

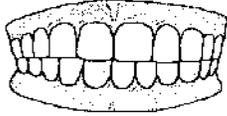


# POP TALK



JANUARY/FEBRUARY 1996

## EDITOR CHATTER



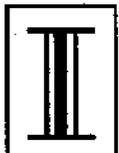
**GREAT NEWS!!** © The Fresno County Probation Department will be assigning probation officers to each policing area. This means that parole, probation, and area officers will be exchanging invaluable information concerning those who infringe upon our quality of life. The change is slated for April 1.

**JOINT EFFORTS WITH THE FRESNO HOUSING AUTHORITY CONTINUE !** Recently, a tenant in a POP location who was receiving Section 8 assistance had future entitlement revoked. The tenant appealed the action and lost, based on POP officer efforts. She had been caught selling narcotics.

**A PILOT PROGRAM** is soon to be put into action! POP officers will have the ability to issue administrative citations for municipal code violations. This effort will be coordinated with Neighborhood Revitalization and should assist in problem resolution for troubled areas.

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## CARE FRESNO



In the role of CARE FRESNO Coordinator, one of Vicki Dellone's most enjoyable tasks is working with the staff from area schools to help build partnerships with nearby residents, businesses, volunteers and parents. This interaction can lead to some effective working relationships

and responsive school interaction with the nearby community.

Recently, while working at one of the school sites, the principal thanked her for the efforts of the CARE FRESNO volunteers at his school. He stated that participation in the parent's club and PTA was up 30 percent at his school and



### The Children Benefit!!

felt it was due in great part to the dedication and work of CARE FRESNO volunteers. This is a source of great pride to Vicki, who quickly relayed the good news to the volunteers. Initially, CARE FRESNO had entered the school with the concept of tutoring children and assisting parents in tutoring their own child. CARE FRESNO workers did not envision a connection of the parent to the school parent club, which happened naturally.

Vicki asked two other school principals if they had noticed any change (good or bad) in their parent club interaction. One principal stated that participation was up 50 percent at his school, and the second felt that participation was up 30 percent!

CARE FRESNO volunteers now encourage parent participation at every school in the city. It is WONDERFUL to watch the interaction between parents, teachers and children as they formulate innovative solutions and programs.



## EAST BUREAU

### SOUTHEAST

by Mike Guthrie

POP Officer Glen Andree is the newest member of the Southeast POP Team. On November 30, 1995 he was contacted by Officer Richard Tucker who was assigned to Watch Three patrol in the Southeast Policing Area. Tucker told him about a new and frustrating problem that had been identified in the 3000 block of North Sierra Vista. Patrol had been receiving numerous calls from a resident at an apartment regarding suspicious persons and vehicles. When the responding officers attempted to contact the reporting party (RP), he would not answer the door. A total of 27 calls had been received from this RP over the past twelve months, with twelve calls occurring in November alone. Every call was determined to be unfounded and the situation was aggravated by the fact that the calls were occurring in the evenings when police resources are in highest demand.

Andree contacted the RP to discuss the high number of calls that had been made. He determined that the RP had a mental illness and was "hearing noises inside his head." He became frightened and would call the police. Andree arranged for a psychological examination by the mental health facility at Valley Medical Center. The health officials evaluated and released the RP after which Andree consulted with an adult who was living in the same apartment. An agreement was reached that if the RP became afraid of the noises in his head, he would first tell the other adults rather than call the police.



Teamwork!!

The police department has not received a single call in the two plus months since Andree's initial contact. The short time invested into this project has eliminated nuisance calls which were disruptive to those citizens who really needed police assistance. Andree also had the feeling that the RP felt better about himself in dealing with his illness.

While the magnitude of this project is small in comparison to other projects, the fact that it was completely resolved with a minimal amount of effort will have a very positive cumulative effect when added to other similar small problems which are completely eliminated. The ability of POP officers to spend a few hours to solve problems of this type pays significant dividends in the long run. If it weren't for the cooperation between Sector Officer Tucker and POP Officer Andre, we would still be wasting time on a series of unfounded high priority calls.

### Project Briefs - Southeast 5630 E. Huntington

POP Officer John Pinedo has been working problems in the Bristol Apartments that generated 457 CFS in 1994. In 1995 the Bristol Apartments generated only 297 CFS, a reduction of 160 CFS. Due to a number of problems with mismanagement, the complex went into foreclosure and has extremely low occupancy at the present time and is generating almost no CFS. This project is a classic example of serious mismanagement that is discovered or acted upon only after investigation and disclosure by a POP officer.

