

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

TY OF LOS ANGELE
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 895, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-2327

CD 12

August 30, 2005

PLACE IN FILES

AUG 31 2005

DEPUTY

Bureau of Engineering
Bureau of Street Lighting
City Clerk, Land Records Division
Board of Public Works
Councilmember Smith

Controller, Room 300
Accounting Division, F&A
Disbursement Division
City Attorney
Chief Legislative Analyst

RE: ABANDONING ALL PROCEEDINGS RELATING TO THE ZELZAH AVENUE AND HALSTED
STREET LIGHTING DISTRICT

At the meeting of the Council held AUGUST 10, 2005, the following action
was taken:

Motion adopted to approve Bureau of Street Lighting report.....	_____
Attached report adopted	_____
Attached resolution (-) adopted.....	_____
Mayor concurred.....	_____
FORTHWITH.....	_____
Ordinance adopted.....	X
Ordinance number.....	176936
Effective date.....	09/04/05
Posted date.....	08/25/05
Mayor approved.....	08/16/05
Set for Hearing.....	_____
Findings adopted.....	_____
Generally Exempt.....	_____

Frank T. Martinez

City Clerk
vdw

steno\042327a



OFFICE OF THE MAYOR
RECEIVED

2005 AUG 15 AM 11:49

CITY OF LOS ANGELES

TIME LIMIT FILES
ORDINANCES

RECEIVED
CITY CLERK'S OFFICE
City Clerk's Time Stamp
2005 AUG 15 AM 11:45

CITY CLERK

BY _____
DEPUTY

COUNCIL FILE NUMBER 04-2327

COUNCIL DISTRICT 12

COUNCIL APPROVAL DATE AUGUST 10, 2005

LAST DAY FOR MAYOR TO ACT AUG 25 2005

ORDINANCE TYPE: ☐ Ord of Intent ☐ Zoning ☐ Personnel ☐ General

☒ Improvement ☐ LAMC ☐ LAAC ☐ CU or Var Appeals - CPC No _____

SUBJECT MATTER: ABANDONING ALL PROCEEDINGS RELATING TO THE ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT, IN ACCORDANCE WITH SECTIONS 6.95-6.127 OF THE LOS ANGELES ADMINISTRATIVE CODE AND GOVERNMENT CODE SECTION 53753 (PROPOSITION 218)

APPROVED DISAPPROVED

MAJORITY PROTESTS
(PROPOSITION 218)

X

CITY ATTORNEY

X

BOARD OF PUBLIC WORKS

BUREAU OF STREET LIGHTING

RECEIVED
CITY CLERK'S OFFICE
2005 AUG 17 AM 8:46
CITY CLERK
BY _____
DEPUTY

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: AUG 16 2005

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR AUG 17 2005 ORDINANCE NO. 176936

DATE PUBLISHED _____ DATE POSTED AUG 25 2005 EFFECTIVE DATE SEP 04 2005

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes ☐ No ☐

ORDINANCE NO. 176936

An Ordinance of the City of Los Angeles abandoning all proceedings relating to the improvement of Zelzah Avenue and Halsted Street Lighting District, as contemplated by Ordinance No. 176677 and repealing said ordinance.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:


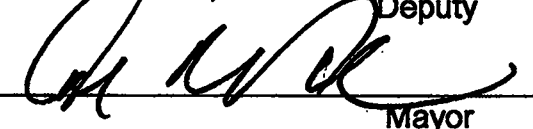
Section 1. All proceedings relating to the improvements contemplated by Ordinance of Intention No. 176677 are hereby abandoned.

Section 2. Ordinance No. 176677 approved May 18, 2005 is hereby repealed.

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of AUG 10 2005

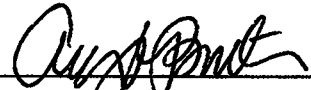
FRANK T. MARTINEZ, City Clerk

By  Deputy
 Mayor

Approved AUG 16 2005

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
Deputy City Attorney

Date: 8-4-05

COUNCIL FILE NO. 04-2327

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176936 - Abandoning all proceedings relating to improvement of Zelzah Ave and Halsted Street Lighting District - Ord of Intent 176677 repealed - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on August 10, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on Aug. 25, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the Main Street entrance to Los Angeles City Hall East; 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on Aug. 25, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 25th day of August 2005 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Sept. 4, 2005 Council File No. 04-2327

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

CITY ATTORNEY
LAND USE/ENVIRONMENT
RECEIVED

AUG 3 - 2005

DATE: August 2, 2005

TO: Rockard J. Delgadillo, City Attorney
7TH Floor, City Hall East - 140

Attn: Felicia Frericks

FROM: Ed Ebrahimian, Interim Director
Bureau of Street Lighting

By: 
Norma M. Isahakian, P.E.
Senior Street Lighting Engineer
Bureau of Street Lighting

SUBJECT: ORDINANCE OF ABANDONMENT FOR LIGHTING MAINTENANCE DISTRICT

Transmitted is the Ordinance of Abandonment for the lighting district listed below for your review and approval as to form and legality.

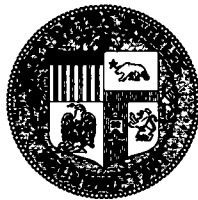
ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT

Please telephone Lowell Labez at (213) 473-5377 when ready for pick-up.

Thank you.

2
FRANK T. MARTINEZ
CITY CLERK
—
KAREN E. KALFAYAN
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

OFFICE OF THE
CITY CLERK
ELECTION DIVISION

ROOM 285
200 N. SPRING STREET
LOS ANGELES, CA 90012
(213) 978-0444
FAX (213) 978-0376

—
ARLEEN P. TAYLOR
CHIEF OF ELECTIONS

July 29, 2005

The Los Angeles City Council
City Hall, Los Angeles, California

REGARDING: ASSESSMENT BALLOT PROCEEDING FOR:
ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT
COUNCIL FILE NUMBER 04-2327

Honorable Councilmembers:

In accordance with Proposition 218, the City of Los Angeles provided notice to the property owners of the parcels in the proposed Zelzah Avenue and Halsted Street Lighting District, as specified in the subject Council File. Along with that notice, each property owner received an assessment ballot weighted by the amount of the parcel's proposed assessment. I have tabulated the assessment ballots delivered to my office by the final hearing date of July 20, 2005.

The proposed assessment district failed, because it received a weighted majority of "no" ballots as defined in Article XIII D (Proposition 218) of the State Constitution. As a result, the City may not impose an assessment for the improvement and maintenance of lighting in the proposed district. The certified results of the tabulations are attached. I have also forwarded a copy of these results to the Department of Public Works, Bureau of Street Lighting, for their information.

RECOMMENDATIONS FOR COUNCIL ACTION:

In accordance with Council policy adopted on December 19, 1997 (CF 97-0843) and the report of the Board of Public Works adopted by the Council on May 9, 1998:

1. FIND that a majority protest exists in the Street Lighting Maintenance Assessment District and therefore the proposed assessment cannot be enacted.
2. ADOPT the abandoning Ordinance attached to the Council File.
3. INSTRUCT the Director, Bureau of Street Lighting, to assure that the streetlights are not installed or are removed from service if previously installed, in accordance with Council policy.

Sincerely,



FRANK T. MARTINEZ
City Clerk

Attachments

c: Department of Public Works, Bureau of Street Lighting

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

I, FRANK T. MARTINEZ, City Clerk of the City of Los Angeles, hereby certify to the City Council that 13 ballots were submitted on or before July 20, 2005, in connection with the assessment ballot proceeding for the proposed Zelzah Avenue and Halsted Street Lighting Maintenance Assessment District, as specified in Council File Number 04-2327. I further certify the attached report to be a true, correct and complete tabulation of the returns of that assessment ballot proceeding.

29th IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this day of July 2005.

Sincerely,


FRANK T. MARTINEZ
City Clerk

**Proposition 218 Assessment Ballot Tabulation for
Zelzah Avenue and Halsted Street Lighting District
Group 06128-1
Final Public Hearing July 20, 2005**

**Election # 796
Council File 04-2327**

Ballot Tally

Assmnt No.	County APN	Owner	Assessment Weight	Ballot Vote Y/N	Weighted Vote		No Vote/ Challenged
					Yes	No	
1	2755-003-092	Jarin	\$102.35		Not Cast	Not Cast	
2	2755-003-093	Borris	\$102.35		Not Cast	Not Cast	
3	2755-003-094	Benitez	\$102.35		Not Cast	Not Cast	
4	2755-003-095	Kence	\$102.35	N		\$ 102.35	
5	2755-003-096	Welburn	\$102.35		Not Cast	Not Cast	
6	2755-003-097	Joyner	\$102.35		Not Cast	Not Cast	
7	2755-003-098	Petrossian	\$102.35		Not Cast	Not Cast	
8	2755-003-099	Thompson	\$102.35		Not Cast	Not Cast	
9	2755-003-100	Finn	\$102.35	Y	\$ 102.35		
10	2755-003-101	Hagberg	\$102.35	N		\$ 102.35	
11	2755-003-102	Perea	\$102.35		Not Cast	Not Cast	
12	2755-003-103	Chow	\$102.35	N		\$ 102.35	
13	2755-003-104	Betance	\$102.35		Not Cast	Not Cast	
14	2755-003-105	Davis	\$102.35	N		\$ 102.35	
15	2755-003-106	Fisk	\$102.35		Not Cast	Not Cast	
16	2755-003-107	Seong	\$102.35	Y	\$ 102.35		
17	2755-003-108	Solomon	\$102.35		Not Cast	Not Cast	
18	2755-003-109	Chan	\$102.35		Not Cast	Not Cast	
19	2755-003-110	Crawford	\$102.35	N		\$ 102.35	
20	2755-003-111	Jenkins	\$102.35		Not Cast	Not Cast	
21	2755-003-112	Getzels	\$102.35		Not Cast	Not Cast	
22	2755-003-113	Soh	\$102.35	N		\$ 102.35	
23	2755-003-114	Grigorian	\$102.35	Y	\$ 102.35		
24	2755-003-115	Spence	\$102.35		Not Cast	Not Cast	
25	2755-003-116	Trottman	\$102.35		Not Cast	Not Cast	
26	2755-003-117	Phan	\$102.35		Not Cast	Not Cast	
27	2755-003-118	Naftel	\$102.35		Not Cast	Not Cast	
28	2755-003-119	Yee	\$102.35		Not Cast	Not Cast	
29	2755-003-120	Medovoy	\$102.35	N		\$ 102.35	
30	2755-003-121	Flier	\$102.35		Not Cast	Not Cast	
31	2755-003-122	Yallouz	\$102.35	Y	\$ 102.35		
32	2755-003-123	Khalkhali	\$102.35		Not Cast	Not Cast	
33	2755-003-124	Petrossian	\$102.35	Y	\$ 102.35		
34	2755-003-125	Malari	\$102.35		Not Cast	Not Cast	
35	2755-003-126	Medovoy	\$102.35	N		\$ 102.35	
36	2755-003-127	Wilbur	\$102.35		Not Cast	Not Cast	
37	2755-003-128	Baig	\$102.35		Not Cast	Not Cast	
TOTAL			\$3,786.95		\$511.75	\$818.80	
37							
TOTAL VOTES				13	5	8	0

