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# Assembly California Legislature



KEVIN DE LEÓN  
ASSISTANT ASSEMBLY MAJORITY LEADER  
FORTY-FIFTH DISTRICT

COMMITTEES  
ARTS, ENTERTAINMENT, SPORTS,  
TOURISM, AND INTERNET MEDIA  
GOVERNMENTAL ORGANIZATION  
HEALTH  
INSURANCE

January 22, 2009

David Sifuentes  
Mayor  
City of South Pasadena  
1414 Mission Street  
South Pasadena, CA 91030

**RECEIVED**

JAN 25 2009  
SOUTH PASADENA  
CITY CLERKS OFFICE

Dear Mayor Sifuentes,

Frustrated residents in my district have contacted me regarding a Caltrans property that has become a magnet for drug activity and crime. Years ago, Caltrans acquired property in my district to build the 710 freeway including a number of small homes in the neighborhood of El Sereno. Currently, CalTrans owns 249 residential parcels in El Sereno within the corridor. A majority of these homes are well maintained and currently occupied by renters, however four bungalows located at 4215-4223 Maycrest Avenue, Los Angeles 90032, have languished, deteriorated, and have turned into drug havens. My understanding is that after years of dialog between the local Los Angeles City Councilmember's office and Ms. Linda Wilford, the District Property Service Manager of CalTrans, an agreement was reached to demolish these bungalows.

For over 10 years these homes have turned into shelter for drug dealers and users alike. There have been numerous drug raids and high rates of criminal activity on this property that have spilled over into the surrounding neighborhood. It is time for Caltrans to take action to eliminate this dangerous nuisance from the community.

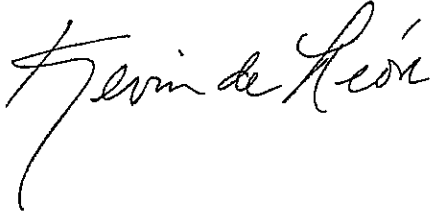
While preserving and rehabilitating these bungalows to be used as housing would be ideal, the Department of General Services Division of the State Architect as well as an outside contractor concluded that rehabilitating the bungalows would be extremely costly due to severe deterioration and suggested it economically prudent and safer to demolish the homes. With an estimated forty billion dollar state budget deficit, solutions to problems such as this must be reasonable, judicious and effective, therefore, I strongly believe that these bungalows must be permanently removed from the community in order to protect the residents of El Sereno and surrounding communities from this crime magnet.

Caltrans will be sending a letter notifying the City of South Pasadena of their intent to demolish and/or remove these structures. When this notification is sent, I would appreciate your support in allowing Caltrans to complete the task at hand and finally rid the local neighborhood of these crime-ridden bungalows.

cc: Council / CM / CA / LF

I appreciate your attention to this matter. Please feel free to contact me or my staff, Alana Yañez, at 323-225-4545 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Kevin de León". The signature is written in a cursive style with a large, sweeping initial 'K'.

**KEVIN DE LEÓN**  
**Forty-Fifth Assembly District**

CC: Lilian Myers, City Manager, City of South Pasadena  
Linda Wilford, District Property Service Manager, Caltrans



## CITY OF SOUTH PASADENA

OFFICE OF THE MAYOR

1414 MISSION STREET, SOUTH PASADENA, CA 91030

TEL: 626.403.7230 FAX: 626.403.7211

February 3, 2009

The Honorable Kevin De Leon  
Assistant Assembly Majority Leader  
California State Capitol  
P.O. Box 942849  
Sacramento, CA 94249-0045

Dear Assemblymember De Leon:

Thank you for your letter concerning the California Department of Transportation's (Caltrans) properties located in the El Sereno neighborhood adjacent to the City of South Pasadena along the 710 corridor. I, too, share your concerns about neighborhood safety and not allowing any properties to become a magnet for drug or criminal activity.

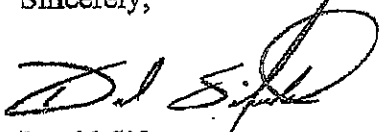
While I appreciate your desire to move quickly, as I mentioned to you on the phone, the City of South Pasadena has a long and distinguished history of working with residents and agencies alike – at both the local and state levels – to preserve properties whenever possible. We believe it is through these efforts that we can preserve our past for future generations. While the bungalows you point out in your letter appear not to meet the preservation test, perhaps legislation recently introduced in the State Assembly may offer a solution that helps the State recoup some of its costs and, at the same time, provide the community with the opportunity to build.

As I am sure you are aware, legislation was recently introduced by your colleague, Assemblymember Anthony Portantino (AB 113), that paves the way for Caltrans to sell real property it owns "... relative to the unconstructed portion of State Highway Route 710...." During these difficult times for the State, it strikes me as appropriate to consider the sale of this parcel to the private sector without the State having to incur demolition or other costs associated with the parcel.

There is an extraordinary need in the greater Southern California community for affordable housing for seniors and working families and an equally strong desire on the part of the developer community to provide housing opportunities at an affordable price.

Thank you for your consideration. In the meantime, if you'd like to discuss this further, please do not hesitate to call me at (626) 429-5149.

Sincerely,



David Sifuentes  
Mayor

CC: Honorable Congressman Adam Schiff, 29<sup>th</sup> Congressional District  
Honorable Senator Gilbert Cedillo, 22<sup>nd</sup> Senate District  
Honorable Assemblymember Anthony Portantino, 44<sup>th</sup> Assembly District  
Mayor Stephen A. Del Guercio, City of La Canada Flintridge  
Mayor Bill Bogaard, City of Pasadena  
Councilmember Jose Huizar, 14<sup>th</sup> District of City of Los Angeles  
Mayor Pro Tem Richard D. Schneider M.D., City of South Pasadena  
Councilmember Michael A. Cacciotti, City of South Pasadena  
Councilmember Philip C. Putnam, City of South Pasadena  
Councilmember Mike Ten, City of South Pasadena  
City Manager Lilian Myers, City of South Pasadena  
Linda Wilford, District Property Service Manager, Caltrans