



PUBLIC COMMENT

MOBILITY AND TRANSPORTATION INFRASTRUCTURE
COMMISSION MEETING

March 19, 2024

Item No.	Agenda Item Description	Distributor	Document
1	General Public Comment	Marlice Patam	Email to Commission

March 10, 2024,

Attention: Mobility and Transportation Infrastructure Commission
Chair Eric Dunlap
Vice Chair Kimberly Hughes
Commissioners Lawrence Abelson, Fisher and Diego Zavala
Councilmember Jack Donovan
Public Works Staff

Re: North Alley bodily Injuries and car tire misalignments. suspension repairs
Montrose Avenue Improvements

Dear Mobility and Transportation Infrastructure Commission,

Thank you for all you have done to ensure public safety. Your attention to public safety is evident and effective such as the progress made with the Slow Streets Program, clear demarcation of bike lanes, and the ongoing challenge of repairing uneven sidewalks displaced by tree roots throughout our beautiful city.

As a resident of [REDACTED] **Montrose Avenue**, South Pasadena since 2009, I noted that North Alley is particularly hazardous due to the erosion and formation of multiple large potholes. Both of my daughters have fallen while walking, running or off their bikes numerous times throughout their elementary, junior high and high school years due to the uneven, graveled surface with multiple divots and potholes. They sustained skin scrape injuries (see photo) falling as a child while running, walking and riding their bike on North Alley to get into our yard. The first couple of years of living here I have **tripped several times in the alley near the junction to my driveway**, while walking to or from my yard to take trash out to the ally trash bins. Back then, I was able to contact Public Works who promptly responded by filling the potholes with patches of asphalt which have since eroded over the last 12 years. The overall neglected condition of the alley has yet to be addressed.

Now there are even larger areas of erosion with deep edges. The grossly uneven road surface has resulted in frequent alignment of misaligned tires of all three of our vehicles, according to the alignment service professionals. All three of our cars have also required costly suspension work. It is a daily off-roading experience getting in and out of our driveway which requires us to use the alley and steer away from the multiple large potholes (see attached photos).

The **wear-and-tear of our car tires** and multiple punctures from screws hidden in the North Alley rubble are unusually excessive according to our tire experts, despite regular tire care and have resulted in numerous costly tire replacements. In addition, the gravel that gets caught in the grooves of our tires gets dragged onto our driveway and has already flattened the once beautifully defined pattern of **our driveway stamped concrete** which was installed in 2019.

Recently my 34-year-old niece who is a seasoned motorcyclist dropped her motorcycle just outside of our gate in the alley due to the uneven ground and was unable to pick up her motorcycle due to the **lack of traction on the loose gravel**. Fortunately, my husband was able to counter push the motorcycle with my niece to upright it, and they were able to walk the motorcycle down

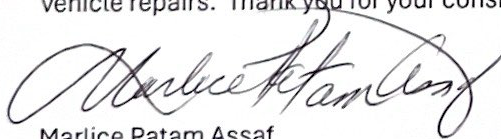
the alley to Montrose Avenue. Luckily she was protected by her helmet, padded motorcycle jacket and pants. The incident was captured on Ring surveillance.

I called Public Works in January 2024 to address the North Alley erosion, but the response has been delayed and the request forgotten possibly due to the downpour of rain, which has worsened the problem.

On February 22, I fell as I walked on the alley from the Montrose Avenue sidewalk when I attempted to pull the weeds growing in the exposed dirt in the alley along my front yard retaining wall which is adjacent to the alley. It was an embarrassing, ungraceful fall onto my dominant right hand/wrist which was hyperextended and became swollen and painful at the ulnar aspect of my wrist (see photos). Both knees were scraped bruised and swollen(see photos), however, I am able to walk. As an oral and maxillofacial surgeon, I had to **cancel surgeries** to rest, ice, compress and elevate my wrist as advised by my physical therapist. Physical therapy is also helping regain my range of motion and the popping and crackling of my wrist seems to be diminishing. I hope to be able to perform surgery again soon and recoup the loss of income.