(07/25/2005)

**Proposition 218 Assessment Ballot Tabulation for
Zelzah Avenue and Halsted Street Lighting District
Group 06128-1**

Final Public Hearing July 20, 2005

Election # 796

Council File 04-2327

Voting/Ballot Summary			
Vote	Weighted Total	Assessment of Votes Cast	Percent
Yes	\$511.75		38.46%
No	\$818.80		61.54%
No Vote			0
Challenged			0

Assessment District Summary			
	Total	Voted	Percent
Parcels	37	13	35%
Assessment	\$3,786.95	\$1,330.55	35%

04-2327

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF PUBLIC WORKS MEMBERS

VALERIE LYNNE SHAW
PRESIDENT

ELLEN STEIN
VICE PRESIDENT

JANICE WOOD
PRESIDENT PRO-TEMPORE

YOLANDA FUENTES
COMMISSIONER

RONALD LOW
COMMISSIONER



ANTONIO R. VILLARAIGOSA
MAYOR

OFFICE OF THE BOARD OF PUBLIC WORKS

200 NORTH SPRING STREET
ROOM 381, CITY HALL
LOS ANGELES, CA 90012

JAMES A. GIBSON
EXECUTIVE OFFICER

GENERAL INFORMATION
Tel: 213-978-0261 Fax: 213-978-0278

July 11, 2005

Council Hearing - 7/20/05
(#5 SL of 11/3/04)

City Council
Room 395
City Hall

Honorable Members:

Inasmuch as no one protested the assessments pursuant to the hearing scheduled this date, in connection with the maintenance for Zelzah Avenue and Halsted Street Lighting District - Street Lighting Maintenance Assessments Processing Conforming to Proposition 218, the Board of Public Works recommends that the assessments therefore be confirmed.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "JAG", written over the printed name and title of the Executive Officer.

James A. Gibson
Executive Officer
Board of Public Works

JAG:mp

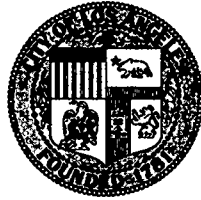
cc: Chairperson, Public Works Committee
Director, Bureau of Street Lighting
City Engineer

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

04-2327

CD 12

June 9, 2005

Bureau of Engineering
Bureau of Street Lighting
City Clerk, Land Records Division
Board of Public Works
Councilmember Smith

Controller, Room 300
Accounting Division, F&A
Disbursement Division
City Attorney
Chief Legislative Analyst

RE: SETTING THE HEARING DATE FOR THE MAINTENANCE OF ZELZAH AVENUE AND
HALSTED STREET LIGHTING DISTRICT

At the meeting of the Council held May 18, 2005, the following
action was taken:

Attached report adopted	_____
Attached resolution (-) adopted.....	_____
Mayor concurred.....	_____
FORTHWITH.....	_____
Ordinance of Intention adopted.....	5-25-05
Ordinance number.....	176677
Effective date.....	6-16-05
Posted date.....	6-06-05
Mayor approved.....	6-01-05
Set for Hearing.....	7-20-05
Mayor vetoed.....	_____
Motion adopted to approve communication recommendation(s).....	X
To the Mayor FORTHWITH.....	_____
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____

Frank T. Martinez

City Clerk
dng

OFFICE OF THE MAYOR
RECEIVED

2005 MAY 27 PM 2: 26

CITY OF LOS ANGELES

TIME LIMIT FILES
ORDINANCES

City Clerk's Office
RECEIVED
CITY CLERK'S OFFICE

2005 MAY 27 PM 2: 16

CITY CLERK

BY _____
DEPUTY

COUNCIL FILE NUMBER 04-2327

COUNCIL DISTRICT 12

COUNCIL APPROVAL DATE May 25, 2005

LAST DAY FOR MAYOR TO ACT JUN 06 2005

ORDINANCE TYPE: X Ord of Intent Zoning Personnel General

 Improvement LAMC LAAC CU or Var Appeals - CPC No

SUBJECT MATTER: SETTING THE DATE OF JULY 20, 2005 AS THE HEARING DATE FOR THE MAINTENANCE OF ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT

APPROVED DISAPPROVED

PLANNING COMMISSION

DIRECTOR OF PLANNING

CITY ATTORNEY

X

BOARD OF PUBLIC WORKS

X

BUREAU OF STREET LIGHTING

X

RECEIVED
CITY CLERK'S OFFICE
2005 JUN -2 PM 3: 32
BY _____
CITY CLERK
DEPUTY

JUN 01 2005

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: _____

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250 (b) (c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR JUN 02 2005 ORDINANCE NO. 176677

DATE PUBLISHED _____ DATE POSTED JUN 06 2005 EFFECTIVE DATE JUN 16 2005

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes [] No []

JUN 07 2005
STLHST

ORDINANCE NO. 176677

An Ordinance pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution), declaring the intention of the Council of the City of Los Angeles to order the necessary street lighting systems to be operated, maintained, and repaired, including furnishing electric energy, for the current Fiscal Year of 2004-2005, for the lighting of that certain district designated as the:

ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The public interest and convenience require, and it is the intention of the Council of the City of Los Angeles to order the following improvement to be made, to wit:

That the necessary street lighting equipment be operated, maintained and repaired and that electric energy be furnished for the current Fiscal Year of 2004-2005, for the lighting of:

ZELZAH AVENUE,

From the intersection of Zelzah Avenue and Halsted Street to 285' N/O Halsted Street,

in the City of Los Angeles (see Plan No. P-35771 for details). The street or portions of streets to be improved, and the district to be assessed to pay the costs and expenses of the improvement, shall be known for all proceedings hereunder as:

ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT

Section 2. All of the said work shall be done in accordance with the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, therefore, approved by the City Council and on file in the office of the City Clerk. Reference to said report is hereby made for a full and detailed description of the proposed improvement and of the assessments to be levied.

Section 3. The said Council hereby makes all the costs and expenses of said improvement, including incidental expenses, chargeable upon the district to be benefited thereby, with no additional portion of the costs to be paid out of the City Treasury.

Section 4. The Council hereby determines and declares that the district which receives special benefit from said improvement, and is to be assessed to pay the costs and expenses thereof, is described by the diagram with City page numbers 12403 and accompanying assessment roll included by reference in the said report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, which diagram indicates by a boundary line the extent of the territory included within the assessment district. Reference is hereby made to said report and diagram for a full and complete description of said district, which diagram shall govern for all details as to the extent thereof. All public streets and alleys or portions thereof are hereby excepted therefrom.

Section 5. That the proceedings for the said improvement shall be had and taken under and in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

Section 6. The Board of Public Works shall prepare notices and ballots of said improvement to be mailed by the City Clerk to each property owner affected by the assessment, and have the notices to be published in newspapers of general circulation published and distributed in the several areas of the City in the manner and form and within the time required by law.

Section 7. The City Clerk shall conduct an assessment ballot proceeding for this lighting district, as required by Proposition 218 (Article XIII D of the California Constitution). Ballots shall be mailed with the hearing notices. The Clerk shall count, certify, and report the results to the Council. The Council shall not impose the proposed assessment if the count of the weighted "no" votes is greater than the weighted "yes" votes, and the specified lighting system will be removed from service. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property due to the improvement.

Section 8. The proposed street lighting maintenance assessments referenced herein are intended to be in addition to or in replacement of the existing assessment, as specified in the Engineer's Report. Where the proposed assessment is to be in addition to the existing assessment, whether the proposed assessment is levied or abandoned, the existing assessment shall not be affected. Where the proposed assessment is to be in replacement of the existing assessment, if the proposed assessment is not levied, the existing assessment shall not be affected.

Section 9. For each year following the first year of the assessment, the amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles-Anaheim-Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics).). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1-December 31) just prior to the assessment period affected (July 1-June 30).

Section 10. The administration of this district may be combined, without further notice or ballot, with the administration of any other district or districts, for which authority for such administrative combination is provided in the establishing ordinance. Such combined districts, for all administrative purposes including but not limited to, assessment, diagram, revenue and expenditures, notice and balloting, may be treated as a single district.

Section 11. Notwithstanding that the assessments specified in the assessment roll are imposed for the 2004/05 fiscal year, only if the street lighting system is energized on or before July 1, 2005 shall those assessments be transferred to the 2004/05 property tax rolls and collected. If the system is not energized on or before that date, the assessments approved herein, may be levied in the fiscal year following the year in which the system is energized, without further notice or ballot.

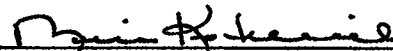
Section 12. That JUL 20 2005 at the hour of 10 o'clock a.m. is the time, and the Council Chamber on the third floor in City Hall the City of Los Angeles is the place, when and where a public hearing on the proposed improvement and assessment will be held by the City Council. Any person objecting to their assessment may file a written protest or appeal with the City Clerk at any time prior to the hearing by the City Council. Any person may also present written or oral comments at the City Council hearing on this matter. Such protest must contain a description of the property in which each signer thereof owns an interest, sufficient to identify the property, and be delivered to the City Clerk, and no other protests than those presented within the time specified will be considered.

Ballots are due to the City Clerk at any time prior to or on the day of the hearing by City Council. The City Clerk shall prepare a report of the assessment ballot proceeding results to the City Council.

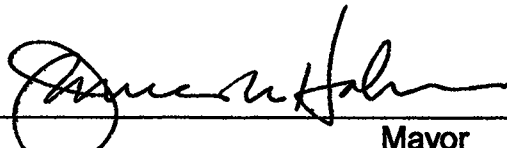
Section 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles on MAY 18 2005 and was passed at its meeting of MAY 25 2005.