#### 445 S. Maple

TAC officers Schneider and Hahn and POP officer Andree contacted the new owner of this problem apartment complex. The new owner is working with the POP/TAC officers in removing the criminal element from the apartments and he is making the necessary repairs to upgrade the complex. This is a significant improvement over the former owner and manager, who were extremely uncooperative.

#### 3313 N. Maple

A major project POP Officer Andree has been working on involves the Serrano Pines Apartments. The location is a large apartment complex with extreme blight and a high number of police calls. Andree has been working in the complex since September of 1995. An inspection by Neighborhood Revitalization staff resulted in 35 pages of code violations in the buildings. Slow but marked improvement in the quality of life at the complex is occurring as a result of Andree's constant pressure on the former owner. As a result of this effort, a new owner has purchased the complex and has scheduled improvements for the complex including a security fence and security guards. Other scheduled improvements are new paint and landscaping upgrades. Without the efforts of POP, this project would have a call for service problem which would be increasing instead of decreasing.

#### Addresses of New Open Projects:

5647 E. Balch  
5633 E. Huntington  
5719 E. Beck  
5655 E. Huntington  
4633 E. Shields  
4585 E. McKinley/1707N. Maple  
2572 S. Dealing  
4242 E. Olive

## NORTHEAST

by Bruce Hartman

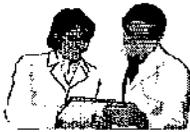
### METHADONE CLINICS . . . PROBLEM OR NOT?



While working in south and central Fresno Officer Bruce Hartman became aware of the problems that surround a methadone clinic. At the Orange Avenue and Van Ness Avenue Bay Area Addiction Research Treatment (BAART) Clinics, large crowds, assaults, accidents, and disturbances never seemed to end. In the morning, one saw "beer in hand at 6 a.m." Dope deals occurred in front of the clinic entrance. People ran across the street, not paying attention to oncoming traffic. Carloads of clients arrived, people you wouldn't want visiting let alone living in your community. How did they get there?

The majority of the BAART Clinic clients come from either public assistance or the court's diversion programs. Their choice is to go to jail or stay out and get free drugs . . . the choice isn't very difficult for them. During their stay at the clinic they can also obtain assistance since they are a person with a habit who cannot work.

One sunny June day, two doctors presented a proposal to Department personnel to open a methadone clinic in Northeast Fresno. One of the doctors announced that he had one in the area now and wanted to open another. When asked where, he replied that it was the Community Health Project at 34 East Minarets. The doctor further stated that it's been in operation for several years and standards are being adhered to by all clients. Officer Hartman was assigned to prepare a report on this project.



Statistics were reviewed and multiple surveillance operations were performed. In a twelve-month period, the Department responded to seven calls for service, less than one per month, at this Minarets location. Calls that were related to the Minarets location during the last six months totaled four, compared to sixteen at the Orange clinic and twenty-eight at the Van Ness setting. Conditions were developed for the proposed new clinic to be approved by the applicants prior to being sent for recommendation to the City Planning Commission. The Northeast POP Team would require acceptance of these conditions; absent such acceptance, they would protest in the public's best interest. The applicants agreed to comply with all of the conditions.

The application was presented to the Planning Commission on February 7, 1996 with unanimous approval.



## CENTRAL BUREAU

### CENTRAL AREA

by Peter Boyer

#### Blackstone and Shields

In mid-December, the Central Area POP Team was introduced to the intersection of Blackstone and Shields by day shift officer Kurt Smith. He stated that officers were responding to a large number of calls for service regarding transients and prostitutes gathering in the area. He felt that the POP Team would have sufficient time and resources to properly solve the problem. A check of police calls for service (CFS) revealed over 100 CFS in 1995. Most of these calls were related to transients and prostitutes.

A scan of the area revealed that this location had several contributing factors which were allowing this problem to exist:

#### *Fresno Donut House (3145 North Blackstone)*

- This business is at the S/E of Blackstone and Shields.
- Abandoned trash can enclosure at rear of property used by transients as a toilet and hangout.
- Concrete fence at rear of property used by transients and prostitutes as a hangout.
- Double set of pay phones near the concrete fence used by the prostitutes as an alibi to hang out.

#### *McDonald's Restaurant (3115 North Blackstone)*

- This business is just south of the Donut House.
- Unlocked trash enclosure which transients would pick through for discarded food.
- Unlocked restrooms used by transients and prostitutes as a shower and motel room.
- Stairway on the west side of the property with stairs that descended to the basement used by transients to hide from police and hang out.

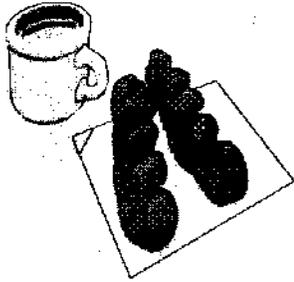
#### *Mike's Dive Shop (1536 East Shields)*

- Unlocked storage shed on the west side of the property used as a sleeping area.
- Overgrown trees and bushes used as a warm sleeping area.