I called Public Works again on March 7, 2024 and appreciated the service request #26100 submitted by Leaonna Dewitt to patch the North Alley defects. Within 10 days of the request, we look forward to the temporary fix which is helpful, though unsightly, and does not address the exposed and loose hazardous and destructive gravel throughout the entire alley.

With the significant increase in our property tax upon completion of our home remodel, we hope to continue to see our tax dollars at work with proper sustainable long-term solutions that protect resident pedestrians, property and livelihood. I speak on behalf of our neighbors on Montrose, Milan and along North Alley as our safety seems to be **overlooked, forgotten and marginalized over so many years**. We have been waiting patiently for Montrose Avenue (with cracks that grow weeds, and gutters that injure ankles (see photo) and our hazardous alley to be thoroughly and properly renewed with asphalt or concrete. In speaking to our neighbor across North Alley, Cecilia Kappos (█ Oxley), she declared that North Alley has not been re-asphalted since some time before she moved into her home in 1973...51 years ago. Please include and prioritize North Alley, Montrose Avenue and the surrounding cross-streets to increase public safety and reduce costly vehicle repairs. Thank you for your consideration.



Marlice Patam Assaf

Home owner

█ Montrose Avenue

█ 688 684 4846

Daughter (age 8), fell off bike while on North Alley,
front tire rotated in pothole,
threw her off bike on 1/26/2013





**Date of fall injury
to knees and right
hand/wrist:
February 22, 2024**

**Attempting to
remove weeds
from exposed dirt
along retaining
wall adjacent to
North Alley**



Physical Therapy for right
wrist range of motion.
Improving.

Right wrist still swollen,
painful, pop, clicking
diminishing
3/11/24

Unable to perform surgery
since 2/22/2024

Day of Injury, tore through scrub pants
2/22/2024

2/27/2024
Day 5 Swollen and bruised



Gutter Erosion, curb damage



Erosion edge trip hazard at gate entry.
Note mud tire tracks from North Alley and Gravel dragged onto driveway.
Stamped Concrete driveway pattern flattened.