FRANK T. MARTINEZ, City Clerk


By 
Deputy

Approved JUN 01 2005


Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By 
Deputy City Attorney

Date: 9/21/04

File No. 04-2327

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176677 - Ordinance of Intention - Zelzah Avenue and Halsted Street Lighting District - Hearing set 7/20/05 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 25, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on June 6, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on June 6, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 6th day of June 2005 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: June 16, 2005 Council File No. 04-2327

**CERTIFICATION OF MAILING NOTICES OF
STREET LIGHTING MAINTENANCE**


(Section 6.95 to 6.127 of the
Los Angeles Administrative Code)

I Jeannie Hedman, hereby certify and declare that I am and was at all times herein mentioned a Deputy City Clerk of the City of Los Angeles; that, acting for and under the direction of the City Clerk and in accordance with the direction contained in Ordinance of Intention No(s). 176,677, relating to the proposed maintenance of lighting posts and appliances and furnishing of electric current thereto in the above designated lighting district, under provisions of Sections 6.95 to 6.127 of the Los Angeles Administrative Code. I, on June 3, 2005 deposited in the United States mail at Los Angeles, California, a notice entitled "Notice of Public Hearings and Ballot for Operation of Streetlights," addressed to each of the owners of real property within the assessment district for the said improvement, as their names and addresses appear upon the real property ownership records of the City Clerk; and that a true copy of such notice is attached hereto and made a part hereof.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. At Los Angeles, California

June 3, 2005.

Date


DEPUTY CITY CLERK

ZELZAH AVENUE AND HALSTED STREET L. D.

GROUP 06128-1

Mailing Date: 06-03-05
P. W. Hearing Date: 07-11-05
Coun. Hearing Date: 07-20-05

Frank T. Martinez, City Clerk
Attn: Land Records Division
Public Notices Section
201 N. Figueroa Street Rm. 730
Los Angeles CA 90012

Bur. of Street Lighting
Attn: Prop. 218 Section
600 S. Spring Street Room 700
Stop 545

Election Division
Attn: Benjamin Vargas
Room 285, City Hall
Stop 168

Councilmember Greig Smith
12th District
Room 405, City Hall
Stop 220

1. Condominium

Unit

- 101 Jarin, Reynaldo I. & Norma C.
9610 Zelzah Ave. #101
Northridge CA 91325
- 102 Borris, Jeffrey S. (Tr)
9610 Zelzah Ave. #102
Northridge CA 91325
- 103 Benitez, Carlos (et al)
5301 Balboa Blvd. #F1
Encino CA 91316
- 104 Kence, Joseph N. & Paula M.
5138 Canoga Ave.
Woodland Hills CA 91364
- 105 Welburn, Kathryn J.
9610 Zelzah Ave. #105
Northridge CA 91325
- 106 Joyner, Edna I.
9610 Zelzah Ave. #106
Northridge CA 91325
- 107 Petrossian, Rozy (et al)
9610 Zelzah Ave. #107
Northridge CA 91325
- 108 Thompson, Gary & Carolina
9610 Zelzah Ave. #108
Northridge CA 91325
- 109 Finn, William A. & Pamela (et al)
9610 Zelzah Ave. #109
Northridge CA 91325
- 110 Hagberg, Rosie G.
9610 Zelzah Ave. #110
Northridge CA 91325
- 111 Perea, Jaime E. & Delfina
9610 Zelzah Ave. #111
Northridge CA 91325

1. Condominium (con't)

Unit

- 112 Chow, Faye A. (et al)
9610 Zelzah Ave. #112
Northridge CA 91325
- 201 Betance, Craig
9610 Zelzah Ave. #201
Northridge CA 91325
- 202 Davis, Ryan & Heather
9610 Zelzah Ave. #202
Northridge CA 91325
- 203 Fisk, Peter & Anne
9610 Zelzah Ave. #203
Northridge CA 91325
- 204 Seong, Chong Hyon & Eun Joo
9610 Zelzah Ave. #204
Northridge CA 91325
- 205 Solomon, Leor
9610 Zelzah Ave. #205
Northridge CA 91325
- 206 Chan, Rick & Paulina
9610 Zelzah Ave. #206
Northridge CA 91325
- 207 Crawford, Scott M. & Linda M. (Trs)
3605 Floradale Ct.
Thousand Oaks CA 91360
- 208 Jenkins, Leslie (et al)
9610 Zelzah Ave. #208
Northridge CA 91325
- 209 Getzels, Morris & Lisa
9610 Zelzah Ave. #209
Northridge CA 91325
- 210 Soh, Peter C.
9610 Zelzah Ave. #210
Northridge CA 91325

1. Condominium - Con't

Unit

- 211 Grigorian, Tadeh H.
9610 Zelzah Ave. #211
Northridge CA 91325
- 212 Spence, Ricky I. & Juvy (et al)
9610 Zelzah Ave. #212
Northridge CA 91325
- 214 Trottnan, Varsha N.
9610 Zelzah Ave. #214
Northridge CA 91325
- 301 Phan, Hin & Veronica
9610 Zelzah Ave. #301
Northridge CA 91325
- 302 Naftel, Sean J.
9610 Zelzah Ave. #302
Northridge CA 91325
- 303 Yee, James N.
9610 Zelzah Ave. #303
Northridge CA 91325
- 304 Medovoy, Jeff & Barbara (Trs)
12124 Nugent Dr.
Granada Hills CA 91344
- 305 Flier, Weldon L. Sr. (Tr)
P.O. Box 4588
Thousand Oaks CA 91359

1. Condominium - Con't

Unit

- 306 Yallouz, Natalie Y.
9610 Zelzah Ave. #306
Northridge CA 91325
- 307 Khalkhali, Iraj & Janita C. (Trs)
9610 Zelzah Ave. #307
Northridge CA 91325
- 308 Petrossian, Anita
9610 Zelzah Ave. #308
Northridge CA 91325
- 309 Malari, Christopher E.
9610 Zelzah Ave. #309
Northridge CA 91325
- 310 Medovoy, Jeff & Barbara (Trs)
12124 Nugent Dr.
Granada Hills CA 91344
- 311 Wilbur, George P. & Norma G.
78624 Elenbrook Court
Palm Desert CA 92211
- 312 Baig, Humayun A. (Et al)
9610 Zelzah Ave. #312
Northridge CA 91325

END — THIS LIST IS SUBJECT TO CORRECTION

Street Lighting

ation and Maintenanc

ssessment Ballot

ZELZAH AVE & HALSTED ST



YES

I am in favor of the Street Lighting Maintenance District and the assessment. I understand that I will be charged \$102.35 annually only for their operation and maintenance.



NO

I am not in favor of the Street Lighting Maintenance District and the assessment. I understand that a majority NO vote will cause the streetlights to be removed.

I hereby declare, under penalty of perjury that I am the record owner, or the authorized representative of the record owner, of the parcel identified in the Property Information Section below.

Property Owner Print Name: _____

Property Owner Signature: _____

Date: _____

~ OR ~

Authorized Representative Signature: _____

Title: _____

Date: _____

VOTE HERE

Instructions

In order for your ballot to count, all of these instructions must be followed:

1. Vote by marking one of the above boxes. Mark only one box.
2. Mark your ballot with blue or black ink. Do not use pencil.
3. Print your name, sign, and date the ballot. (If more than one owner, only one owner needs to sign.)
4. Fold the ballot and mail this entire page in the enclosed envelope. Dotted lines on the back will help with folding.
5. Make sure the Los Angeles City Clerk address on the back of this page appears in the window of the return envelope.
6. The ballot must be received by Wednesday, July 20, 2005.

Group No.: 06128-1

Election No.: 796

City Assmt No.: 12403-001

Property Information

(If any of the information is incorrect, please correct it on the back of this sheet. All corrected information will be subject to verification)

Address: 9610 ZELZAH AVE, #101

County Assessor's Parcel Number: 2755-003-092

Land Use Description: MFR

No. of Dwelling Units: 1

Benefit Zone(s): 3

Parcel Acreage: .1000

Benefit Unit(s): .750

Assessment Information

- You are currently paying \$0.00 annually for streetlight maintenance and operation.
- The fiscal year 2005-06 assessment amount will be \$102.35 (about \$8.53 per month). *

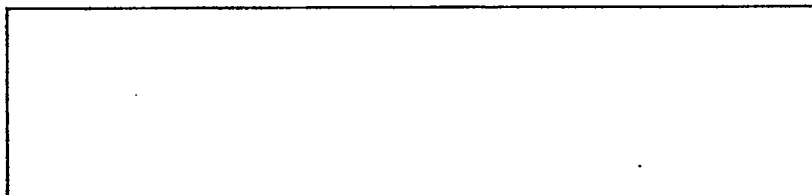
**The annual maintenance assessment rates will be increased each year by 2%, not to exceed the annual change in the Consumer Price Index (CPI) for all Urban Consumers in the Los Angeles, Riverside, and Orange County areas. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the assessment rate without receiving property owner approval for the increase.*

Ballot Counting Information

All ballots that are received before the end of the final public hearing will be opened and counted based on the amount of the Assessment. If the total amount of NO votes is larger than the total amount of YES votes, then the Assessment District will not be approved. For more information please read the accompanying notice.

City of Los Angeles
Department of Public Works
Bureau of Street Lighting

City Clerk ID# _____



Please note any corrections in this area.

COUNTY ASSESSOR NO. (APN):
(Shown at the top of the address label)

PROPERTY OWNER NAME: _____

MAILING ADDRESS: _____

LAND USE: _____

DWELLING UNITS _____ PARCEL ACRES: _____

fold line

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT (ST. LTG. MNT. # 796)
200 N. SPRING STREET, ROOM 285
LOS ANGELES, CA 90099-9716

fold line

ZELZAH AVE & HALSTED ST

BALLOT – Ballots must be received by the due date stated below.

