

September 21, 2026

RE: Request to Repair Public Alleyway in Mar Vista, Los Angeles, CA 90066

To Whom It May Concern:

We are residents of the Mar Vista community writing to ask the City of Los Angeles to inspect and repair the public alleyway located at **(Between Washington Place and Mitchell Avenue/and Between Cross Streets Grandview BLVD and Inglewood BLVD/Mar Vista, Los Angeles, CA 90066).**

The condition of this alley has been an ongoing problem for our neighborhood for years. There are large, deep potholes throughout the alley, along with areas where the pavement is badly damaged. Residents have reported the condition and requested repairs from the city multiple times over the past several years, but the problem has still not been addressed.

In the past, attempts have been made to address the problem by filling individual potholes. These repairs have not provided a lasting solution, and the potholes have returned. The damage is also not limited to one or two isolated areas. Potholes and deteriorated pavement extend throughout the entire alleyway from one block to the next. At this point, simply filling individual potholes is not sufficient to correct the condition. We are asking that the entire affected alleyway be completely repaved so that the underlying problem is addressed rather than continuing with temporary repairs that have already proven unsuccessful.

The condition of the alley is also especially difficult for residents with disabilities. We have residents with disabilities who have to get out of their cars and walk through the alley to open the gates to their homes or parking areas before they can drive in. That means stepping around and over large potholes and broken pavement just to get into their own homes. For someone who already has difficulty walking or limited mobility, this makes an everyday task much harder and more dangerous than it should be. We also believe the city should consider this issue in light of the Americans with Disabilities Act (ADA), including Title II as it applies to state and local governments. We are genuinely concerned that one of these residents could fall and be seriously injured while trying to navigate the alley. We should not have to wait for that to happen before the condition is addressed.

This alley is especially important to our neighborhood because it runs between two blocks and is the primary way many of us access our homes and garages. The garages and parking areas for homes and apartment buildings on both sides face the alley. For many residents, driving through the alley is not optional if they want to park in their garage or designated parking space.

At this point, some neighbors are afraid to drive through the alley because of what it may do to their cars. Some have stopped using their garages and are looking for street parking instead, even

when they have a garage or parking space available at their home. In some cases, residents are paying for those parking spaces as part of their housing costs but are reluctant to use them because getting to them requires driving through the damaged alley.

This concern is based on damage that has already happened. Residents have experienced flat tires and other vehicle damage after driving through the alley. We can provide photographs of the potholes, repair receipts, and other documentation of the damage residents have experienced.

There is also a safety concern that goes beyond the cost of repairing a tire. Many of us drive through this alley every day and then continue onto surrounding streets and freeways. Residents also travel through the alley with their children and other passengers in their cars. A tire damaged by one of these potholes could become a much more serious problem once the vehicle is traveling at a higher speed. We do not want someone to have to get hurt before this problem is finally addressed.

We are also concerned about what will happen to the alley when the rainy season begins. Water already collects in and around the damaged areas, and more rain and flooding will only make pavement that is already in bad shape worse. This is even more concerning with El Niño as we head into fall and winter. We have already watched these potholes come back after being filled in the past. Leaving the alley like this through another rainy season is likely to cause even more deterioration. This is another reason why we are asking for the entire alley to be repaved instead of continuing to fill individual potholes.

The alley is a public right-of-way and is not used only by the people who live directly alongside it. Members of the public can drive through it to reach the surrounding streets, and it is also used by visitors, delivery drivers, and service vehicles. There is also a Mar Vista Farmers Market held nearby every Sunday, which brings additional people and vehicle traffic into the immediate area. Members of the public frequently use the alley as a through route, increasing the number of vehicles traveling over the damaged pavement and the number of people potentially exposed to the hazardous conditions. With the amount of regular residential and public traffic using this alleyway, the continued deterioration creates an increased risk of vehicle damage and potential accidents or injuries.

We understand that the City of Los Angeles Bureau of Street Services is responsible for maintaining and repairing city streets and alleys. We also want to bring **California Government Code §§ 835 and 835.2** to the city's attention because they are relevant to the concerns residents have been raising.

California Government Code § 835 addresses a public entity's potential liability for an injury caused by a dangerous condition of public property when the condition creates a reasonably foreseeable risk of injury and certain other requirements are met, including circumstances in which the public entity had notice of the condition and sufficient time to take protective measures.

California Government Code § 835.2 addresses what constitutes notice of a dangerous condition. It provides for actual notice when a public entity has actual knowledge of the condition and knows or should know of its dangerous character. It also addresses constructive notice when a condition has existed for a sufficient period of time and was obvious enough that the public entity, exercising due care, should have discovered it.

Residents have been bringing the condition of this alley to the city's attention for several years, and the problem remains. Vehicle and tire damage has already occurred. With this letter, we are formally notifying the city again of the condition of the alley and asking that action be taken before there is additional property damage or someone is injured.

We are asking the city to:

1. Inspect the entire affected alleyway;
2. Let us know in writing what is found during the inspection;
3. Identify the city department responsible for the repair;
4. Completely repave the entire affected alleyway so that residents and the public can safely use it; and
5. Provide us with an estimated timeline for when the work will begin and when it will be completed.

We are prepared to provide photographs of the alley, documentation of vehicle and tire damage, available information regarding previous reports to the city, and signatures from residents who are affected by this problem.

We have been trying to get this alley repaired for years. We are simply asking for a safe way to get to and from our homes and parking spaces without worrying about damaging our cars or putting ourselves and our passengers at risk. We hope the city will inspect the alley and address the problem before anything more serious happens.

Please confirm receipt of this letter and let us know what the next steps will be.

Thank you for your attention to this matter.

Sincerely,

Residents of the Mar Vista Community
Los Angeles, California 90066

Affected Public Alleyway:

(Between Washington Place and Mitchell Avenue/and Between Cross Streets Grandview BLVD and Inglewood BLVD/Mar Vista, Los Angeles, CA 90066)

Primary Contact: MVUnited26@gmail.com

Supporting Documentation:

- Photographs of the alley and potholes
- Available MyLA311 service request numbers, reports, or previous correspondence
- Resident signatures