Multiple potholes all the way toward Milan



Large pothole on the way to home driveway gate entry



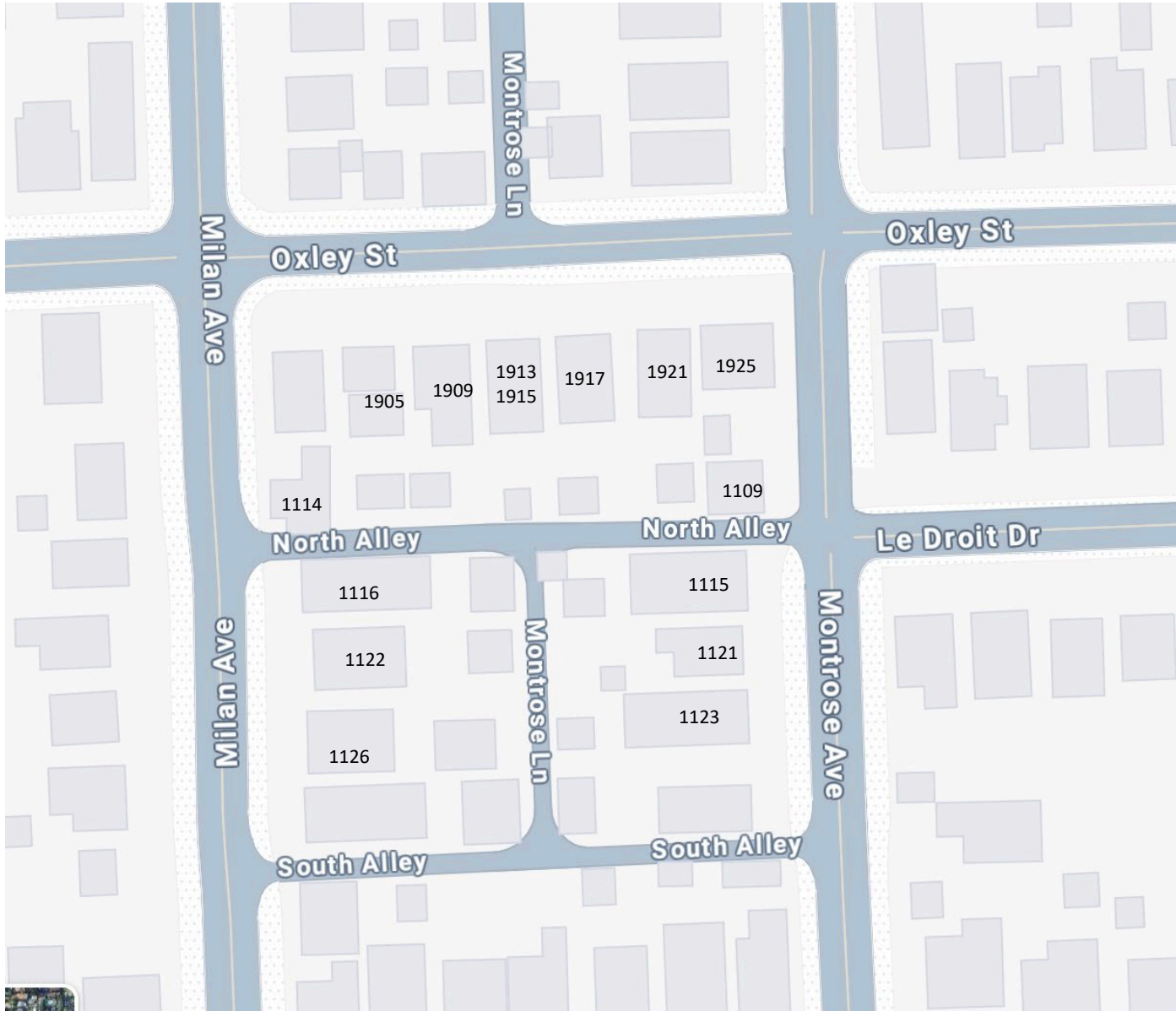
Large pothole

Video of North Alley Available



Pothole on North Alley at Montrose Lane

Homes that use North Alley daily to access their garage/property. See endorsements.



■ Oxley Street
Mike and Kay Okamoto, Homeowner 1994

■ Oxley Street
Amy Amaro, Tenant 12 years

■ Oxley Street
Abigail Money, Resident 29 years

■ Oxley Street
Suzie Oh, Tenant 13 years

■ Oxley Street
Linda, Homeowner out of town

■ Oxley Street
Tami Kobayashi, Homeowner 1983

■ Oxley Street
Cecilia Kappos, Homeowner 1973

■ Montrose Avenue
Cecilia Kappos, Homeowner 1973
Kichong Tran, Tenant 2024

■ Montrose Avenue
Naji Assaf & Marlice Patam, Homeowner 2009
Karina Quiroz, Resident 2017

■ Montrose Avenue
John Waldo & Catherine Money, Homeowner 1995

■ Montrose Avenue
Usha Lee McFarling, Homeowner 2001

■ Milan Avenue
Kathryn Reese, Homeowner 1981

■ Milan Avenue
John Turner & Rita Chen, Homeowner 2017

■ Milan Avenue
Jack Liao, Homeowner 2016

■ Milan Avenue
Courtney Peterson, Homeowner 2001

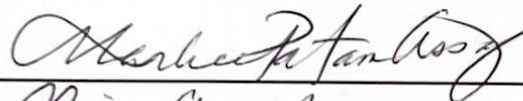
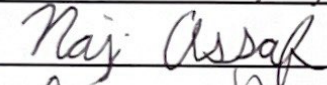
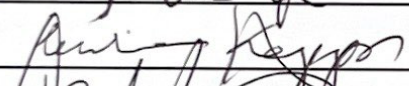
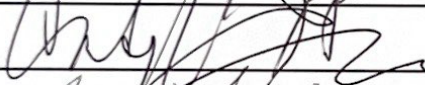
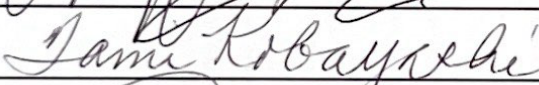
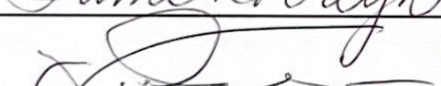
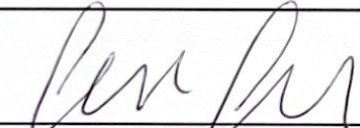