I. Notice

This notice informs you, as record owner of property within the proposed assessment district, that on 5/18/05 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 04-2327, and has scheduled two public hearings concerning these items. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

- **Public Hearing:** To be held on Monday, July 11, 2005 at 9:30 AM, during a regular meeting of the Board of Public Works. Location: Third floor hearing Room 350, City Hall, 200 N. Spring Street. (Please note: the public entrance is on Main Street.)
- **Final Public Hearing:** To be held on Wednesday, July 20, 2005 at 10:00 AM during a regular meeting of the Los Angeles City Council. Location: John Ferraro Council Chamber, Third floor, Room 340, City Hall, 200 N. Spring Street. (Please note: the public entrance is on Main Street.)
- **Protest Procedure:** Protests presented for consideration of the Council are not binding, regardless of the number. The Council may accept or deny the protest(s) at its discretion. Any person may file a written protest or appeal with the City Clerk at any time PRIOR TO, OR ON THE DAY OF, the final public hearing by the City Council on this matter. Written protests shall specify the ground(s) upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, the Council File number, and be mailed or delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

II. Assessment Information

The proposed Assessment described in this Notice is new and, if approved, will appear on your property tax bill.

1. **Description of District:** See enclosed map
2. **Your Proposed Annual Assessment:** The proposed Assessment on your property for Fiscal Year (FY) 2005-06 is shown on the enclosed yellow ballot. (Fiscal Year is from July 1 to June 30)
3. **Entire District Proposed Annual Assessment:** The proposed annual assessment for the entire district for FY 2005-06 is \$3,786.95.
4. **Duration of the Proposed Assessment:** Annually on tax bills.
5. **Reason for the Assessment:** To pay for the costs of operating, servicing and maintaining local street lighting. These costs include, but are not limited to electricity, lamps, fixtures, poles, wires, repair crews and vehicles and other items necessary to operate the streetlights in the City of Los Angeles.
6. **Calculation of the Assessment:** The back of this notice explains how assessments are calculated. All parcels within an Assessment District that receive special benefit(s) from enhanced levels of local street lighting are assessed in proportion to the special benefit(s) they receive. The assessment rates that are shown are considered the rates for FY 2005-06 and will be increased every year by 2%, not to exceed the annual change in the Consumer Price Index (CPI) during the preceding year ending in March, for all Urban Consumers in the Los Angeles, Riverside, and Orange County areas. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the assessment rate without receiving property owner approval.
7. **Balloting Results:** If a majority of the ballots returned are in support of the Assessment District, the District will be formed and the Assessment in the amount listed on the enclosed ballot will be imposed. If a majority of the ballots returned are in opposition to the Assessment District, the Assessment will not be imposed and the subject streetlights will be removed from service. Ballots are weighted proportionally by each parcel's Assessment amount. (\$1 = 1 vote.)

III. Questions Regarding These Proceedings

If you have any questions about the proposed assessment district or this process, please contact our staff at the City of Los Angeles at (213) 473-5377, Monday through Friday, 8:00 a.m. – 5:00 p.m. or at llabez@bsl.lacity.org or visit us at <http://www.lacity.org/bsl/index.htm>

your Assessment is Calcula

This brief description is summarized from a detailed Assessment Engineering Report that is on file in the Office of the City Clerk, which may be reviewed during normal business hours.

Sample Calculation – Benefit Zone 2

SFR - 7,000 sq. ft. lot = med. density 1 EDU x 1 (ABF) = 1 BU 1BU x \$61.37 (BZR) = \$61.37 (annual assessment)
 Industrial - 1/2 acre lot = 0.50 acres 3 EDU x 0.5 (ABF) = 1.5 BU 1.5 BU x \$61.37 (BZR) = \$92.06 (annual assessment)

Step 1: Equivalent Dwelling Unit Rate (Table 1) x Applied Benefit Factor (Table 2) = Benefit Units (BU's)

Step 2: Benefit Units (Step 1) x Benefit Zone Rate (Table 3) = Annual Parcel Assessment

Table 1 – Equivalent Dwelling Unit Assignments

This calculation takes into account the different land uses of properties. All properties are related to the medium density single-family residential parcel, which is assigned an EDU of 1. (DU = Dwelling Unit; EDU = Equivalent Dwelling Unit; acreage is prorated)

Land Use	Basic Measurement Unit	Equivalent Dwelling Unit Rate
Single Family Residential (SFR)		
SFR – Low Density (larger than ¼ acre lot or 10,890 sf)	1 DU	1.25 EDU / DU
SFR – Medium Density (1/8 – ¼ acre lot)	1 DU	1.00 EDU / DU
SFR – High Density (less than 1/8 acre lot or 5,445 sf)	1 DU	0.75 EDU / DU
Single Family Vacant	1 Parcel	0.25 EDU / parcel
Multi Family Residential (MFR)		
MFR – Low Density (2-4 units)	1 DU	0.75 EDU / DU
MFR – Medium Density (5-15 units)	1 DU	3.0+0.5 EDU / DU
MFR – High Density (16 or more units)	1 DU	8.5+0.25 EDU / DU
Mobile Home Parks	1 DU	0.5 EDU / DU
Commercial and Institutional	1 Acre	6.0 EDU / Acre
Industrial	1 Acre	6.0 EDU / Acre
Utility Properties	1 Acre	6.0 EDU / Acre
Government / Public Properties	1 Acre	6.0 EDU / Acre
Park	1 Acre	1.5 EDU / Acre
Vacant	1 Acre	1.5 EDU / Acre
Agriculture	1 Acre	1.5 EDU / Acre
Exempt	1 Parcel	0 EDU / parcel

Table 2 – Street Lighting Benefit Factors

Benefit Factors define the special benefit associated with the use of the property. (ABF = Applied Benefit Factor)

Land Use	Security and Safety	Community Character and Vitality	Applied Benefit Factor
Residential	1.0	1.0	1.0
Res. on Private Street	0.25	0.25	0.25
Commercial / Institutional	1.0	1.0	1.0
Industrial / Utility	1.0	0.0	0.5
Park	1.0	1.0	1.0
Vacant / Agricultural	0.25	0.0	0.125

Table 3 – Benefit Zones and Assessment Rates

Benefit Zones are identified based on the type of street lighting system that is installed. (BZR = Benefit Zone Rate).

Benefit Zone	Benefit Zone Rate*	Description
1	\$82.59	Ornamental lighting system on residential streets. Generally used to illuminate the roadway and sidewalk areas.
2	\$61.20	Modern lighting system on residential streets.
3	\$136.47	Modern lighting system on arterial streets.
4	\$21.60	Lighting system that requires additional maintenance or energy than energy efficient lamps. Applies to metal halide lamps. This rate is added to another zone rate.
5	\$89.78	Special stand-alone electroliers for pedestrian illumination only. This rate is in addition to Zone 1, 2, 3 or 4.
6	\$54.14	Special pedestrian system attached to existing roadway electroliers. This rate is in addition to Zone 1, 2, 3 or 4.

* Assessment Rates for FY 2005-06. The annual operation and maintenance assessment rates will be increased each year by 2%, not to exceed the annual change in the Consumer Price Index (CPI) for all Urban Consumers in the Los Angeles, Riverside, and Orange County areas.

Light installed
and energized

STREET LIGHTING BALLOT

DON'T THROW AWAY

This package contains a ballot to determine if the streetlights installed adjacent to your property will remain on.

In order to keep these streetlights on near your property, an Assessment District must be created to collect the annual cost from adjacent property owners to operate and maintain the lights. This is your opportunity to vote on whether you want to have streetlights and accept the charge added to your property taxes to pay these costs.

In this packet you will find a blue Notice, a yellow Ballot, and an envelope for mailing the ballot.

Street Lighting Operation and Maintenance Ballot

This ballot is the most important document in this material.
It shows the proposed assessment amount for your property
Ballots that are not returned, or that are returned late, cannot be counted.

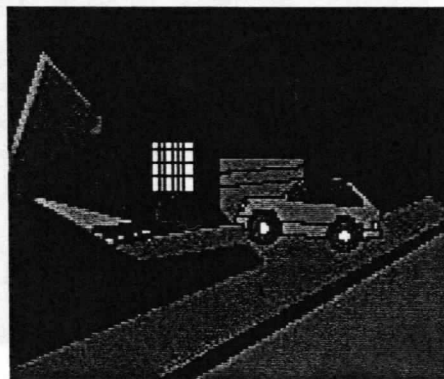
Please return your ballot!

Notice to Property Owners

This Notice provides you with legally required information about the balloting and the assessment. On the back, it explains how your assessment is calculated.



- ✓ A majority **YES** vote will permit the City to keep the streetlights operating.



- ✓ A majority **NO** vote will require the City to **remove the** streetlights adjacent to your property.

City of Los Angeles
Dept. of Public Works
Bureau of Street Lighting



Questions? Problems paying?
Call 213 485-8213 or visit the
Bureau of Street Lighting website.
<http://www.lacity.org/BSL/index.htm>

BALOTA DE ALUMBRADO PÚBLICO

FAVOR DE NO TIRAR A LA BASURA

Este paquete contiene una balota para determinar si el alumbrado público adyacente a su propiedad permanecerá encendido.

Para matener el alumbrado público encendido cerca de su propiedad, un distrito de valoración debe que ser creado para coleccionar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado se mantenga encendido y aceptar que los cargos se agregen a los impuestos de su propiedad.

En este paquete usted encontrará un aviso color azul, una balota amarilla, y un sobre para enviar la balota.

Balota para la Operación y Mantenimiento del Alumbrado Público

Esta balota es el documento mas importante dentro de este material.
La balota muestra la propuesta cantidad de tasación sobre su propiedad.
Balotas no regresadas o regresadas tarde, no pueden ser contadas.

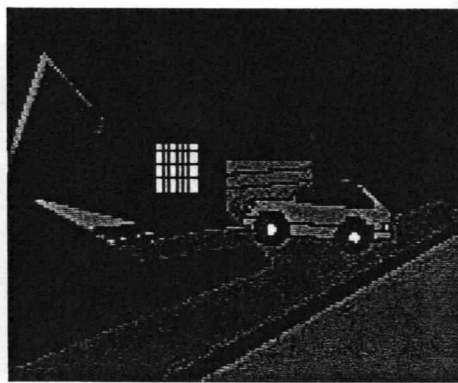
¡Favor de Regresar la Balota!

Aviso Para Propietarios

Este aviso suministra información sobre la votación y tasación requerida por la ley. Al reverso, le explica como su tasación es calculada..



✓ Una mayoría de votos
“SI”, permitirá a la Ciudad
mantener el alumbrado
público encendido.



✓ Una mayoría de votos
“NO”, requerirá a la
Ciudad **remover** los postes
de luz del alumbrado
público adyacente a su
propiedad.

