Committee in
its report dated 7-15-93, with the additional instruction that
the Board of Public Works make available to all Council
members the results of this project upon its completion.

SUMMARY

At the meeting of the Budget & Finance Committee on 8-31-93, the
Committee Chair concurred in the recommendations of the Board of
Public Works and the Public Works Committee on this matter, adding
that the results of this project should be made available to all
Councilmembers upon its completion.

Respectfully submitted,



Councilmember Zev Yaroslavsky
Chair, BUDGET & FINANCE COMMITTEE

j1
CD 8,9

0931282.bf

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION

ADOPTED

SEP 10 1993

LOS ANGELES CITY COUNCIL

File No. 93-1282

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your

PUBLIC WORKS COMMITTEE

reports as follows:

	Yes	No
Public Comments	<u>XX</u>	<u>—</u>

PUBLIC WORKS COMMITTEE REPORT relative to the Nuisance Alley Conversion Project: Phases I & II.

Recommendations for Council action, as recommended by the Board of Public Works:

1. FIND that this project is categorically exempt from CEQA of 1970 pursuant to Article VII, Class 5(3) of the Los Angeles City Guidelines.
2. AUTHORIZE the Board of Public Works to implement a Nuisance Alley Conversion Program, and to negotiate and execute a personal services contract with California State Polytechnic University at Pomona (Cal Poly) to identify nuisance alleys and design usage concepts in Council Districts 8 and 9 at a cost not to exceed \$20,000 to be expended from Capital Improvement Program, General Fund, Nuisance Alley Closure Account No. C279 (MIMIS No. 9228), for phase I only.
3. AUTHORIZE the use of the Capital Program, General Fund, Fund No. C279 (MIMIS No. 9228) of the Capital Improvement Program, General Fund, Fund No. 100 Department 54, to fund the cost of this project.

Summary:

The Board of Public Works proposes to fund a project with California State Polytechnic University at Pomona (Cal Ply) to develop alternate uses for vacated nuisance alleys in Council Districts 8 and 9. These alleys must be unpaved, 12 feet or less in width, ant parallel to a major highway and not needed for vehicle access.

The University will conduct a pilot project to identify all alleys in these two council districts, identify those alleys that can be vacated, and work with the communities to develop appropriate landscaping projects for these alleys. An initial inventory and identification of nuisance alleys will be carried out as part of classes in Planning and Research Methods and Neighborhood Revitalization; a data base will be created by a class studying

computer applications. And, later, two interdisciplinary (Landscape Architectural/Planning) studios will be conducted, focusing on the design of prototypes for alley re-use. Ideally, particular alleys would be identified, and design carried out with the participation of community or neighborhood organizations.

Respectfully submitted,

PUBLIC WORKS COMMITTEE

AB

7-15-93

CD 8 & 9

Pg. 1002

LOS ANGELES TIMES

MONDAY, OCTOBER 19, 1998

Iron Gates Taking Bite Out of Back-Alley Crime

Neighborhoods: Few glitches aside, residents are eased with results. City plans to double the number.

HUGO MARTIN
CITY STAFF WRITER

Douglas Waddel used to wake up at least once a week to find so much trash dumped in the alley behind his South Los Angeles home that he couldn't open his back door.

That was before the city put up gates at the alley's entrances, turning a once-dangerous waste-filled area into a secure neighborhood.

"We had burglaries and traffic going through the alleys, and the gates really cut down on that," said

Waddel, a retired city truck driver who lives near 91st Street and Towne Avenue.

Installing 8-foot-high wrought-iron gates to reduce back-alley crimes is the heart of a city program so popular that officials plan to more than double the number of gated alleys throughout the city—to more than 400.

The effort started as a pilot program five years ago in South-Central, where illegal dumping has been a chronic problem. Under the program, city workers install the gates and give the keys to residents, who are then responsible for

Please see GATES, B3



ANACLETO RAPPING / Los Angeles Times

Residents generally like the gated alleys, like this one in South L.A.

PUBLIC INFORMATION DIRECTOR
BUREAU OF ENGINEERING
PROGRAM MANAGEMENT DIVISION
Suite 1100, 650 S. Spring St.
847-9580

It's Right Up Their Alley

Safety: City project converts lighted lanes into neighborhood recreation areas, replacing trash-strewn thoroughfares with trees and benches. 'It's a win-win situation for everyone,' an official says.

MONICA VALENCIA
SPECIAL TO THE TIMES

Gilbert Orozco and his neighbors watched the unpaved strip of land that runs behind his and six other well-kept homes turn into a junkyard. Gardeners piled grass clippings and debris for more than five years. Children threw soda bottles into an uncovered manhole. Residents said the trash-strewn alley, a haven for gang members and homeless people, was a serious threat to their community.

"I would not let my kids run back there," said Orozco, who lives with his wife and four children in Highland Park. "It was dirty and dangerous. People dumped trash and left abandoned cars there. We worried about drug sales and homeless people drinking further back the alley."

City officials agreed.

"I would say that is one of the worst alleys I've ever seen," said John Hayes, spokesman for the Department of Public Works. "It was a place where residents were afraid to enter... a magnet for illegal dumping, drug dealing and prostitution."