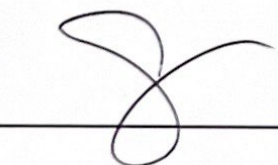
March 19, 2024 meeting date
Council Chamber South Pasadena City Hall

Document drafted 3/10/24 *dd*

Attention: Mobility and Transportation Infrastructure Commission
Chair Eric Dunlap
Vice Chair Kimberly Hughes
Commissioners Lawrence Abelson, Fisher and Diego Zavala
Councilmember Jack Donovan
Public Works Staff

There have been numerous complaints of the unsightly hazard and neglect of North Alley and many accounts of personal injury and tire damage experienced by residents living adjacent to Montrose Avenue, North Alley and Milan Avenue.

The homeowners or tenants on Montrose Avenue, Milan Avenue and along North Alley petition to allocate funds in the city budget to prioritized asphalt replacement with new asphalt or concrete at North Alley, as well as new asphalt, curb and gutter repair on Montrose Avenue, Milan Avenue and Oxley Street, which is long overdue. We hope you can prioritize North Alley asphalt rejuvenation since it is a public roadway that is the daily access to multiple homes and is frequently used throughout the day by residents, Athens Trash Service, police, and many other services. In addition, the safety of pedestrians, pets and bicyclist that frequently use North Alley will be ensured. Thank you for your consideration.

	Marlice Patam, Homeowner 2009 [redacted] Montrose Avenue
	Naji Assaf, Homeowner 2009 [redacted] Montrose Avenue
	Cecilia Kappos, Homeowner 1973 [redacted] Oxley Street
	Courtney Peterson, Homeowner 2001 [redacted] Milan Ave
	Tami Kobayashi, Homeowner 1983 [redacted] Oxley Street
	Mike Okamoto, Homeowner 1994 [redacted] Oxley Street
	Amy Amaro [redacted] Oxley St South Pasadena CA Tenant 12 years
	Kay Okamoto Homeowner 1994 [redacted] Oxley Street
	SR216 OH Tenant 13 yrs. [redacted] Oxley St. South Pasadena, CA 91030

1/2 continued →

~~John Waldo~~

John Waldo

12210

Kathryn Reese

22

~~John Turner~~

Catherine Money

Absentee Endorsement (626) 484-4063

~~Karina Quiroz~~

Abigail Money-Waldo

█████ Oxley St. Resident
Resident 29 years.