Ciudad de los Angeles
Departamento de Obras Públicas
Buró de Alumbrado Público



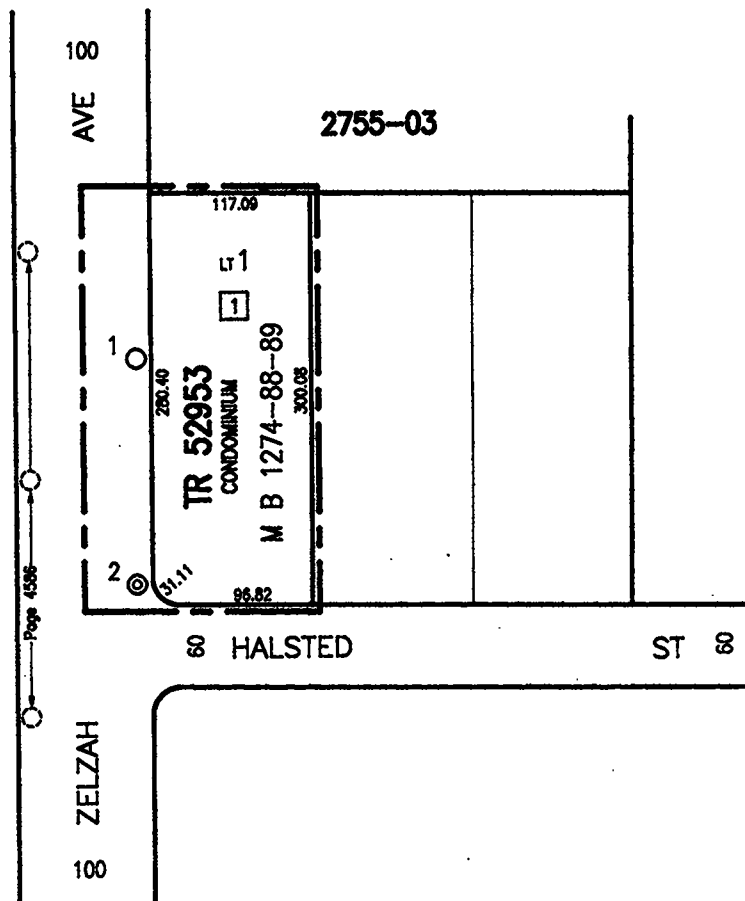
¿Preguntas? ¿No puede pagar?
Llame al 213 485-8213 o visite la
página de internet del Buró de
Alumbrado Público
<http://www.lacity.org/BSL/index.html>

La Ciudad de Los Angeles, como ser bajo el "Title II of the Americans with Disability Act", no discrimina en base de incapacidad y al ser solicitado proveerá facilidades razonables para asegurar el acceso a sus programas, servicios y actividades.

AREA MAP



NOT TO SCALE



LEGEND:

- MAINTENANCE DISTRICT BOUNDARY
- NEW STREETLIGHT
- ⊙ EXISTING STREETLIGHT
- ⌚ CITY ASSESSMENT NUMBER
- LOT TIE

ZELZAH AVE. & HALSTED ST. L.D.

PREPARED BY BUREAU OF STREET LIGHTING

Plan No. P-35771
 Post No. 1,2
 Group No. 06128-1
 Council Dist. 12
 Election No. 796
 Page No. 12403
 Date: 05-10-05

H:/data/dpcsd/cad/autocad/p35771.dwg

13

ORDINANCE OF INTENTION

04-2327
CD 12

COMMUNICATION FROM THE BUREAU OF STREET LIGHTING and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to establishing a hearing date for the maintenance of ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the report of the Director, Bureau of Street Lighting, dated November 3, 2004.
2. PRESENT and ADOPT the accompanying ORDINANCE OF INTENTION setting the date of JULY 20, 2005 as the hearing date for the maintenance of Zelzah Avenue and Halsted Street Lighting District, in accordance with Proposition 218, Articles XIIIC and XIID of the California Constitution and Government Code Section 53753.

Fiscal Impact Statement: The Bureau of Street Lighting reports that if adopted, \$3,786.95 will be collected annually starting with tax year 2005-06 that will go into a dedicated street lighting maintenance assessment account for the use in the operation and maintenance of this street lighting system.

(Board of Public Works Hearing Date: July 11, 2005)

(ord of intent in Ccl. on 5-18-05)

cc: City Engineer
Bureau of Street Lighting
Land Records
Chief Clerk, City Clerk
Councilmember Smith

ADOPTED

MAY 25 2005

LOS ANGELES CITY COUNCIL

**BOARD OF PUBLIC WORKS
MEMBERS**

VALERIE LYNNE SHAW
PRESIDENT

ELLEN STEIN
VICE PRESIDENT

JANICE WOOD
PRESIDENT PRO-TEMPORE

RONALD LOW
COMMISSIONER

CYNTHIA M. RUIZ
COMMISSIONER

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

**OFFICE OF THE
BOARD OF PUBLIC WORKS**
200 N. Spring St., Rm. 355, City Hall
LOS ANGELES, CA 90012

JAMES A. GIBSON
EXECUTIVE OFFICER

GENERAL INFORMATION
(213) 978-0261
FAX: (213) 978-0278
TDD: (213) 978-2310

November 3, 2004

#5 SL

City Council
Room 395
City Hall

Subject: ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT - STREET
LIGHTING MAINTENANCE ASSESSMENTS PROCESSING CONFORMING TO
PROPOSITION 218

As recommended in the accompanying report of the Director of the Bureau of Street Lighting, which this Board has adopted, the Board of Public Works recommends that the City Council adopt this report and the Ordinance of Intention for Zelzah Avenue and Halsted Street Lighting District - Street Lighting Maintenance Assessments. The Board further requests that the Street Lighting Assessment Proceedings for this project be conducted in conformance with Proposition 218 as discussed in the report.

Respectfully submitted,

James A. Gibson, Executive Officer
Board of Public Works

JAG:mp

RECEIVED
CITY CLERK'S OFFICE

2004 NOV -8 AM 8:20

CITY CLERK


DEPUTY

**DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING
REPORT NO. 5**

November 03, 2004

C.D. 12

Honorable Board of Public Works
of the City of Los Angeles

ADOPTED BY THE BOARD OF
PUBLIC WORKS OF THE CITY
of Los Angeles, California
AND REFERRED TO THE CITY COUNCIL
NOV - 3 2004

Secretary

**ZELZAH AVENUE AND HALSTED STREET LIGHTING DISTRICT –
STREET LIGHTING MAINTENANCE ASSESSMENTS PROCESSING CONFORMING TO PROPOSITION 218**

RECOMMENDATIONS:

1. That this report be adopted by your Board and forwarded, together with the transmittals, to the City Clerk and City Council with your Board's recommendations that:
 - a. Council adopt this report and the Ordinance of Intention and that the proceedings be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution). This includes Council holding a Public Hearing for the district.
 - b. Upon Council adoption of the Ordinance of Intention, the City Clerk be instructed to: 1) Mail notices of the assessment ballot proceedings, 2) Mail assessment ballots (as required by Prop. 218) prepared by the Bureau of Street Lighting and the City Clerk, to the property owners in the lighting district, and 3) Conduct the assessment ballot proceedings.
 - c. Upon completion of Item b above, the City Clerk be instructed to count, certify and report the results of the assessment ballot proceedings to the Council.
 - d. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to or in excess of weighted "NO" votes, Council deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If weighted "NO" votes are in excess of weighted "YES" votes, Council will abandon the lighting district and proceedings in accordance with Proposition 218, and the affected street lighting system will be removed from service.
2. That a copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING
REPORT NO. 5

-2-

FISCAL IMPACT STATEMENT:

If adopted, \$3,786.95 will be collected annually starting with tax year 2004/05 that will go into a dedicated street lighting maintenance assessment account for the use in the operation and maintenance of the district's street lighting system.

TRANSMITTALS:

1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Diagram delineating those lands proposed to be assessed.
3. Proposed assessment roll.
4. Engineer's report as required by Proposition 218.

DISCUSSION:

This report submits the proposed Ordinance of Intention to institute maintenance assessment proceedings for one street lighting project. The following is a brief description of the street lighting improvements within the district:

Zelzah Avenue and Halsted Street Lighting District - C.D. 12

This is a constructed private development project that installed 2 streetlights along Zelzah Avenue north of Halsted Street. The lights were energized on February 5, 2004. This project is proposed to assess 37 parcels for operation and maintenance.

The proposed annual assessment amounts for the lighting district are as follows:

12 mos.

Zelzah Avenue and Halsted Street Lighting District

\$3,786.95

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING
REPORT NO. 5

-3-

If levied, the administration of this district may be combined with that of another district or districts in the future as provided in the Ordinance of Intention.

The passage of Proposition 218 on November 5, 1996, requires a vote of the property owners prior to Council confirming and levying the assessments for maintenance.

Upon adoption of the transmitted Ordinance of Intention, the Council will set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by your Board will be scheduled at least one week prior to the date of the public hearing before the City Council to review and resolve any appeals concerning the proposed maintenance assessments. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments.

In accordance with Council Policy adopted on December 11, 1998, the Bureau of Street Lighting will cast ballots in favor of the assessments for all Council controlled public properties in the district. The **Zeizah Avenue and Halsted Street** Lighting District includes no public parcels.

The protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a majority vote against the assessment is binding.