Now Orozco and his neighbors on North Avenue 49 hold the keys to a shiny green gate that blocks off the once crime-ridden alley. They are the gatekeepers to a neighborhood park that is being dedicated Saturday.

"Teenagers would light fires back there just for the fun of it," said David Moreno, who has lived with his family of five near the alley for almost 10 years. "Bums would hang out and drink. There was a lot of bad stuff going on there. Now we've got the keys to a clean park."

The park, completed in June, features picnic benches, a barbecue grill and a small brick walkway. City maintenance workers cleared the waist-high grass and weeds for jacaranda trees, jasmine bushes and other flowering plants. A lid now covers the manhole. And an eight-foot-high barbed wire fence forms a perimeter around the 450-foot-long stretch of mulch-covered land.

The park is one of 13 alleys converted as part of a citywide project that fences off "nuisance" alleys and signs them over to nearby residents for community parks. The alley reclamation project is a joint venture between the affected neighborhood, the City Council and the Department of Public Works. Each project costs an average of \$12,000 to complete.

"The alleys are now nice, clean spaces for families to have a picnic or a barbecue," Hayes said. "Kids can run around and play. The parks have created a better quality of life for the community. They work together to keep it clean and safe."

The transformation is the result of the Nuisance Alley Conversion Project developed in two central city districts. The project, approved by City Council in 1993, followed a city-commissioned survey of 1,150 of 3,600 alleys in the 8th and 9th Council Districts. The study was conducted by Cal Poly Pomona students.

The 13 alleys cleaned up so far are in six council districts across the city, but most are in the South-Central region. Six more are in the make-over process, city officials said. The next alley targeted for cleanup is a 900-foot-long

alley between 104th and 105th streets in Watts.

"People now look at the [once] trash-strewn alley as an oasis for community gatherings," Hayes said. "It's like a breath of fresh air. It's a win-win situation for everyone. They have to work together to keep it clean and safe."

The Highland Park project was initiated after longtime residents Ezequiel and Margarita Reyes wrote to Councilmen Mike Hernandez's office. In the letter, they complained that the blighted area was a magnet for "illegal dumping of drug sales and prostitution," said Abigail Ramirez of Hernandez's office.

The letter was followed in November by a petition with the signatures of residents from eight homes. The area was identified as a public nuisance and approved for a weeklong city cleanup in April.

Monica Rodriguez, a field deputy to Hernandez, said the alley project has brought about "a positive change" in the neighborhood.

"[The park] is a shared responsibility," Rodriguez said. "They have the keys and they determine who is allowed in the park. Many people look at the problems in their community and think there is nowhere to turn. This is one example of the solutions available to people who want to take care of neighborhood problems."

Moreno says he and other residents feel good about the park. "It looks a lot better now," Moreno said. "A couple of my friends barbecued hot dogs and hamburgers in the new park. People feel safer with the new park."

Orozco, watching his 4-year-old son Anthony run across the park, said he marveled at the change. "Day by day, we watched a transformation," Orozco said. "First the cleanup of the land, then the new park benches, tables and fence. I was very surprised. I did not think I would ever let my children run around here."



AL SEIB / Los Angeles Times

Ibert Orozco and his children Raquel, left, Gilbert Jr. and Anthony take a seat at a picnic table behind their home in Highland Park.

FYI

PUBLIC INFORMATION DIRECTOR
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POLYTRENDS

SUMMER 1996

CONNECTIONS

No Nuisance

College Students Turn 'Nuisance Alleys' into Community Parks

Imagine your backyard as a narrow, unpaved alley, about 20 feet wide and 100 feet long. There are drug dealers, gang members and prostitutes. People drive up and dump their trash. You don't allow your children to play there because it isn't safe.

This scenario, described by Bob Hayes, public information director for the Los Angeles City Bureau of Engineering, is a reality for many residents of Los Angeles. Narrow alleys, once horse and buggy roads, riddle Los Angeles neighborhoods. Troubled by the rising crime and dumping in many of these alleys and frustrated by the lack of city funds and staff to identify the problems and correct them, Hayes brought his problem to Herschel Farberow, lecturer for Urban and Regional

Planning. In a partnership between the university and the Los Angeles Planning Department, Cal Poly Pomona students became city volunteers.

The first step was to identify the problem alleys. Last year, over a period of five weeks, more than 100 Cal Poly Pomona students, all volunteers, identified nearly 1,200 alleys that were problem areas. Guided by members of the Los Angeles City Board of Public Works, they found that 110 of these locations would qualify as "nuisance alleys." That is, they had crime, excessive debris and were in residential areas, abandoned by local residents.

Students then designed six prototypes for community spaces in these alleys, with the intent of making them into community gathering places. Some alleys were given children's play areas, picnic tables and gardens. One student even included a community clothesline, where residents could hang laundry and socialize. The plans were taken back to the community members and the City Public Work boards. Borrowing from each plan, residents and community volunteers created areas with facilities that they wanted and could use.

Last summer, two Landscape Architecture grad students met with Public Works officials to

The "before" alley (bottom) was basically a dumping ground. Alley "after" (top) features picnic tables, playground and other amenities.





made the plans a reality. Now residents meet, have parties and socialize in the alley spaces. Drug dealers and prostitutes have moved on. And local children have safe places to play.