Response . . .

We responded by contacting the above property owners and found that they were as anxious to find a solution as we

were. After contacting all three property owners, Fresno Donut House agreed to stop their policy of giving away free donuts to aggressive beggars. McDonalds immediately responded by changing their restroom locks to a type which were more difficult to pry open. These two simple steps led to a quick reduction in calls for service within one week.



An investigation into the Fresno Donut House showed Winchells Corporation was the true owner. They were very receptive to our suggestions and sent a construction manager to the location to meet with police. Within three weeks the following improvements were completed per our request:

- / The trash enclosure was removed and cleaned up.
- The concrete fence was core drilled and a cyclone fence was placed on top of it to remove the seating area for transients and prostitutes.
- / The pay phones were removed.
- / The parking area was pressure-washed and restriped.

The occupants at Mike's Dive Shop were also very receptive to our suggestions and immediately placed a padlock on the unlocked storage shed, eliminating its use as a bedroom. The trees and bushes were also cleared. McDonalds has been slow to complete their pledged improvements; however, we will monitor their progress.

#### Assessment. . .

A recent calls-for-service review has shown a drastic reduction. Patrol officers have also said they have seen fewer transients and prostitutes hanging out in the same areas. Area business owners are elated over the fact that there are fewer unsavory characters roaming their streets and alleys. They expect this will lead to increased business and a safer environment for their customers.

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## WEST BUREAU

### NORTHWEST

by *Orie Lamb*

**A**n older gentleman who lived in the 1200 block of East Pontiac Avenue reported that he was having a problem with a neighbor who lived at 1244 East Pontiac. His neighbor played very loud cop-killer rap music into late evening hours and numerous visitors congregated in front of the house. People were drinking

beer in the front yard and urinating in public. Officer Orie Lamb remembered this house when he was on patrol as being a "problem house." A calls-for-service review of this house revealed nine calls in a five-month period. The majority of calls were for disturbances and loud music.

The reporting party (RP) had told Officer Lamb that he and his wife were elderly, and that the neighbor and his friends intimidated them often. His occupation as a truck driver often results in leaving his wife home alone. Officer Lamb told the RP he would see what he could do. He attempted a controlled narcotics buy into the house with negative results. Next, a direct approach was attempted as Officer Lamb contacted the resident, a Mr. Jordan. Complaints received about Mr. Jordan's house were explained and it was seemingly clear from the outset that he would not cooperate with police; Officer Lamb learned that Jordan had a very lengthy arrest record, although at that time he was not on parole or probation. He did, however, have a felony warrant from Oregon for narcotics sales. Officer Lamb called the Portland Oregon Police Department and discovered that the officer who had arrested Jordan no longer worked there and that the district attorney's office would not file charges. He was also told they planned to take the warrant out of the system.

Officer Lamb recontacted the original RP and asked him if he could initiate a petition with other neighbors to collectively show the owner of the house that Jordan was a problem. Within a matter of a week, a petition containing over 30 signatures emphatically wanted Jordan out. The owner of the house was faxed the petition and Jordan was given a 30-day eviction notice.

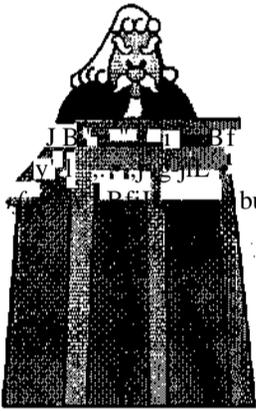
Meanwhile, a second problem was brewing across the street at the Del Mar Apartments. The manager of these apartments, a Mr. Brown, was allowing people from Jordan's address to drink and party in front of the building. The owner of the apartments was contacted and he indicated he would deal with the manager.

Jordan challenged his eviction and claimed the house was in need of repairs. He withheld his three-month back rent of \$900 to make the necessary repairs. Officer Lamb also read that Mr. Brown (manager of the Del Mar Apartments) signed his name to the detainer as an involved party in Jordan's eviction proceeding. The owner of the Del Mar Apartments was contacted regarding his manager's involvement with Mr. Jordan. The owner was also told that this could lead to a civil lawsuit if the owner of the Pontiac address learned that an employee of another business attempts to prevent him from collecting his back rent. The apartment owner called the next day to say that Mr. Brown had been fired and was being evicted from the Del Mar Apartments. *It was at this time Officer Lamb also found out that Brown and Jordan were brothers with different last names!*

He also learned that Jordan was preparing to file for bankruptcy. This action would prevent the Sheriff's Department from serving Jordan with an eviction and removing him from the house. Officer Lamb called the Department's old friend Bill Leifer and asked his advice on what to do next. Leifer gave him the name of a bankruptcy attorney and told him as soon as the eviction hearing was over to have the owner of the Pontiac address call attorney Larry Kenkle.

