

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

June 25, 2019

Honorable Members:

C. D. No. 5

SUBJECT:

Temporary Closure of Cul-de-Sac Walkway at Woodbine Street Northeasterly of Manning Avenue – Council File No. 18-0619

RECOMMENDATIONS:

- A. That the walkway as shown on the attached sketch, subject to the conditions contained herein, be temporarily closed pursuant to State Vehicle Code Section 21101.4 for a period of eighteen (18) months 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 walkway recommended for temporary closure.
 - 2. The temporary closure of the walkway will reduce the criminal activity in the area.
 - 3. The walkway does 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 substantially adversely affect traffic flow, safety on adjacent streets or in the surrounding neighborhoods, the operation of emergency vehicles or the performance of municipal or public utility services in the walkway proposed to be temporarily closed.

5. Vehicular and pedestrian traffic on the street contributes to the criminal activities.
 6. The walkway has not been designated as a through highway or arterial street.
- E. That notification of the time and place on the Public Works Committee meeting to consider this request be sent to:
1. Majorie Haber
3288 Edith Street
Los Angeles, CA 90064
 2. Byron Beede
3280 Edith Street
Los Angeles, CA 90064
 3. Jason Schutzer
3272 Edith Street
Los Angeles, CA 90064
 4. Lillian Mylon
2354 Century Hill, Unit 90
Los Angeles, CA 90067
 5. Linda Rosenberg
3258 Edith Street
Los Angeles, CA 90064
 6. Jerome Glaser
3313 Patricia Avenue
Los Angeles, CA 90064
 7. David Rosenblum
3321 Patricia Avenue
Los Angeles, CA 90064
 8. Richard Cummings
3331 Patricia Avenue
Los Angeles, CA 90064
 9. Asad and Gowhartaj Madni
3281 Woodbine Street
Los Angeles, CA 90064
 10. Jerome Becker

3285 Woodbine Street
Los Angeles, CA 90064

11. Cynthia Hinds
3289 Woodbine Street
Los Angeles, CA 90064
12. Robert Fleischman
3293 Woodbine Street
Los Angeles, CA 90064
13. Andrew and Eileen Geller
3297 Woodbine Street
Los Angeles, CA 90064
14. RWS Manning LLC
200 Crescent Court
Dallas, TX 75201
15. Evelyn Reason
3370 Manning Court
Los Angeles, CA 90064
16. Joseph & Marcella Josphe
3296 Woodbine Street
Los Angeles, CA 90064
17. Scott Voelz
3292 Woodbine Street
Los Angeles, CA 90064
18. David Rodman
3288 Woodbine Street
Los Angeles, CA 90064
19. Gee Ma
3282 Woodbine Street
Los Angeles, CA 90064
20. Norman & Maya Sugano
3278 Woodbine Street
Los Angeles, CA 90064
21. Nina Paul
10605 Deerfield Road
Cincinnati, OH 45242

22. Philip & Sherrie Kramer
3361 Patricia Avenue
Los Angeles, CA 90064
23. Catherine Ferraro Weiner
1454 San Ysidro Drive
Beverly Hills, CA 90210
24. Vinod Mapranath
3361 Manning Court
Los Angeles, CA 90064
25. Sumati Mapranath
3361 Manning Court
Los Angeles, CA 90064
26. Patricia Hunter
3369 Manning Court
Los Angeles, CA 90064
27. George Hunter
3369 Manning Court
Los Angeles, CA 90064
28. Zack Conroy
3376 Manning Court
Los Angeles, CA 90064
29. Laurel Conroy
3376 Manning Court
Los Angeles, CA 90064
30. Steve Root
3388 Manning Court
Los Angeles, CA 90064
31. Patricia Rudolph
3388 Manning Court
Los Angeles, CA 90064
32. Shawn Jones
3396 Manning Court
Los Angeles, CA 90064
33. Steve Noh
3392 Manning Court