"It is a wonderful project, offering students the opportunity to work with the city of Los Angeles and neighborhood residents, in a multidisciplinary process involving Urban and Regional Planning and Landscape Architecture students," says Farberow. "Students were able to identify a problem, define a solution and see the installation."

Hayes says that, so far, 30 alleys identified as nuisances have been cleaned and closed to traffic. Two have been converted to parks using the students' designs, with 35 projects scheduled to be completed. At least two graduate students will be used as project managers in the installation phases, which take about three days for each conversion. "In a culturally diverse neighborhood, cleaning up the alley became a binding element for community members," says Hays.

"Now instead of being suspicious of each other, neighbors have become friends, caring and concerned."

LOS ANGELES TIMES

★ WEDNESDAY, JANUARY 3, 1990

FYI

PUBLIC INFORMATION DIRECTOR
BUREAU OF ENGINEERING,
PROGRAM MANAGEMENT DIVISION
Suite 1100, 650 S. Spring St.
847-9580

NEWSLETTERS

Central Los Angeles

FROM ALLEYS TO PARKS: A project to convert crime-ridden alleys into parks or recreation areas in Southwest and South-Central Los Angeles is underway.

So far, two alleys between 90th and 92nd streets have been converted, said Bob Hayes, spokesman for the Los Angeles Bureau of Engineering.

The alley conversions are the result of a City Council vote in 1993 to develop the Nuisance Alley Conversion Pilot Project in two Central City council districts.

Since then, 23 locations have applied for the project, Hayes said.

The alleyways targeted for the makeovers were hotbeds of illegal activity, from dumping to drug dealing to prostitution, Hayes said.

The next alley to be converted is at 78th Street and 78th Place between Crenshaw Boulevard and 10th Avenue.

Officials also are considering revamping the alley located on 90th and 91st streets between Main and Wall streets.

The conversion costs \$11,000 to \$12,000 per project.

"When you convert these alleys, suddenly people feel good about their homes because this blight has been erased," Hayes said.



KEN HIVELEY / Los Angeles Times

Jeanette Hughes, head of block club, holds photo showing her walking through alley when it was lined with trash.

From Graffiti to Garden

Neighbors Band Together to Turn Alley Into an Urban Park

By BOB POOL
TIMES STAFF WRITER

The back alley was in the forefront of Ruth Walker's mind Saturday.

Gone were the piles of illegally dumped trash behind the 91st Street house where she has lived for 30 years. Missing were the graffiti scrawled on fence posts, the hulks of abandoned cars and the menacing groups of loitering gang members.

In their place was a block-long walkway that meanders beneath freshly planted apple and peach trees and past planters filled with shrubs and blooming flowers.

The transformation of a crime-plagued "nuisance alley" into Los Angeles' first alley park was putting Walker and her neighbors into a celebrating mood.

"For the first time in a long time I don't have to worry about anybody climbing over the fence and breaking into my garage," she said over a plate of

tween 90th and 91st streets and San Pedro Street and Towne Avenue. The barbecue was served to dozens of South-Central Los Angeles families on hand for its grand opening.

Los Angeles developers originally envisioned alleys as a way to hide garage doors, utility poles and trash cans from the fronts of neighborhoods. These days, there is no hiding the problems that some alleys cause.

Until Saturday, 94-year-old Velma Lewis was afraid to set foot in the narrow driveway behind her home of 45 years. "We couldn't even come out our back door. We can now," she said proudly.

Neighbor Roberto Rivas, a 40-year resident of 92nd Street, said "drug addicts, winos, people starting fires and shooting guns" were becoming uncomfortably commonplace until residents seized control.

The alley's redesign was promoted by

Homeowners contributed \$50 each for the gates.

"It's a blessing we have it. We're all going to enjoy it," club President Jeanette Hughes said. "The neighbors will chip in to help water the trees and plants. Everybody has agreed."

City Councilman Mark Ridley-Thomas helped snip a ribbon at a Japanese-style entryway to the alley after saluting residents for refusing "to allow alleys and streets to be turned over to people who will ruin and destroy our neighborhoods."

Community police also stopped by to celebrate.

"The tough part is over. Our work is simplified a thousandfold," said Los Angeles Police Sgt. Al Landry. "People here have said they're not going to put up with blight and criminal activity. There's power in numbers. That's the way gangs work—that's the way neighborhoods work."

Los Angeles Times

SUNDAY

OCTOBER 22, 1995

CC†

METRO

GARDEN

Continued from B1

Pomona has pinpointed 1,080 problem alleyways in the South-Central region.

Residents who do not want to completely give up alley access can close them off to outsiders by agreeing to share the \$3,000 cost of gates, said Engineering Bureau

spokesman Bob Hayes. He said the city is eager to reduce the annual \$5 million it spends cleaning debris from alleys.

The only hitch in the 91st Street alley conversion came from Maxine Johnson's back yard. That is where a disabled 1987 Nissan is stored, awaiting repairs. City officials promised that they would temporarily take down the new park's gateway so Johnson can drive the car out when it is fixed.