The following week the owner of the Pontiac address, Officer Lamb, and Mr. Jordan attended the eviction hearing. As soon as Jordan told the judge he had filed for bankruptcy the judge ended the proceedings. The judge said he had no federal jurisdiction to rule on the bankruptcy and a new hearing would need to be set. Jordan entered into a "matter of automatic stay." This basically meant Jordan could stay in the house until an annulment of automatic stay is granted and he would not have to make any more rent payments.

After the court proceedings, the owner of the house contacted attorney Larry Kenkle. A few days later, Kenkle called and asked what involvement Officer Lamb had in the case. When he explained to him his interest, he wanted to include his involvement and findings in his writing of the annulment of automatic stay. He said he could build a stronger case and later asked Officer Lamb to sign a declaration of support for the annulment of automatic stay. This annulment declaration was submitted to the United States Bankruptcy Court. The writ gave the judge authority to rule on the eviction of Mr. Jordan.



What's the Verdict?

Another week passed when Bill Leifer called to say the judge ruled in favor of the owner and ordered a lock-out on Jordan. On February 14, 1995 Jordan finally moved out.

This assignment showed how someone who knows the eviction process can manipulate the system. Jordan ended up living in this house for five months without paying rent and never had to repay the back rent of \$900!

Persistence paid off, however . . . and with the help of Bill Leifer this project is now closed.

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## SOUTHWEST

by Keith Foster

### CHINATOWN

One of the first projects for the Southwest POP (Team) was Chinatown. This area, smaller than a shopping mall, had almost 5,000 calls for service and after researching the problem, it was apparent that numerous factors contributed to the decline of the area. Most, however, were due to alcohol, drugs and prostitution. Twenty-five businesses are in the area that sell alcohol, including five bars and three liquor stores. This is attractive to transients using the nearby Poverello House and the Rescue Mission as "home." Additionally, competition from so many locations keeps prices for alcohol low.



With these problems in mind, Officer Eric Hodge began working with local merchants and government agencies. Traditional activities such as prostitution sweeps and drug arrests decreased the problems but did not resolve them. Finding the root cause of the problem involved seeking assistance of code enforcement to address the substandard housing in the area. Also, a review of all new businesses in the area led to conditions that are designed to prevent foreseeable problems and promote a safer environment for citizens. These conditions included Conditional Use Permits as well as Alcohol Beverage Control (ABC) Licenses and dance permits.

Due to the over concentration of alcohol sales, Officer George Von Euw was able to obtain a grant from ABC to work on these problems. A review of these businesses showed that most operators sold alcohol in violation of their licenses and some violations were not intentional. Undercover operations for alcohol violations resulted in citations. Training was also provided to establishments on ABC laws. These actions changed business operations in the area.

In addition to the above efforts, local merchants and the City of Fresno were investing time and money to improve the area. Improvements ranged from simple paint and awnings to major remodeling at some locations. A community service center and police report-writing room were located in the area. Merchants contracted with a security firm to provide a security guard on a bicycle for patrolling purposes.

Future plans include video camera installation on street corners to deter crime and one-lane traffic on "F" Street which will ease parking. Overall, the fruits of the efforts

have resulted in a reduction of 500 calls for service, and most vacant buildings are flourishing with new businesses.

**The changes that have occurred are amazing! Come by and see!**

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#### **Project Briefs - Southwest**

Parties frequented by Southwest gang members was a frequent occurrence at 661 Mayor. Officer J. Smith found that 135 CFS were generated from July, 1993 to August, 1995. Officer Smith targeted the gang members with assistance of State Parole and County Probation. The property owner was also contacted and a discussion of Health and Safety Code section 11570 (Public Nuisance) was conducted. There have been no CFS at this location since August, 1995.

Drug sales and disturbances were common at 3419 E. Butler. Officer M. Reid learned that 300 CFS were

reported from August, 1994 to August, 1995. This project was inherited from the Southeast area due to the recent area realignment. Officer Reid assisted code enforcement officers on an inspection of the residence. The residence was posted for non-occupancy and the owners notified. The tenants were evicted and there have been no repeat CFS.

#### *"Addresses of New Open Projects*

202 W. Myers  
628 W. Whitesbridge  
3937 E. Lowe  
845 Plumas  
3419 E. Butler  
3043 E. Butler  
3707 E. Lowe  
3539 E. Lowe  
3722 E. Orleans  
3804 E. Orleans

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