Los Angeles, CA 90064

34. Lynn Noh
3392 Manning Court
Los Angeles, CA 90064
35. Rachel Cohn
3384 Manning Court
Los Angeles, CA 90064
36. Evelyn Reason
3890 Manning Court
Los Angeles, CA 90064
37. Dennis Acker
3377 Manning Court
Los Angeles, CA 90064
38. Jane Matsumoto
3381 Manning Court
Los Angeles, CA 90064
39. Terry Matsumoto
3381 Manning Court
Los Angeles, CA 90064
40. Jessica Orona
3375 Manning Avenue, Apt #19
Los Angeles, CA 90064
41. Josh Johnson
3375 Manning Court
Los Angeles, CA 90064
42. Raquel Bell Johnson
3375 Manning Court
Los Angeles, CA 90064
43. Elizabeth Johnson
3375 Manning Court
Los Angeles, CA 90064
44. Natalie Patovi
3389 Manning Court
Los Angeles, CA 90064

45. Derik H
3389 Manning Court
Los Angeles, CA 90064
46. Rafer Johnson
3375 Manning Court
Los Angeles, CA 90064
47. Bob Berris
3360 Manning Court
Los Angeles, CA 90064
48. Derek Hejmans
3389 Manning Court
Los Angeles, CA 90064
49. Christine Stafford
3366 Manning Court
Los Angeles, CA 90064
50. Denise Sy
3375 Manning Avenue, Apt #3
Los Angeles, CA 90064
51. Alex Sandoval
3375 Manning Avenue, Apt #4
Los Angeles, CA 90064
52. Mark Kadlec
3375 Manning Avenue, Apt #6
Los Angeles, CA 90064
53. Renee Xue
3375 Manning Avenue, Apt #17
Los Angeles, CA 90064
54. Juan Cruz
3375 Manning Avenue, Apt #19
Los Angeles, CA 90064
55. Sheila Brody
3375 Manning Avenue, Apt #11
Los Angeles, CA 90064
56. Joseph Greer
3375 Manning Avenue, Apt #10

Los Angeles, CA 90064

57. Ninette Meigha
3375 Manning Avenue, Apt #20
Los Angeles, CA 90064
58. Greg Troy
3375 Manning Avenue, Apt #11
Los Angeles, CA 90064
59. Lisa Rosalz
3375 Manning Avenue, Apt #8
Los Angeles, CA 90064
60. Isabel Restrepo
3375 Manning Avenue, Apt #18
Los Angeles, CA 90064
61. Paola De La Forre
3375 Manning Avenue, Apt #5
Los Angeles, CA 90064
62. Lucos De La Forre
3375 Manning Avenue, Apt #5
Los Angeles, CA 90064
63. Danielle Roque
3328 Woodbine Street, #1
Los Angeles, CA 90064
64. Will Penney
3328 Woodbine Street, #3
Los Angeles, CA 90064
65. Jake Koepl
3328 Woodbine Street, #1
Los Angeles, CA 90064
66. Michelle Koepl
3328 Woodbine Street, #1
Los Angeles, CA 90064
67. Margaret Walsh
3326 Woodbine Street, #5
Los Angeles, CA 90064

68. Sean Dale
3320 Woodbine Street
Los Angeles, CA 90064
69. Shirley Yamosaki
3326 Woodbine Street, #6
Los Angeles, CA 90064
70. Joan Groener
3322 Woodbine Street, #5
Los Angeles, CA 90064
71. Shannon Panknatz
3322 Woodbine Street, #6
Los Angeles, CA 90064
72. Stacy Groberg
3320 Woodbine Street, #3
Los Angeles, CA 90064
73. Elizabeth Hanscom
3320 Woodbine Street
Los Angeles, CA 90064
74. Carol Jean Cresslez
3324 Woodbine Street, #10
Los Angeles, CA 90064
75. Lorenzo Gonzalez
3324 Woodbine Street, #11
Los Angeles, CA 90064
76. Vilma Brioso
3324 Woodbine Street, #11
Los Angeles, CA 90064
77. Nubia Morales
3324 Woodbine Street, #11
Los Angeles, CA 90064
78. Morgan Lopez
3328 Woodbine Street, #3
Los Angeles, CA 90064
79. Erik Arars
3333 Manning Avenue

Los Angeles, CA 90064

80. Andrea C.
3333 Manning Avenue
Los Angeles, CA 90064

81. John Bwstew
3333 Manning Avenue
Los Angeles, CA 90064

82. Tosa Pennman
3333 Manning Avenue
Los Angeles, CA 90064

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. Sketch indicating the area to be temporarily closed, as shown on Exhibit A;
2. Sketch showing properties that support and object to this closure, as shown on Exhibit B;
3. Consent Petition;
4. Motion from Council District No. 5 dated August 14, 2018;
5. Letter from the Police Department dated November 19, 2018;
6. Letter from the Police Department dated February 4, 2019;
7. Police investigation report dated April 4, 2018;
8. Police investigation report dated October 16, 2018
9. Draft of Resolution for Temporary Walkway Closure.