Report prepared by:
Community Services Division
Prop. 218 Compliance Section
Mark Sibley, Improvement Assessor
Jay Wong, P.E., St. Lighting Assoc. III
Norma Marrero, P.E., Sr. Street Lighting Engineer
(213) 847-6404

Respectfully submitted,

Norma Marrero for
Phil Reed, Director
Bureau of Street Lighting

ADOPTED

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
MAY 18 2005

LOS ANGELES CITY COUNCIL

ORD OVER ONE WEEK TO... MAY 25, 2005

ORD

ADOPTED

MAY 25 2005

LOS ANGELES CITY COUNCIL

SET FOR HEARING... MAY 27, 2005

JUL 20 2005 - Public Hearing held
Continue Hearing and ORD
to be presented AUG. 10, 2005

ORD

ADOPTED
ABANDONING
AUG 10 2005

LOS ANGELES CITY COUNCIL

COUNCIL VOTE

Aug 10, 2005 11:10:27 AM, #6

ITEM(S)

Voting on Item(s): 1,2,4,5,6,28,29,30,31,32,33,34
Roll Call

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
LABONGE	Yes
PARKS	Yes
PERRY	Yes
REYES	Yes
ROSENDAHL	Yes
SMITH	Yes
WEISS	Yes
ZINE	Absent
*PADILLA	Yes
VACANT	Absent
VACANT	Absent

Present: 12, Yes: 12 No: 0

OKD ADOPTED

COUNCIL VOTE

May 25, 2005 10:31:09 AM, #1

Items for Which Public Hearings Have Been Held - Items 1- 27
Voting on Item(s): 2-27
Roll Call

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
LABONGE	Absent
LUDLOW	Yes
*MISCIKOWSKI	Yes
PARKS	Absent
PERRY	Yes
REYES	Absent
SMITH	Yes
VILLARAIGOSA	Yes
WEISS	Yes
ZINE	Yes
PADILLA	Absent
Present: 11, Yes: 11 No: 0	

ADOPTED

COUNCIL VOTE

May 18, 2005 10:28:59 AM, #3

Items for Which Public Hearings Have Not Been Held - Items 23-45
Voting on Item(s): 23-28,30-45
Roll Call

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Absent
LABONGE	Yes
LUDLOW	Absent
MISCIKOWSKI	Yes
PARKS	Absent
PERRY	Yes
REYES	Yes
SMITH	Yes
VILLARAIGOSA	Absent
WEISS	Absent
ZINE	Yes
*PADILLA	Yes

Present: 10, Yes: 10 No: 0

ENGINEER'S REPORT
FOR THE
CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING



REGARDING STREET LIGHTING MAINTENANCE ASSESSMENTS IN THE
ZELZAH AVENUE AND HALSTED STREET
LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED September 15, 2004

Group No. 06128

Transmittal No. 4 to the Report of the Board of Public Works

**CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING**

ENGINEER'S REPORT

Subject: Description of how the City finances the cost of street lighting maintenance, how these assessments were calculated, and how this complies with Section 4 of Proposition 218, Article XIII D of the California Constitution, in regards to the subject street lighting maintenance assessment district(s).

Abstract: The Bureau of Street Lighting, for the Board of Public Works, administers and operates the street lighting system of the City. This includes managing the financing of the system. By Council Policy, about 80% of the streetlights are financed through street lighting maintenance assessments to benefiting properties, and the rest through the LADWP.

Proposition 218, section 4 (b), requires that "...All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California..." It further requires in section 4 (f) that "...in any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question..."

The purpose of this report is to respond to the specific requirements of Proposition 218 and State law, for the subject street lighting maintenance assessment district(s).

Prepared by:


Mark Sibley, Prop. 218 Compliance Section Improvement Assessor

Checked by:


Jay Wong, P.E., Prop. 218 Compliance Section Associate III

Approved by: Norma Marrero, P.E., Senior Street Lighting Engineer, Bureau of Street Lighting



R.E. NO. E13696

Date 9/30/04

CONTENTS

<u>ITEM</u>	<u>PAGE</u>
1. Summary	3
2. Definitions of Special Benefit and General Benefit Street Lighting	3
3. Street Lighting Types and Financing	4
4. How Street Lighting Maintenance Assessments are Calculated	4
5. Assessment Rates	10
6. Specifications For The Operation of Street Lighting Maintenance Assessment District(s)	11
7. Data Entry Sheet(s)	13

Refer to the Report of the Board of Public Works For The Following Transmittals

1. Ordinance(s) of Intention for the Proposed Assessment District(s)
2. Assessment Diagram(s) for the Proposed Assessment District(s)
3. Assessment Roll(s) for the Proposed Assessment District(s)

1. SUMMARY

On November 5, 1996 the voters of California approved Proposition 218, which became part of the California Constitution. It imposes additional requirements on local government when assessments for street lighting maintenance are proposed. This engineer's report will explain the methodology for the calculation of the assessments, the City's policy between special and general benefit and information about the subject project.

City funding is provided for street lighting, which light tunnels, bridges, and minimal traffic safety lighting installed on wooden power poles. Under City Policy, funding for permanent street lighting, which directly benefits nearby properties, is financed by assessments only.

2. DEFINITIONS OF SPECIAL BENEFIT AND GENERAL BENEFIT STREET LIGHTING

Special Benefit is the direct benefit to a property, and to its owner or users, based on the existence of the nearby street lighting systems that is designed to illuminate the roadway and sidewalk adjacent to the specific property at night. When there is a single streetlight in front of or near the property in question, there is special benefit to the extent that the roadway and sidewalk are illuminated, notwithstanding that the street lighting system for the block is incomplete. Proposition 218 allows the assessment of properties which receive special benefit, to the extent that the assessment is not greater than the reasonable cost of the proportional special benefit conferred on those parcels.

General Benefit is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from the improvements, activities or services to be provided by the assessment levy. These benefits include the benefit from street lighting systems for locations that

do not benefit specific properties, as well as interim lighting for minimal traffic safety on wooden power poles. Proposition 218 requires the City to finance general benefit costs from other than property assessments. These costs are financed from public funds.

The types of lighting that fall into these benefit categories are further outlined below.

3. **STREET LIGHTING TYPES AND FINANCING**

There are three types of street lighting in the City of Los Angeles, each with different purposes, physical characteristics and financing modes. The following is a brief description of each:

- A. **SPECIAL BENEFIT** – Special Benefit street light systems are permanent streetlight systems designed to meet City standards of illumination which provide special benefit to nearby properties. These are generally systems with steel or concrete poles, underground wiring, intended to be part of a complete system providing a designed level of illumination and uniformity on the roadway and sidewalk areas. These systems are generally installed through either assessments to nearby benefiting properties, grants or through requirements on private developments, and are owned by the Department of Public Works. The financing of their entire costs of operation and maintenance is through the annual assessment of nearby properties that are determined to receive special benefit. All general benefits, if any, to the surrounding community and public in general from these special benefit streetlight systems are intangible and are not quantifiable.
- B. **GENERAL BENEFIT** - General Benefit lighting systems are permanent street light system and which illuminate vehicular and pedestrian bridges and tunnels and other locations where there are no adjacent or nearby properties which receive direct, special benefit. These are part of a complete system for the structure, or street, providing a designed level of illumination and uniformity on the roadway and sidewalk areas. The financing of their entire costs of operation and maintenance is through public funds and/or Department of Water and Power funds. These systems are generally installed with public funding, and owned by the Department of Public Works.
- C. **UTILITARIAN LIGHTING** - Utilitarian Lighting is a general benefit type of street lighting that is installed, operated and maintained by the Department of Water and Power. These lights are mounted on wooden power poles, and do not have a designed average level of uniformity or illumination.

These lights are considered interim, minimal safety lighting for specific locations where there are no permanent street lighting systems. The costs of operation are financed through the Department of Water and Power.

4. **HOW STREET LIGHTING MAINTENANCE ASSESSMENTS ARE CALCULATED**

General

Based on Council Policy, Los Angeles Administrative Code, annual City Budgets, and assessment proceedings, assessments are for the total estimated amount of the cost of operation and maintenance.

All costs of street lighting maintenance and operation for the subject lighting systems are to be assessed—none are to be financed with public funds.

The total estimated amounts of revenues and operating costs for previously assessed parcels are shown in the annual reports for the Los Angeles City Street Lighting Maintenance Assessment District (LACLD). The assessment rates are based on these estimates, which rely on actual costs for previous years, and on historic relationships between the different rates.

Proper maintenance and operation of the streetlight infrastructure benefits all properties within the District by providing security, safety, and community character and vitality.

In addition, Proposition 218, the "Right to Vote on Taxes Act" which was approved on the November 1996 statewide ballot and added Article XIII D to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIII D provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

Methodology

The calculation method takes into account the following:

Benefit Zones – The type of street lighting system that is installed. These will be identified as benefit zones. These zones may indicate a modern system that provides the minimum illumination levels adopted by the City or may include pedestrian lighting. Each zone requires a certain average energy usage, maintenance and eventual replacement.

Equivalent Dwelling Units – The calculation will take into account the different land uses on the properties for comparative purposes. (ex. A vacant property vs. a multiple family property vs. a commercial property.)

Benefit Factors – Benefit Factors will define the special benefit associated with the use of the property. Special Benefit Factors will be applied to properties that demonstrate a different use pattern.

Partial Lighting Factors – Partial Lighting Factors will define the amount of frontage lit by the streetlights.

Rates – The current rates have been set due to the Bureau's current maintenance district. These rates include energy, maintenance, administration and eventual replacement at the end of life.

All these factors will be evaluated and formulated into Benefit Units, utilizing Equivalent Dwelling Units and Benefit Factors, which will then be multiplied by the corresponding rate per the Benefit Zone. The following explains each factor in more detail.

Benefit Zones

Benefit Zones are used to differentiate between the different types of lighting service parcels receive. All parcels served by a similar kind of lighting system spaced a similar distance apart might be considered to be in the same Benefit Zone.

Each benefit zone will have a specific Assessment Rate associated with it, and a parcel can be in more than one benefit zone.

An area with a very high level of lighting, with twice the number of lights installed, could be in a specific benefit zone that would be charged twice the rate of those types of lights. If that area

also included pedestrian lights, it could be in two zones of benefit. Zones may be adjusted due to any identified general benefit component.

For parcels on corners with more than one lit side, the parcel will be zoned per the side that the property takes access.

We have determined that there are five (5) different levels of benefit within the District, and these are distinguished by different zone designations.

The zones identified below are assumed to utilize energy efficient lamps. Any request for lamps that are not energy efficient or require additional maintenance will need to be evaluated and the rate will need to be adjusted accordingly.

Zone 1 – This zone is an ornamental lighting system on residential streets. This lighting system generally is used to illuminate the roadway and sidewalk areas.

Zone 2 – This zone is a modern lighting system on residential streets.

Zone 3 – This zone is a modern lighting system on arterial streets.

Zone 4 – This zone is applied to lighting systems that require additional maintenance or energy than energy efficient lamps. This will apply to metal halide lamps and the zone will be combined with another zone.

Zone 5 – This zone is for special stand alone pedestrian electroliers on arterial streets. The lighting system provides illumination for pedestrian use only. This Zone would be in addition to Zone's 1, 2, 3 or 4.

Zone 6 – This zone is for special pedestrian systems that are attached to existing roadway electroliers. This Zone would be in addition to Zone's 1, 2, 3 or 4.

Equivalent Dwelling Units

In order to allocate benefit fairly between the parcels, an Equivalent Dwelling Unit (EDU) methodology is proposed which equates different residential and non-residential land uses to each other, thereby allowing a uniform method of assessment.