DEPARTMENT OF PUBLIC WORKS
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FYI

Los Angeles, CA
(Los Angeles Co.)
Los Angeles Times
(Cir. D. 1,164,338)
(Cir. S. 1,531,527)

OCT 30 1994

Allen's P.C.B. Est. 1888

THE GREAT BLIGHT WAY

**Alleys Have Become
a Magnet for Illegal
Dumping and Crime.
A City Pilot Project
Hopes to Change That.**
By Lucille Renwick

THEY WERE ONCE THE KEY TO LOS ANGELES' PRISTINE front yards, allowing cars to quietly pull into back-yard garages, obscuring utility poles from view and hiding trash cans away for pickup.

But the city's labyrinthine alleys have grown into eyesores, longtime illegal dumping grounds for outside haulers and careless residents.

Some have become lairs where prostitutes turn tricks on discarded sofas, thieves escape from police, crack addicts score drugs and the homeless find shelter amid the debris.

Los Angeles spends about \$6 million a year to clean them up, much of it in South Los Angeles.

Forty percent of all alley cleaning occurs in the 8th and 9th City Council districts, represented by Mark Ridley-Thomas and Rita Walters, respectively. Some alleys there are cleaned up to 15 times a year—five times the average, city officials say.

"The people come in trucks and they don't give a darn if you hear them or not, they just dump—rugs, mattresses, automobile tires. They got a whole fire hazard down there," said Alice Boutte, 79.

Boutte's house in the 9100 block of Wall Street is next to one of the

Please see ALLEYS, 16

Continued from 16
\$300 to \$350 per household," said Melodie Dove, community organizer for Concerned Citizens of South Central L.A.

Dove, who heads a coalition of 45 block clubs in the Vernon Central Block Club Council, said the clubs favor any plan to clean up the alleys. But many residents believe that the city should fund the cost of the gates since they will be saving money by not having to clean the alleys.

Layvonia Miller, president of the 34th Street block club, said the city should revive the idea of deeding the alleys to property owners, who would move their property lines back.

What makes it even more painful for some homeowners to live with the blight is remembering what it used to be like 30 and 40 years ago, when the alleys were a convenience.

Stewart remembers seeing city inspectors patrolling the streets in the 1960s and citing residents who left small piles of weeds or a rusty old chair in their back yards for too long.

But things changed. First people started throwing bottles and cans in the alley, she said, then tree branches or pieces of wood. The problem now is so bad that many South-Central alleys are inaccessible to firetrucks and police cars.

"The pileup of trash in the alleys is a real concern for us and a concern for the Fire Department," said Capt. Larry Gloebel of the Police Department's 77th Street Division. "What happens if there's an emergency at the back of the house and a [fire department] truck or [squad] car can't get there because of the garbage in the alley?"

Many residents have given up on

getting to their garages from the alleys.

Ruth Walker hasn't walked into the alley behind her house to check her garage in five years. Walker, who is in her 70s, padlocked the garage inside and out because of repeated break-ins.

"As fast as they can clean it up, there's someone waiting to dump right there again," said Walker, a 35-year resident of the area. "We never had a problem with the alleys when I moved here. Never a problem with people dumping or cars being pulled in and being stripped."

On Oct. 1, about 2,000 volunteers armed with pale blue garbage bags combed through alleys throughout South-Central and the rest of the city as part of the Police Department's annual Operation Sparkle campaign.

Nearly three weeks later, though, on a drive through the 77th Street Division with Officer Keith Thomas, some of the bags were still lying in alleys waiting to be picked up by city crews. And new piles of trash and couches were back in the middle of other alleys.

Thomas, who lives in the area, is a proponent of simply doing away with the alleys. "What use are they for anybody anymore? When I look for a house [to buy], I don't look for an alley behind it. . . . Plus it will add a few more feet of property for people."

To keep the alleys in his patrol area clean, Thomas started an Adopt-an-Alley program last December. Business owners and residents take responsibility for cleaning up alleys and discouraging transients from picking through garbage.

One alley in the 9100 block of Western Avenue, adopted by the

owner of a neighboring liquor store, is nearly spotless.

"I would love to have all the alleys adopted by someone. That might be the first step in getting rid of the problem," Thomas said.

Some residents who have been battling the growing mounds of trash for years are ready to give up because the problem is so out of control.

Sang Brown, 72, still goes out every now and then with his neighbors on 40th Place and Hooper Avenue to pick up trash near his home of 47 years.

"We try and keep it up a little bit, but if the city can't even keep on top of it, I don't expect we could do a real good job trying to keep the dumping down," Brown said with an air of defeat.

Farther west, near 42nd Street and Gramercy Place, Wanda Garcia and Thelma Jones sift through a torn plastic bag of trash and clothes. There are old Wang computer disks and operator manuals, magazines and unopened mail—all addressed to a resident who lives two blocks away.

Jones, Garcia and residents in the neighborhood complain that their homes have become easy targets for thieves who climb over the walls late at night.

The homeowners have asked for Ridley-Thomas' help and are circulating petitions to include their alley in the conversion project.

Recently, a dozen property owners huddled in Garcia's living room to discuss converting their alley with Hayes of the Board of Public Works. All were willing to forget about their garages if it meant they could feel safer at night.

