

Office of the City Engineer

Los Angeles, California

To the Public Works and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

July 2, 2019

Honorable Members:

C. D. No. 13

SUBJECT:

Temporary Closure of the Pedestrian Mall (Alley) Northerly of Selma Avenue and Easterly of Cahuenga Boulevard

RECOMMENDATIONS:

- A. That the alleys as shown on the attached Exhibit "A", subject to the conditions contained herein, be temporarily closed between the hours of 2:30 AM and 8:00 AM pursuant to State Vehicle Code Section 21102.1 upon Council approval.
- B. That the City Council find that this is categorically exempt under Article III, Class 5, of the Los Angeles City Guidelines for the implementation of the California Environmental Quality Act of 1970.
- C. That the City Council adopt the accompanying Resolution signed by the City Attorney.
- D. That the City Council adopt the following findings:
  - 1. There is substantial evidence of serious and continual criminal activities in the alleys recommended for temporary closure.
  - 2. The temporary closure of the alleys will reduce the criminal activity in the area.
  - 3. The alleys do not provide necessary vehicular or pedestrian access to adjacent properties but affected property owners have agreed to the temporary closure.

4. The closure will not adversely affect traffic flow, safety on adjacent streets or in the surrounding neighborhoods, operation of emergency vehicles, and performance of municipal or public utility services.
  5. Vehicular and pedestrian traffic on the alleys contribute to the criminal activities.
  6. The alleys have not been designated as a through highway or arterial street.
- E. That notification of the time and place on the Public Works and Gang Reduction committee meeting to consider this request be sent to:
1. Cosmo Property Company, LLC  
15060 Ventura Boulevard, Suite 300  
Sherman Oaks, CA 91403
  2. Arlak Inc.  
P. O. Box 10783  
Beverly Hills, CA 90213
  3. Kambiz Batmanghelich  
1005 N. Bundy Drive  
Los Angeles, CA 90049
  4. GAF Management LLC  
6368 Hollywood Boulevard  
Hollywood, CA 90028
  5. Cahuenga Bicycle LLC  
2337 E. Del Amo Boulevard  
Compton, CA 90220
  6. Peter K. and Sue C. Han  
444 Piedmont Avenue, Unit 222  
Glendale, CA 91206
  7. Cahuenga Mi Amor LLC  
6541 Hollywood Boulevard, Suite 111  
Los Angeles, CA 90028
  8. Cahuenga Boulevard Enterprises  
200 S. Wilcox Street, Suite 311  
Castle Rock, CO 80104

9. Fomm Inc.  
8859 Duarte Road  
San Gabriel, CA 91775
10. Hollywood Media Center LLC  
P. O. Box 1430  
Los Angeles, CA 90078
11. Lois E. Hodges  
5375 NW Edgebrook Place  
Portland, OR 97229
12. Cosmo Property LP  
13949 Ventura Boulevard, Suite 350  
Sherman Oaks, CA 91423
13. Michael and Inna Goretsky  
5825 Donna Avenue  
Tarzana, CA 91356
14. Cosmo Property Company LLC  
15060 Ventura Boulevard, Suite 300  
Sherman Oaks, CA 91403
15. Councilman Mitch O'Farrell  
Thirteenth Council District  
Attn: Amy Ablakat  
200 N. Spring Street, Room 480  
Los Angeles, CA 90012
16. Councilman Mitch O'Farrell  
Thirteenth Council District  
Attn: Dan Halden  
1722 Sunset Boulevard  
Los Angeles, CA 90026

FISCAL IMPACT STATEMENT:

The Bureau of Engineering is absorbing the cost of processing the request in the approximate amount of \$5,000.00. Maintenance of the public easement by City forces will be eliminated.

TRANSMITTALS:

1. Exhibit "A" indicating the areas to be temporarily closed.
2. Consent Petition.
3. Letters from Council District No. 13, dated August 26, 2016 and March 28, 2018.
4. Letter from the Police Department, dated November 2, 2016.
5. Draft of Resolution for Temporary Alley closure.

CONDITIONS:

1. That any gates to be installed to effectuate a physical closure of the alley area together with the gate locations be approved by the Fire Department, the Department of Water and Power, the Department of Transportation and the Bureau of Sanitation's Wastewater Collection Systems Division and be done under appropriate Revocable and construction Permits issued by the City Engineer and be installed at no cost to the City.
2. That the keys to any gates to be installed be provided to all affected City Departments and Public Utility Companies.
3. That the routine clean-up of the closed area be provided by the adjoining property owners/residents.
4. That the closed area be physically closed within 6 months of Council approval of the temporary closure or the approval be rescinded.
5. That the petitioners agree to remove the gates/fences upon termination of the allowed closure period at no cost to the City.
6. That appropriate signs giving notice of the access restriction are posted at every entrance to the alley.
7. That between the hours of 2:30 AM and 8:00 AM, no member of the public shall have access to the alley.
8. That within three months of the City Council action in granting approval of the temporary closure of the alley, suitable evidence be submitted to the City Engineer showing that an application to initiate the vacation proceedings of this alley in question has been submitted.

DISCUSSION:

The areas proposed to be temporarily closed the Pedestrian Mall (Alley) northerly of Selma Avenue and easterly of Cahuenga Boulevard.

A letter was received from Council District No. 13 dated August 26, 2016 directing the City Engineer to initiate proceedings to close the Pedestrian Mall (Alley) northerly of Selma Avenue and easterly of Cahuenga Boulevard. The letter stated "I received a request, signed by adjacent property owners, seeking support for the installation of a gate in EaCa Alley. The Hollywood Chamber of Commerce and Hollywood Property Owners Alliance have also submitted letters in support of the proposed gate. The gate would be paid for, designed and installed by one of the neighboring property owners, and constructed with regards to City standards for safety, public access and emergency access. It is proposed that all adjacent property owners, as well as LAPD and LAFD, would have keys to the gate, which would only be closed overnight beginning at 2:00 AM."

A second communication from Council District No. 13 dated March 28, 2018 was received changing the hours for overnight closure. The letter stated "However, it has been determined that the previously requested overnight hours in which the alley will be closed must be adjusted. After numerous discussions between our respective offices, as well as members of the community, I am formally requesting that the Revocable Permit be issued to allow for overnight closure of the alley between 2:30 AM and 8:00 AM."

Commanding Officer, Cory Palka, Captain of Los Angeles Police Department in a letter dated November 2, 2016 stated "Recently, we have been alerted to problems after the businesses close. Police patrol of the area is difficult due to the alley being only accessible on foot and obscured from street view. The alley is a magnet for loitering, which has led to illicit activity overnight. Business owners have come in the morning to the smell of urine and feces. We have also experienced an increased number of radio call that tie up Department resources. It's a matter of time before drug use and discarded paraphernalia begin to become the norm. In an effort to head off this problem, the Los Angeles Police Department (LAPD) is supporting the installment of gates at both sides of the alley that can be locked by business owners after closing and reopened at the beginning of each business day. This should eliminate after-hours access to the alley. The

LAPD would need a key to the gates, as would the Fire Department and all affected stakeholders."

Conclusion:

The temporary closure of the Pedestrian Mall (Alley) northerly of Selma Avenue and easterly of Cahuenga Boulevard is feasible subject to the conditions of this report.

Report prepared by:  
Land Development and GIS Division

Respectfully submitted,

A handwritten signature in blue ink, reading "Charles H. Vandenberg". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Phillip Martinez  
Civil Engineering Associate II  
Phone (213) 202-3487

Edmond Yew, Manager  
Land Development and GIS Division  
Bureau of Engineering

EY/GV/pm  
LDG