The EDU method uses the single-family home as the basic unit of apportionment. The average single-family residential parcel for the City of Los Angeles has a lot size of approximately 7,500 square feet (sf). This is considered a medium-density single-family residential parcel and has been selected as the basic unit for calculation of assessments; therefore, the medium density single-family residential parcel is defined as one Equivalent Dwelling Unit (EDU).

Single Family Residential (SFR) Parcels.

A medium-density SFR lot equals 1 EDU. All SFR parcels with lot sizes equal to 1/8 acre and up to 1/4 acre (5,445 sf and 10,890 sf) are considered medium density SFR's.

SFR parcels larger than 1/4 acre are considered low density SFR's. Because these parcels are larger than the medium density SFR's, and occupy more street frontage per parcel, it makes sense that there are more street lights associated with these larger parcels; therefore, low density SFR's are assigned 1.25 EDU.

SFR parcels smaller than 1/8 acre are considered high density SFR's. Because these parcels are smaller than the medium density SFR's, and occupy less street frontage per parcel, it makes sense that there are fewer street lights associated with these smaller parcels; therefore, high density SFR's are assigned 0.75 EDU.

Other Residential Properties.

The equivalencies of other residential land uses are determined by multiplying the number of dwelling units on each parcel by EDU Factors that are based on the relative population density of these residential land uses. These factors are based on trip generation rates and estimated wastewater usage, which are both related to population density.

Multi-family Residential (MFR) parcel (Apartments and Condominiums) equivalencies are determined by multiplying the number of dwelling units on each parcel by a factor, which is used to approximate the relative population density of these types of dwelling units and reduced unit size as compared to the typical density and size of a SFR. The MFR parcels are broken into three density categories as follows:

MFR parcels with 1 – 4 dwelling units (duplexes, triplexes, 4-plexes and condominiums) are considered low-density MFR's and are assigned EDU's based on a factor of 0.75 EDU per Dwelling Unit (DU).

MFR parcels with 5 to 15 dwelling units on the property are considered medium density MFR. For these properties, the first 4 DU's are assigned 0.75 EDU/DU and the next 5 to 15 units are assigned 0.5 EDU/DU.

MFR parcels with 16 or more dwelling units on the property are considered to be high-density MFR. The break between medium density and high density is considered to be at 15 dwelling units, because after 15 dwelling units apartment complexes must have a manager on the premises at all times. For these properties, the first 4 DU's are assigned 0.75 EDU/DU, the next 5 to 15 units are assigned 0.5 EDU/DU, and units over 15 are assigned 0.25 EDU/DU.

Mobile Home Park equivalencies are determined by multiplying the number of dwelling units on each parcel by 0.5 due to the relative population density of these types of dwelling units and reduced unit size compared to the typical density and size of a SFR.

Non-Residential Parcels.

Non-residential properties are converted to EDU's using the City of Los Angeles' average size for a SFR lot. As stated above, the average SFR lot is approximately 7,500 sf, which is approximately 6 dwelling units per acre. Therefore, non-residential parcels are assigned 6 EDU per acre or any portion thereof.

Non-residential properties include commercial, industrial, and institutional uses (such as schools, churches and hospitals). Utility properties are assessed the same as non-residential property, and Governmental properties are assessed based on how they are used (this could be residential or non-residential).

Vacant Parcels.

Vacant property consists of parcels with few or no improved structures. Based upon the opinions of professional appraisers, appraising current market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value.

Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. Therefore, vacant SFR lots will be assigned 0.25 EDU, and all other vacant parcels (including park and agricultural parcels) will be assigned benefit at the rate of 25% of the non-residential rate, or 1.5 EDU per acre or any portion thereof.

Table 1, below, shows the EDU rates assigned to the various land uses.

TABLE 1 - Equivalent Dwelling Unit (EDU)			
Code	Land Use	Basic Unit	EDU Rate
Single Family Res. (SFR)			
SFRL	SFR - Low Density (larger than 1/4 acre lot or 10,890 sf)	1 D.U.	1.25 EDU / DU
SFRM	SFR - Medium Density (1/8 - 1/4 acre lot)	1 D.U.	1.00 EDU / DU
SFRH	SFR - High Density (less than 1/8 acre lot or 5,445 sf)	1 D.U.	0.75 EDU / DU
SFV	Single Family Vacant	1 Parcel	0.25 EDU / pcl
Multi-family Res. (MFR)			
CNDO	Condominium	1 D.U.	0.75 EDU / DU
MFRL	MFR - Low Density (2 - 4 units)	1 D.U.	0.75 EDU / DU
MFRM	MFR - Medium Density (5 - 15 units)	1 D.U.	3 +0.5 EDU / DU over 4 DU
MFRH	MFR - High Density (16 or more units)	1 D.U.	8.5 +0.25 EDU / DU over 15 DU
MH	Mobile Home Parks	1 D.U.	0.5 EDU / DU
COM	Commercial	1 Acre	6 EDU / ac
INS	Institutional	1 Acre	6 EDU / ac
IND	Industrial	1 Acre	6 EDU / ac
UTL	Utility Properties	1 Acre	6 EDU / ac
PRK	Park	1 Acre	1.5 EDU / ac
VAC	Vacant	1 Acre	1.5 EDU / ac
AGR	Agriculture	1 Acre	1.5 EDU / ac
EXE	Exempt	1 Parcel	0 EDU / pcl

The EDU rates are modified by Benefit Factors and Partial Lighting Factors, and the overall benefit to each property is defined as follows:

$$(\text{Equivalent Dwelling Units}) \times (\text{Benefit Factor}) \times (\text{Partial Lighting Factor}) = \text{Benefit Units}$$

Benefit Factors

The EDU rates are modified by Benefit Factors that relate to how a particular land use benefits from streetlights

The amount of benefit received will vary with the different land use on the property. There are two categories from which the total benefit of a parcel is derived:

1. **Security and Safety Benefit.** The prevention of crime and the alleviation of the fear of crime at the assessed properties, and the prevention of local pedestrian and traffic accidents related to the assessed properties.

2. **Community Character and Vitality Benefit.** The promotion of social interaction, promotion of business and industry, and the contribution to a positive night time visual image for the assessed properties.

To assign the benefit factors, each land use is compared to residential properties. Residential properties are the base properties and are assigned benefit factors of 1 for both the "Security and Safety Benefit" and the "Community Character and Vitality Benefit".

Commercial and institutional properties benefit similarly to residential property and therefore are assigned the same benefit factors. Parks, which are assessed as vacant land, also benefit similarly to residential property.

Industrial and utility properties receive benefits from added security and safety, but really receive no benefit for community character and vitality, as the nature of these properties do not promote either.

Likewise, vacant and agriculture properties receive benefits from added security and safety, although not at nearly the level of developed property, but really receive no benefit from additional community character and vitality.

Table 2 provides a summary of the Benefit Factors that are applied.

Table 2 – Street Lighting Benefit Factors							
Land Use	Residential	Res. On Private Street	Commercial	Institutional	Industrial / Utility	Park	Vacant / Agriculture
Security and Safety	1.0	0.25	1.0	1.0	1.0	1.0	0.25
Community Character and Vitality	1.0	0.25	1.0	0.5	0.0	1.0	0.00
Subtotal:	2.0	0.50	2.0	1.5	1.0	2.0	0.25
Applied Benefit Factor:	1.0	0.25	1.0	0.75	0.5	1.0	0.125

Partial Lighting Factors

The EDU rates are further modified by Partial Lighting Factors that take into consideration the amount of frontage lit by the streetlights. If almost the entire frontage of a parcel is lit, then the Partial Lighting Factor is 1.0. If the frontage of a parcel is not fully lit, then a Partial Lighting Factor of 0.75, 0.50 or 0.25 will be applied depending on the percentage of frontage lit.

5. ASSESSMENT RATES

Based on 2004/05 estimated annual budget, the following table provides the Maximum Assessment Rates for each of the Zones:

ZONE	ADMIN & Eng.	Energy (ECA, Utility Users Tax)	Replacement	Repair	Tree Trim	Total BU	Total FY 2004-05 Maximum \$/BU *
1	\$541,745	\$ 1,175,461.83	\$450,130	\$548,859	\$120,264	34,343.44	\$82.59
2	\$6,008,929	\$10,636,819.25	\$4,992,757	\$6,087,840	\$1,333,943	474,857.79	\$61.20
3	\$2,252,888	\$ 4,622,360.97	\$1,871,902	\$2,282,474	\$500,126	84,486.29	\$136.47
4	\$5,967	\$ 315,887.76	\$0	\$6,045	\$0	15,182.44	\$21.60
5	\$205,715	\$ 536,528.47	\$170,926	\$208,416	\$45,667	13,273.31	\$87.94
6	\$762	\$ 297,504.72	\$14,284	\$772	\$0	6,336.65	\$47.21
TOTAL	\$9,016,006	\$17,584,563	\$7,500,000	\$9,134,407	\$2,000,000		\$45,234,970

*The maximum annual maintenance assessment rates will be increased each year by 2%, not to exceed the annual change in the Consumer Price Index (CPI) for all Urban Consumers for the Los Angeles, Riverside, Orange County Areas.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for increase.

The actual annual assessment rates for each Zone will be calculated each year based on the estimated costs of operating and maintaining the street lighting system in the following fiscal year.

The funding source to repair and maintain the City of Los Angeles' general benefit lights are not included in the estimated annual budget.

Assessment Calculation for a Parcel

Benefit Units = (Equivalent Dwelling Units) x (Benefit Factor) x (Partial Lighting Factor)

Assessment Cost = (Zone Assessment Rate) x (Benefit Units)

For parcels with mixed use, such as a commercial / residential combination, the benefit units are calculated for each use separately, and the higher of the two calculations will be used.

It is our conclusion that the proposed street lighting maintenance assessments follow the methodology described above.

**SPECIFICATIONS FOR THE OPERATION OF
STREET LIGHTING MAINTENANCE DISTRICTS
IN THE CITY OF LOS ANGELES
FOR 2004-05**

WORK TO BE DONE. The work and improvement to be done shall be the operation, including furnishing electric energy and timing/switching; maintenance, including lamp changing, emergency services, pole painting, fixture cleaning and glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs, including poles, conduit, wiring and fusing, and fixtures repair and replacement; management of the funds, records, engineering, equipment approval and testing, administration and assessments, buildings, vehicles, equipment and materials; and related activities for the street lighting system designated herein under the "MAINTENANCE ASSESSMENT DISTRICT," for the fiscal year ending June 30, 2005, in accordance with the report of the Board of Public Works therefore, on file in the office of the City Clerk.