"Everyone is more than willing to have the alley closed up," Garcia said. "And they're willing to pay whatever it's going to cost to have that sense of security."



DEPARTMENT OF PUBLIC WORKS
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FYI

San Pedro, CA
(Los Angeles Co.)
News Pilot
(Cir. D. 16,500)

JUL 22 1993

Allen's P.C.B. Est. 1888

CITYWIDE

**Approval asked
for alley plan**

The city Board of Public Works wants to convert nuisance alleys — where dumping and crime commonly occur -- into community gardens and picnic areas.

Board public information officer Bob Hayes said about 150 to 200 alleys in South Los Angeles would be suitable for the pilot program.

The alleys — mostly unpaved and weed-covered, less than 15 feet wide — have become dumping grounds for trash, tires, furniture and disabled or stolen cars.

Cleaning the alleys costs the city about \$4 million a year and are havens for crime, drugs, gangs and prostitution, Hayes said.

The board seeks City Council approval to hire Cal Poly Pomona's Urban and Regional Planning Department to develop the \$20,000 program, which could start in September.



KEN LUBAS / Los Angeles Times

Not Up Her Alley

The Los Angeles City Council has approved a pilot project to close off some trash-clogged South-Central alleys and turn them over to property owners for community gardens. Above, Gwendolyn Stuart-Singleton gestures toward a stripped vehicle in one alley. A1



KEN LUBAS / Los Angeles Times

Gwendolyn Stuart-Singleton describes plans to close off the alley.



DEPARTMENT OF PUBLIC WORKS
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FYI

LOS ANGELES TIMES

★ MONDAY, OCTOBER 11, 1993

Residents Given OK to Seal Off Crime-Ridden Alleys

■ **Neighborhoods:** Pilot project allows South-Central homeowners to use city property for recreational uses.

By JOHN L. MITCHELL
TIMES STAFF WRITER

The narrow, unpaved alley behind Gwendolyn Stuart-Singleton's house on West 49th Street is one of hundreds of alleys in South-Central Los Angeles that the city considers a nuisance to maintain.

But for longer than she cares to remember, Stuart-Singleton has viewed the unkempt, city-owned way with even greater alarm.

"It's dangerous," she said. "Whenever the dogs bark, you know that something's going on back there that's not right."

The alley has been a popular place to dump a sofa or strip a stolen car. It has been a haven for the homeless, an easy escape route

from the police and a convenient cover for prostitutes plying their trade and crack addicts seeking to score.

All this has frustrated residents of the well-kept homes surrounding the alley. They have struggled for years to drive unsavory elements out of the neighborhood without much success.

City officials say it cost nearly \$4 million last year to clean up city alleys, with most of that spent in South-Central, where trash haulers routinely dump their loads illegally in lots and alleys to avoid landfill fees.

Recently, the City Council gave its blessing to a pilot project that would close off half a dozen such

Please see ALLEYS, A23

Continued from A1
alleys in South-Central and turn the city-owned land over to the adjacent property owners for community gardens or other recreational uses.

"If the alleys are closed, then that will eliminate the illegal dumping, and close down the alley routes used by those who prey on the people with limited incomes," said Charles Dickerson, president of the Board of Public Works.

Under the project, residents will be given permission to seal off access to the alleys, but they must pay for gates to block them, and they must assume responsibility for the maintenance and liability of the city-owned property.

"It's a situation where everyone wins," said Bob Hayes, a spokesman for the Department of Public Works. "We save money and it helps to make the communities remain safe."

For years, safety concerns have led residents in scores of other neighborhoods throughout Los Angeles to seek city permission to erect gates or barricades on public streets. But the story of South-Central's alleys is a distinctive one.

In many parts of the region, the alleys are so inaccessible that they are no longer used for garbage pickups and police and fire emergencies. Even homeowners do not enter their garages through the alleys, which have become clogged by the dumping.

"Most other parts of the city have no concept of how bad the problem of dumping is in the Central City," Hayes said. "None of

this dumping goes on in Brentwood and Westwood, where the alleys are improved. They don't steal cars and take them to Brentwood to be torched."

To help with the project, students from three classes at Cal Poly Pomona will survey alleys in South-Central's 8th and 9th City Council districts and design some of the alternative uses for the residents to choose from.

"We have been kicking around a number of ideas," said Charles M. Hotchkiss, chairman of urban and regional planning at the university. "We are looking at gardens, basketball hoops and picnic tables—anything that the neighbors determine will be useful to help improve their property."

As many as 80 student volunteers are participating, determining which alleys would be most suited for withdrawal from public use. They will be identifying old, dirty alleys no more than 15 feet wide, located away from commercial areas and freeways and inaccessible to residents.

City officials estimate that as many as 100 alleys may be eligible.

Hotchkiss said the students will try to identify those neighborhoods where an alley beautification project will have the greatest possibility for success, and is supported by property owners who have a long-term stake in the community. Property owners must petition the city to withdraw the alley from public use.

The students began surveying the area Friday in city cars and will return for a closer look this week. "These neighborhoods look

very nice," said student Robert Poetsch, 24. "We were told to look for neighborhoods where people would have a stake in the program. That's what we have here."