John Waldo Homeowner 1995
█████ MONTROSE AVE

Kathryn Reese Homeowner 1981
█████ Milan Avenue

John Turner Homeowner 2017
Rita Chen ██████ Milan

Jack Liao Homeowner 2011
█████ Milan Avenue

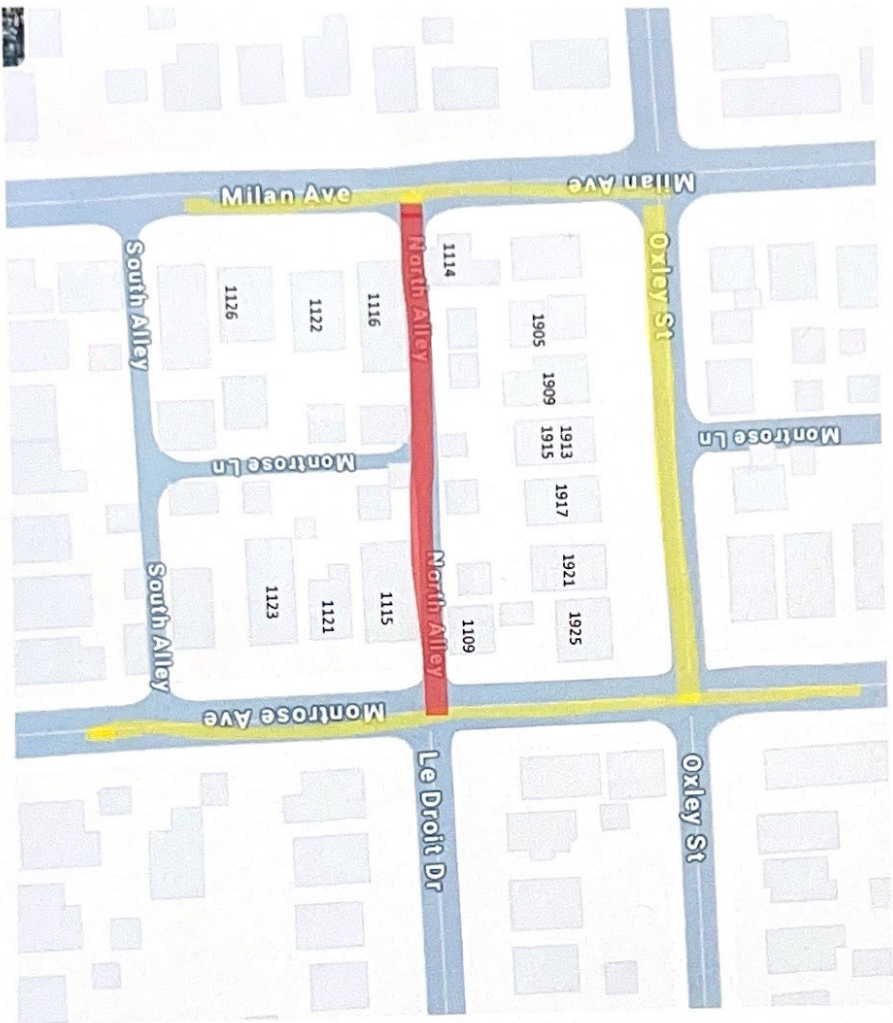
Kichong Tran Tenant 2024
█████ Montrose Ave

Catherine Money, Homeowner
█████ Montrose Ave 1995

Usha Lee McFarling, Homeowner
█████ Montrose Ave 2001

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From: [Marlice Patam, DDS, MD](#)
To: [MTIC Public Comments](#)
Cc: [Ted Gerber](#)
Subject: FW: Erosion hazards of North Alley, bodily injuries
Date: Monday, March 18, 2024 11:50:18 AM
Attachments: [image005.png](#)
[North Alley Injury Photos Erosion Hazard.pptx](#)
[Signed Petition North Alley & Street Repavement.pdf](#)
[Recount North Alley Erosion Hazard Injuries.pdf](#)

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Public Comment, Non Agenda

Dear Ted Gerber and whom it may concern,

Please find and include the following three documents to be uploaded online for public viewing under Additional Documents.

1. Recount of North Alley hazard and bodily injuries, car tire and suspension damage.
2. Photos of bodily injury from North Alley erosion hazard, adjacent streets and gutters
3. Petition signed by neighbors living adjacent to North Alley who use the alley to access their homes, see labeled map. Please keep names, signatures and addresses listed on the petition and on the map in confidence.

Thank you for your consideration,

Marlice Patam Assaf



[Marlice Patam, D.D.S., M.D., A Professional Corporation](#)
[Diplomate of the American Board of Oral and Maxillofacial Surgery](#)
[\(626\)394-4946](#)



Dear Chair, Vice Chair, Commissioners and Council Member,

...I am writing on behalf of my surrounding neighborhood about our concern of the hazardous North Alley that is used daily to access our homes. Please see the letter below of my recount of injury and the attached supporting photos in the power point. Included in the power point photos is a map of North Alley and the surrounding homes affected by the hazardous alley. Also attached is a petition endorsed by residents living adjacent to North Alley who unanimously share the same sentiments.

I was advised by public works department to attend the commission meeting and submit information next Tuesday March 19, 2024 to document our concerns and get on the radar for help in the matter.

Regards,
Marlice Patam Assaf

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Marlice Patam Assaf
Homeowner
[REDACTED] Montrose Avenue
[REDACTED]

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Diplomate of the American Board of Oral and Maxillofacial Surgery
[REDACTED]