CONDITIONS:

1. That any gates to be installed to effectuate a physical closure of the walkway area together with the gate locations be approved by the Fire Department, and the

- Department of Water and Power and the Department of Transportation and the Bureau of Sanitation's Wastewater Collection Systems Division and be done under appropriate 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 closed area be physically closed within 6 months of Council approval of the temporary closure or the approval be rescinded.
 4. That the petitioners agree to remove the gates/fences upon termination of the allowed closure period at no cost to the City.

DISCUSSION:

On August 14, 2018, under Council File No. 18-0619 a motion from Council District No. 5 was adopted by the City Council directing the City Engineer to initiate proceedings to close the walkway located along Manning Avenue leading to the cul-de-sac at Woodbine Street.

Comment from General Public:

The Bureau of Engineering received communication from thirteen property owners in support of this closure. Those property owners are substantially shown as colored green on Exhibit B.

Nina Paul, owner of the 3274 Woodbine Street, stated in her email communication dated November 23, 2018 that she is distraught over the ongoing criminal activity in her neighborhood. She had to install a more sophisticated alarm system, a new garage door and several very expensive locks on doors and windows to help the renters with their fears. Etan Orgel, tenant of 3274 Woodbine Street, stated in a communication dated November 21, 2018 that they have become increasingly concerned with the growing crime rates in our neighborhood, that includes serious criminal activity such as the rise in burglaries and home invasions.

Norman Sugano, the homeowner of 3278 Woodbine Street, sent an email on November 7, 2018 "to express full support for the proposed locking gate at the Woodbine cul-de-sac." He also stated that "the crime rate in our neighborhood has increased to an intolerable rate. Our neighbors at 3292 Woodbine have been victims of a home invasion with the attacker being found in the bedroom of their child. We are a neighborhood of mainly seniors and young families and are being too easily victimized."

Asad Madni, residing at 3281 Woodbine Street stated in his email communication dated November 7, 2018 that he "unconditionally and in the strongest manner support" the initiative of the walkway closure and views it as imperative to the protection of the

neighborhood and families. He also stated that the neighbors of his block are currently facing numerous problems, which include theft of cars, vagrancy, and neighbors being subjected to defecation and littering.

The resident of 3282 Woodbine Street, Carmela Ma, expressed concerns for safety of homes in the cul-de-sac in a letter addressed to the Land Development & GIS Division. The letter mentioned that a neighbor's home was robbed in the middle of the night and robber was not concerned that residents might be in their homes.

Jerome Becker and Dorthea Bernstein, who live at 3285 Woodbine Street, stated in a letter addressed to the Land Development & GIS Division, mentioned a recent string of home break-ins and drug paraphernalia left in the walkway.

David Rodman, residing at 3288 Woodbine Street, in a letter dated October 16, 2018, stated his strong support for the requested closure of the cul-de-sac walkway. He stated that his car was broken into earlier this year parked in his driveway. Mention of recent increase of level of crime was made, which included some already previously mentioned in this report. He also made note of how Edith Street, a cul-de-sac one block over, had similar issues before they were granted the closure of their walkway, and now he believes that their issues have decreased.

In a letter dated November 14, 2018, Maurine Fleischman, on behalf of her family, residing at 3293 Woodbine Street, expressed concern about recent crime in the neighborhood. She believes a locked gate will increase the safety of all residents on her street, requesting authorization as soon as possible for a locked gate to be placed at the end of the cul-de-sac.

A letter dated November 7, 2018, written by Cynthia Hinds of 3289 Woodbine Street, wanted to inform the Land Development & GIS Division that her cars being stolen and ransacked and other neighbors having their homes broken into while they are present.

Scott Voelz and his wife, Lauri Hughes, homeowners of 3292 Woodbine Street, stated their support for the closure of the pathway at the end of Woodbine Street leading to Manning Avenue. Their letter, dated November 11, 2018, made note that their residence was burglarized on October 16, 2018. They believe a locked gate would help reduce criminal activity.