Councilman Mark Ridley-Thomas, who represents the 8th District, said the program is one of many options needed to tackle the problem of illegal dumping.

Last year, he sponsored a utility fee increase that provided funds for the hiring of additional alley cleaning crews. Ridley-Thomas has also urged homeowners to become more involved by adopting alleys, posting signs and monitoring neighborhoods for illegal dumping. Ridley-Thomas has said the city needs to prosecute those who use the alleys as dumping grounds.

Illegal dumping has prompted many complaints in Councilwoman Rita Walter's 9th District. "There are people who think the alleys are their private dumping ground," she

said.

In both Walters' and Ridley-Thomas' districts, a few have tried to close off their alleys.

Charles Brown persuaded his neighbors on 75th Street to close off the alley after one trash hauler dumped drums with toxic chemicals in it.

The residents circulated a petition. In January, they paid to install gates at both ends of the block. "The gates ended all the illegal dumping," Brown said. "But then, we had another problem. No one has been willing to clear the weeds on their portion of the alley."

On West 49th Street, Gwendolyn Stuart-Singleton said her neighbors plan to be more cooperative.

"We are all ready to go," she said. "You get tired of calling the city to clean up the alley. As soon as the alley is closed off, I'm gonna put something nice back there. I'm gonna extend my property and put a garden back there."



DEPARTMENT OF PUBLIC WORKS
Public Information Office

Room 353 • City Hall • 200 N. Spring Street • Los Angeles, CA 90012
OFFICE: 213-455-2222 • FAX: 213-237-1445

FYI

LOS ANGELES TIMES

TUESDAY, MARCH 22, 1994 •

SOUTH-CENTRAL

**Program to Turn Alleys
Into Gardens Is Begun**

A program to clean up littered, crime-plagued alleys by turning them into community gardens and recreation areas got under way Monday in South-Central Los Angeles.

"For far too long, these alleys have been treated as private dumping grounds, often by trash haulers and other contractors completely oblivious to the detrimental effects of illegal dumping," Councilwoman Rita Walters said. "We hope this program will help turn the tide."

In many South-Central neighborhoods, alleys have become clogged with discarded tires, furniture and construction debris. Prostitutes and drug dealers also ply their trades there.

According to public works officials, the city spends \$4 million a year cleaning up the alleys. More than 40% of all illegal dumping is in South-Central, Councilman Mark Ridley-Thomas said.

Under the conversion program, the

city will close off nuisance alleys and turn them over to adjacent property owners who want to spruce them up for community use. Participants in the pilot program will have to pay to install gates to block off the alleys, and must assume responsibility for maintenance and liability.



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FYI

City to Close Filthy Alleys in South L.A.

By TIM HUGHES
Staff Writer

Taking a leisurely stroll with her husband and four children through the grass alley behind her Menlo Avenue home in South-Central Los Angeles used to be Helen Dickerson's favorite way to pass a warm summer night.

That was more than 25 years ago. Now with the kids grown, her husband dead, and crime and drug abuse common in the alley, Dickerson said the days of the leisurely stroll are long gone.

Overgrown weeds.
"I used to love to take the kids on walks through here because you didn't see this mess," Dickerson said as she led a visitor through the alley that was strewn with garbage and overgrown weeds. "We used to open up this back fence here, but now I'm scared to come out here."

City officials said they hope a plan to clean up and close off more than 1,000 Southside alleys in the next five years will make neighborhoods safer and create a greater sense of community in the inner city.

The program is set to begin in May when city Department of Public Works officials announce the first three alleys that will be closed off to foot and car traffic on both

Property values.
"If we can end up closing half of the alleys, it will be beyond any dream I ever considered," Hayes said. "It will increase the property value and make it a better place to live."

The plan will also allow the city to save a healthy chunk of the \$4 million it spends annually to clean up more than 3,400 alleys throughout Los Angeles, Hayes said.

Hayes said the program was planned last year as a way to combat the illegal practice of dumping garbage in hundreds of alleys in Southside neighborhoods.

Sex trade.
Closing off the alleys to pedestrians will also work to curb a thriving drug and sex trade that has flourished behind many quiet homes.

"I don't know of a drug dealer who will scale a 12-foot fence to shoot up," Hayes said.

He said that since the City Council approved the public works plan last September, 12 residents from different neighborhoods have called

(Continued on page 2)

(Continued from page 1)

to express interest in closing their alleys to traffic.

Residents of each neighborhood must pay for the materials to close off the alleys, Hayes said. The city will only give the go-ahead to residential areas with organized block clubs that agree to the plan.

Hayes said that putting up a fence at both ends of a 15-foot-wide alley would cost between \$800 and

\$1,400.

Once they have chosen to close their alley, residents will then be able to pick from several proposals currently being considered by public works as options for sprucing up the alleys, said David Brown, a deputy for 8th District City Councilman Mark Ridley-Thomas.

"The entry ways will be different. Some people will choose to have gates or walls where you can hang

plants," Brown said. "We've got to identify what the use is going to be and then get the resources to make the conversion."

Brown said residents have suggested making the alleys into small park areas with community gardens or barbecue pits.

Though she favors the plan, Dickerson said she remained suspicious of the costs involved in the closures.