AUTHORITY. The said work and improvement is to be made under and is to be governed in all particulars by the Charter of the City of Los Angeles, Section 580 and other sections; the Los Angeles Administrative Code, Section 6.95-6.127; Proposition 218 (Articles XIII C and XIII D of the California Constitution), and the Ordinance of Intention to be hereafter adopted therefore.

LIGHTING SYSTEM. The street lighting system consists of electroliers, luminaires, and lamps, together with the necessary conduits, cables, wires and other appurtenances. Plans showing the location and description of said equipment are on file in the office of the Bureau of Street Lighting and are hereby referred to and made a part of these specifications. The properties to be benefited by the work and improvement are designated in the assessment diagrams on file in the office of the Bureau of Street Lighting, Assessment Engineering Division, and are hereby referred to and made a part of the specifications.

OPERATION SCHEDULES. The lighting system shall be lighted in accordance with the All Night and 1:00 a.m. schedules of operation, and minor exceptions, as agreed upon by the Department of Public Works and the Department of Water and Power, or other utility suppliers.

ELECTRIC ENERGY. It is contemplated that the City of Los Angeles, through its Department of Public Works, will purchase electric energy as it may deem necessary from the Department of Water and Power, or other utility suppliers, in accordance with the terms, conditions, and rates prescribed for in such services as have been agreed upon by the Board of Public Works and the utility supplier, and approved by the City Council.

MAINTENANCE. The Department of Public Works will itself perform the work, or will contract for certain work with the Department of Water and Power, or private companies, in providing normal maintenance for the following district(s), in accordance with the terms, and conditions as prescribed for in such services as have been agreed upon by the Board of Public Works and the supplier, and approved by the City Council.

MAINTENANCE ASSESSMENT DISTRICT TITLE

Zelzah Avenue and Halsted Street Lighting District

REPAIRS. The Department of Public Works, will itself perform the repair work, or will contract for certain work with private companies, provide the materials, equipment and expense, appliances, and other appurtenances and appurtenant work necessary to repair the street lighting system. This may also require approval by the City Council.

ZELZAH AVE & HALSTED ST

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Priv street	Assmt	Pct Total	Existing Assmt	NOTE
12403-001	2755-003-092	9610 ZELZAH AVE 101	TUNURI,JAYARAJU	9610 ZELZAH AVE # 101	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	A
12403-001	2755-003-093	9610 ZELZAH AVE 102	BORRIS,JEFFREY S TR BORRIS FAMILY TRUST	9610 ZELZAH AVE # 102	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-094	9610 ZELZAH AVE 103	BENITEZ,CARLOS AND KURBATOVA,FRANTSISHKA	5301 BALBOA BLVD # F1	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-095	9610 ZELZAH AVE 104	KENCE,JOSEPH N AND PAULA M	9610 ZELZAH AVE # 104	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-096	9610 ZELZAH AVE 105	WELBURN,KATHRYN J	9610 ZELZAH AVE # 105	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-097	9610 ZELZAH AVE 106	JOYNER,EDNA I	9610 ZELZAH AVE # 106	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-098	9610 ZELZAH AVE 107	PETROSSIAN,ROZY AND PETROSSIAN,ANITA	9610 ZELZAH AVE # 107	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-099	9610 ZELZAH AVE 108	THOMPSON,GARY AND CAROLINA	9610 ZELZAH AVE # 108	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-100	9610 ZELZAH AVE 109	FINN,WILLIAM A AND PAMELA AND FINN,HEIDI M	9610 ZELZAH AVE # 109	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-101	9610 ZELZAH AVE 110	HAGBERG,ROSIE G	9610 ZELZAH AVE # 110	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-102	9610 ZELZAH AVE 111	PEREA,JAIME E AND DELFINA	9610 ZELZAH AVE # 111	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-103	9610 ZELZAH AVE 112	CHOW,FAYE A AND ROBERTS,JONATHAN	12550 PACIFIC AVE # 4	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-104	9610 ZELZAH AVE 201	BETANCE,CRAIG	9610 ZELZAH AVE # 201	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-105	9610 ZELZAH AVE 202	DAVIS,RYAN AND HEATHER	9610 ZELZAH AVE # 202	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-106	9610 ZELZAH AVE 203	FISK,PETER AND ANNE	9610 ZELZAH AVE # 203	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-107	9610 ZELZAH AVE 204	SEONG,CHONG HYON AND EUN JOO	9610 ZELZAH AVE # 204	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-108	9610 ZELZAH AVE 205	SOLOMON,LEOR	9610 ZELZAH AVE # 205	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-109	9610 ZELZAH AVE 206	CHAN,RICK AND PAULINA	9610 ZELZAH AVE # 206	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-110	9610 ZELZAH AVE 207	CRAWFORD,SCOTT M AND LINDA M TRSCRAWFORD TRUST	3605 FLORADALE CT	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-111	9610 ZELZAH AVE 208	JENKINS,LESLIE ET AL JENKINS,STEPHANIE	9610 ZELZAH AVE # 208	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-112	9610 ZELZAH AVE 209	GETZELS,MORRIS AND LISA	9610 ZELZAH AVE # 209	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-113	9610 ZELZAH AVE 210	SOH,PETER C	9610 ZELZAH AVE # 210	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-114	9610 ZELZAH AVE 211	GRIGORIAN,TADEH H	9610 ZELZAH AVE # 211	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-115	9610 ZELZAH AVE 212	SPENCE,RICKEY T AND JUDY A AND SPENCE,JENNIFER A	9610 ZELZAH AVE NO 212	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-116	9610 ZELZAH AVE 214	TROTTMAN,VARSHA N	9610 ZELZAH AVE # 214	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-117	9610 ZELZAH AVE 301	PHAN,HIN AND VERONICA	9610 ZELZAH AVE # 301	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-118	9610 ZELZAH AVE 302	NAFTEL,SEAN J	9610 ZELZAH AVE # 302	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	

12403-001	2755-003-119	9610 ZELZAH AVE 303	YEE,JAMIE N	15829 STATE ST	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-120	9610 ZELZAH AVE 304	MEDOVOY,JEFFREY AND BARBARA	9610 ZELZAH AVE # 304	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-121	9610 ZELZAH AVE 305	FLIER,WELDON L SR TR FLIER TRUST	9610 ZELZAH AVE # 305	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-122	9610 ZELZAH AVE 306	MORELOS,JEMIE AND MORELOS,GLORIA C	9610 ZELZAH AVE # 306	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-123	9610 ZELZAH AVE 307	KHALKHALI,IRAJ AND JANITA C TRST AND J KHALKHALI TRUST AND KHALKHALI,ANITA	9610 ZELZAH AVE # 307	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-124	9610 ZELZAH AVE 308	PETROSSIAN,ANITA	9610 ZELZAH AVE # 308	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-125	9610 ZELZAH AVE 309	MALLARI,CHRISTOPHER E	9610 ZELZAH AVE # 309	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-126	9610 ZELZAH AVE 310	MEDOVOY,JEFFREY AND BARBARA	9610 ZELZAH AVE # 310	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-127	9610 ZELZAH AVE 311	WILBUR,GEORGE P AND NORMA G	P O BOX 8954	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	
12403-001	2755-003-128	9610 ZELZAH AVE 312	BAIG,HUMAYUN A AND F RAZVI,FATIMA A	9610 ZELZAH AVE # 312	MFR	0	1	3	No	\$102.35	2.70%	\$0.00	

TOTAL VOTING PARCELS: 37

Total: \$3,786.95 100.00%

A = 37-UNIT CONDO

CITY OF LOS ANGELES
LIGHTING MAINTENANCE ASSESSMENT ROLL
(Under Secs. 6.95-6.127 of the Los Angeles Administrative Code)

For the Maintenance and the Furnishing of Electric Energy for the Lighting of

ZELZAH AVE AND HALSTED ST

LIGHTING DISTRICT

as shown on the assessment diagram recorded in the Bureau of Street Lighting in Assessment Map Book 22
Page 0403, for a period of 12 months, ending June 30, 2005, in
accordance with Ordinance of Intention No. _____.

ESTIMATE COST

Electric Energy _____
Maintenance _____
Incidentals _____
Total _____
Less Unexpended Balance _____
Balance _____
AMOUNT ASSESSED TO PROPERTY OWNERS _____

Dollars	Cents
\$1,640	00
\$1,522	00
\$625	00
\$3,787	00
\$0	00
\$3,787	00
\$3,787	00

ASSESSMENT

ADOPTED by the Board of Public Works of the City of Los Angeles
at its meeting of _____

Secretary.

FILED with the City Clerk, City of Los Angeles

APPROVED by the City Council, City of Los Angeles, at its
meeting of _____

CONFIRMED and adopted by the City Council, City of Los
Angeles, at its meeting of _____

J. Michael Carey, City Clerk

By _____
Deputy.

RECORDED _____, at 10:00 o'clock A.M.
BOARD OF PUBLIC WORKS of the CITY OF LOS ANGELES

By _____ President
_____ Member.
_____ Member.

PROPOSED LIGHTING MAINTENANCE ASSESSMENT ROLL

Constructed Project

BOOK 22 PAGE 0403

[illegible]

MAINTENANCE ASSESSMENT DIAGRAM
FOR PROPOSITION 218 REQUIREMENTS
SHOWING LOCATION OF ELECTROLIERS AND THE
EXTENT OF THE TERRITORY INCLUDED WITHIN THE
ASSESSMENT DISTRICT

FOR THE FURNISHING OF ELECTRIC ENERGY & MAINTENANCE FOR
THE LIGHTING OF SAID DISTRICT IN THE CITY OF LOS ANGELES

PHIL REED, DIRECTOR - BUREAU OF STREET LIGHTING
THE EXTERIOR BOUNDARIES OF THE ASSESSMENT DISTRICT ARE SHOWN

----- NEW BOUNDARY

APPROVED BY THE CITY COUNCIL -----

----- CITY CLERK BY DEPUTY CITY CLERK -----

COUNCIL FILE NO. -----

Grid

Revision De

H: \Data \DPCSD \CAD \auto cadd diagrams \p35771.dwg Sep 23, 2004 - 9:42am

ZELZAH AVE. & HALSTED ST. L.D.

2755

22-0403