On November 7, 2018, Ned Joseph who resides at 3296 Woodbine Street, sent an email to Edmond Yew, writing about a significant increase in criminal activity and vagrancy issues on Woodbine Street. Recent crimes included littering and defecation that neighbors are forced to clean, break-in of a neighbor's home, and theft. In addition, quality of life has drastically diminished for the residents and that it is very important to close public access to this walkway as soon as possible.

In an email from Andy and Eileen Geller dated November 8, 2018, home owner of 3297 Woodbine Street, expressed that the walkway has been a continuing concern for the residents of the area. They also stated that the entire block of residents has already signed a petition to

close and gate the walkway. They made note of one neighbor being vandalized, another having their car stolen, and an attempt by a robber trying to gain access to their home.

The Bureau of Engineering received communication from three property owners along with 59 petition signatures, in opposition of this closure. Those properties are substantially shown as colored red on Exhibit B.

An objection letter from Vinod Mapranath, dated October 3, 2018, along with a petition has been received by the Land Development & GIS Division. The petition had been signed by fifty-nine other residents within the Fifth Council District, all of which resided on either Manning Court or Manning Avenue. The letter voiced the concerns of the adjacent communities losing access to other parts of the neighborhood. Complaints of lack of public notice by letters and posted signs had not been addressed in the letter. Similar criminal activity, which was previously mentioned by the residents of Woodbine, is a problem to the residents nearby as well. As a suggestion, instead of closing the walkway, the letter advocates for a more regular police patrol of the area to protect against criminal activity.

A separate letter from Evelyn Reason dated October 20, 2018, owner of 3370 Manning Court, objected to the closure of the walkway. The letter stated that she is walking most days of the week to stay healthy and it would be a hardship for her if the Woodbine public walkway were closed.

Josh Johnson, owner of 3375 Manning Court, stated in a letter dated October 21, 2018 that “this walkway has provided the safest path for us to access the community. Closing it would force us to go downhill on a busy street to get around the neighborhood.” He also stated that he is concerned by the lack of proper notification of the proposed closure to residents in the immediate areas.

Comment from Public Agencies:

Commanding Officer, Captain Vic Davalos of the Los Angeles Police Department, West Los Angeles Area sent a letter dated February 4, 2019, wrote “The purpose of the correspondence is to request that a criminal closure be installed at the cul-de-sac at the end of Woodbine Street at the intersection of Manning Avenue. The Los Angeles Police Department, West Los Angeles Community Police Station, has received numerous complaints regarding burglary, theft, vandalism, destruction of property, and a decline in the quality of life due to an increase in the homeless population and activities related to homelessness.”

The previous Commanding Officer of the Los Angeles Police Department, West Los Angeles Area, Captain Thomas Valencia sent a letter dated November 19, 2018. In the letter he wrote, “This correspondence is in response to the Land Development and GIS Division, Bureau of Engineering letter received by the Los Angeles Police Department (LAPD) wherein the Fifth Council District is considering a temporary closure of the walkway located at Woodbine Street northeasterly of Manning Avenue. The LAPD was asked to provide comments and/or recommendations related to criminal activity in the

above referenced area. As per the request, a crime analysis was conducted which revealed a slight increase in overall crime. After a review of the analysis, West Los Angeles Area is not opposed to the above referenced closure.”

Also, the Bureau of Engineering received two Los Angeles Police Department Investigation Reports dated 9/14/2018 and 10/16/2018 over the properties at 3288 Woodbine Street and 3292 Woodbine Street, respectively.

Department of Transportation stated in its communication date October 30, 2018 that “DOT has no comments and does not oppose the closure.”

Bureau of Engineering also received a communication from Los Angeles Fire Department dated October 16, 2018 that “The Fire Department has no objection to this Temporary Closure.”

Department of City Planning did not respond to the Bureau of Engineering referral letter dated September 11, 2018.

Conclusion:

The temporary closure of the cul-de-sac walkway at Woodbine Street northeasterly of Manning Ave is feasible. The Los Angeles Police Department, Los Angeles Fire Department and Los Angeles Department of Transportation do not oppose the closure.

Report prepared by:

Respectfully submitted,



Land Development & GIS Division

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Land Development and GIS Division
Bureau of Engineering

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LDG