"All of us would have to pay for this service. You can't just come here and do it and then send me a bill," said Dickerson, 72. "I don't have too much money coming in."

Both Hayes and Brown said they are trying to get donations from large businesses and to secure federal and state grants for the project to limit expenses incurred by residents.

"If we can convince a chain of food stores or maybe the black churches to cover [some of the costs], then that's what we're looking for," Hayes said. "But it is the responsibility of the neighborhood."

Other residents of Dickerson's Menlo Avenue housing tract — a quiet tree-lined street filled with mostly well-kept World War II-era

homes — said the plan sounded good but questioned its effect as a crime deterrent.

"How are they going to make sure it is kept clean?" asked Carol Hammond, a resident of the neighborhood. "It's going to make crime worse if they close it down. It's not going to do anything except create more crime. They'll just jump in and then jump out."



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Los Angeles Times
(Cir. D. 1,164,338)
(Cir. S. 1,531,527)

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Allen's P.C.B. Est. 1888

SOUTH-CENTRAL

'Nuisance Alleys' to Bloom With Activity

573
The city began a program last week to turn debris-filled alleys into gardens and recreational areas for South-Central residents who have complained about the illegal dumping and drug-dealing that the byways attract.

Under the program, residents pay for gates to block access to an alley, decide what kind of recreation area they want and assume responsibility for its upkeep. It costs about \$800 for the city to gate off an alley, according to the Board of Public Works.

"The program sounds good, but it depends on the cost," said Helen Dickerson, who has lived on the 8900 block of Menlo Avenue for nearly 33 years.

"You can't drive down the alley [behind my home]," she said. "People dump stuff in the alleys all the time, things like furniture. Sometimes there are stolen cars just sitting there where they've been stripped right there in the alley."

The city spends more than \$4 million annually to clean up alleys, according to the Department of Public Works, the city agency in charge of maintaining the alleys.

"This is a major priority, because

The city has more than 3,400 alleys, with 1,080 of them considered "nuisance alleys," Hayes said.

So far, the board has received about 11 requests from residents wanting to participate in the program. Hayes said the department will identify the first three alleys to undergo conversion early next month. Requests from residents will be submitted through their council member's office and then be processed by the department.

"This doesn't have any ramifications on traffic. And the Fire Department and Police Department don't use these alleys," Hayes said. Trash pickup would not be affected either, he said.

The project was developed by the department in conjunction with the offices of Councilman Mark Ridley-Thomas and Councilwoman Rita Walters.

The Board of Public Works, which began looking for ways to deal with nuisance alleys several years ago, turned to Cal Poly Pomona for help. Last year, students from three classes were brought in to survey alleys and help design alternative uses for residents to choose.

Information: Walters' office (213) 485-3351; Ridley-Thomas' office: (213) 485-3331.

—SANDRA HERNANDEZ

LOS ANGELES TIMES

Thursday, March 24, 1994

City Officials Kick-Off Alley Clean-Up Project

Los Angeles City Councilmembers Rita Walters and Mark Ridley-Thomas joined forces Monday (March 21) to kick off a new program to clean up problem plagued alleys in South Central Los Angeles and convert them into community gardens and recreation areas.

"For far too long, these alleys have been treated as private dumping grounds, often by trash haulers and other contractors completely oblivious to the detrimental effects of illegal dumping on our neighborhoods," Walters said. "We hope this program will help turn the tide against such deplorable activity."

As Walters noted, in many parts of South Central, these unimproved alleys have become clogged by discarded tires, furniture and construction material. According to Department of Public Works officials, it costs Los Angeles over \$4 million to clean up the alleys each year.

While some community groups have been able to close the alleys to the public, thereby halting the illegal dumping, drug-dealing and prostitution that often occurs in the most troublesome alleys, there was not previously a program enabling community groups to use the city-owned property in a positive way.

A key part of the new project, developed by the Department of Public Works in conjunction with the offices of Ridley-Thomas, Walters and City Attorney James Hahn, will be to close off alleys and turn the land over to adjacent property owners for community gardens or other recreational uses.

The residents who participate in this program, however, will be required to pay for gates to block the alleys and they must assume responsibility for the maintenance and liability on the city-owned property.

The project will also involve posting signs warning against dump-

Continued on Page 3

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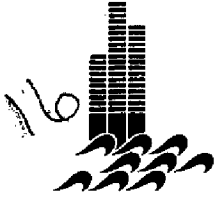
Shelba Powell
CITY CLERK

Continued from Page 1

ing in both the alleys and in vacant lots and an increased vigilance and enforcement against the illegal dumping.

Walters, Ridley-Thomas and Hahn discussed details of the program at the news conference in an alley bordered by 95th Street, Colden Avenue, San Pedro Street and Wall Street.

They were joined by Board of Public Works President Chuck Dickerson and officials from Operation Clean Sweep, We Tip and California Polytechnic University, whose students in the Urban/Regional Planning and Design Departments worked with residents to develop plans for the alley conversions in the Eighth and Ninth Council Districts.



Date: June 15, 1999
To: Honorable Mayor and City Council
From: Ray Grabinski, Chair, Housing and Neighborhoods Committee
Subject: **ALLEY CLOSURES**

The Housing and Neighborhoods Committee, at its meeting held February 9, 1999, considered two communications relative to the above subject.

It is the recommendation of the Committee to the City Council that the communications be received and the City Manager directed to report regarding other alley crime prevention measures since it was determined that alley closures are not an available option at this time.

Respectfully submitted,

HOUSING AND NEIGHBORHOODS COMMITTEE

Ray Grabinski, Chair

RG:da

Unanimous vote
Shultz absent





Date: February 9, 1999

To: Members of the Housing & Neighborhoods Committee

From: Raymond T. Holland, Director of Public Works *RTH*

Subject: **LIMITED-ACCESS ALLEY CLOSURES**

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BACKGROUND

On November 24, 1998, the City Council referred to the Housing and Neighborhoods Committee materials regarding the closure of public alleys for the safety and well-being of constituents.

Many policy issues exist relative to the closure of public alleys, including access, provision of services and maintenance. The specific issue brought to the City Council for discussion was a City of Los Angeles alley closure program which provides a limited number of keys to residents. By limiting access, the City of Long Beach anticipates a reduction in the maintenance costs for alleys.

Legal Authority to Close Streets and Alleys

The legal authority for local jurisdictions to control streets and alleys comes from the California Vehicle Code (CVC). Sections 21101 and 21102 allow local authorities to:

- Close streets when no longer needed for vehicular traffic.
- Close streets that cross school grounds.
- Temporarily close portions of streets for celebrations, parades, special local events, etc.
- Temporarily close streets due to criminal activity.
- Close streets when necessary for the protection or preservation of the public peace, safety, health or welfare.

These sections specifically state that local authorities may not place gates or other devices on any street which denies or restricts the access for certain members of the public, while permitting others unrestricted access.

City Costs of Alley Maintenance

Funds are not budgeted for the regular maintenance, upkeep and reconstruction of alleys. Limited repairs and pick-up of discarded items do occur; however, the cost of this activity is not specifically accounted for. City staff estimates that \$50,000 per year is expended citywide for such repairs and cleanup.

ANALYSIS

Based upon staff's understanding of the City of Los Angeles program and ongoing alley closure inquiries within the City of Long Beach, several issues are relevant for consideration:

1. Legal Authority. As noted above, State law specifically prohibits actions which "restrict the access of certain members of the public to the alley, while permitting others unrestricted access to the alley." An alley closure program, which provides keys to residents, should address this statute. The City Attorney's Office has reviewed the issue and will be prepared for discussion with the Committee.
2. Cost to Implement. Since the City does not regularly maintain alleys, the potential savings from alley closure are not likely to be significant. In addition, cost items such as gate design and installation, maintenance, and insurance should be considered.
3. Access Requirements. Specific alley closures would need to be reviewed by City departments, such as police, fire, and refuse collection, for operational impact. If operational requirements are limited to emergency access, specifically-designed gate installation may be possible. These emergency access requirements would limit the ability of residents to place items (obstructions) within the gated alley, potentially reducing residents' interest in closing the alley, as well as creating the possible need for periodic inspections.

4. Maintenance and Liability Responsibilities. Under such a program, it would be important to provide clear definition of residents' responsibilities for maintenance and insurance coverage. Agreements between the City and the parties responsible for maintenance would need to be developed. Identifying property owners willing to assume financial responsibility may be difficult.

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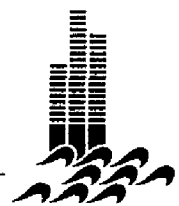
APPROVED:


HENRY TABOADA
CITY MANAGER

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CITY OF NEW YORK



Robert M. Luman
Chief of Police

CITY OF LONG BEACH POLICE DEPARTMENT

400 WEST BROADWAY • LONG BEACH, CALIFORNIA 90802

June 15, 1999

Anthony W. Batts, Deputy Chief
Dale L. Brown, Deputy Chief
Ed Hatzenbuehler, Bureau Manager
Jerome E. Lance, Deputy Chief

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Report on Crime Prevention Measures in Alleys
COST: None

It is recommended that the City Council receive and file this report.

BACKGROUND

This report has been prepared in response to the request by the Housing and Neighborhoods Committee for information on crime prevention measures in alleys.

The subject of selective alley closures as a method to deter crime was previously heard by the Housing and Neighborhoods Committee on February 9, 1999. At that time, Assistant City Attorney Heather Mahood issued an opinion that the City could not legally institute such a program.

The Police Department has been asked to report on alternative crime prevention measures in alleys. Current crime statistics do not support the hypothesis that there is a crime problem in alleys. Patrol of alleys is performed by beat officers on a regular basis. Reports of specific safety concerns are dealt with by Community Policing Teams assigned to each division. A Memorandum of Understanding with the Integrated Resources Bureau of the Public Works Department provides extra officers to patrol alleys to deal with scavenging and recyclables theft. The Police Department does not believe that the crime issues in alleys warrant any extraordinary crime prevention measures.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Receive and file this report.

Respectfully submitted,

ROBERT M. LUMAN *awb*
CHIEF OF POLICE

APPROVED:

HENRY TABOADA
CITY MANAGER

RML:RK:cd
Council/ally

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