

HOLLY L. WOLCOTT  
CITY CLERK

# City of Los Angeles CALIFORNIA

OFFICE OF THE  
CITY CLERK

SHANNON HOPPE  
EXECUTIVE OFFICER



Neighborhood and Business  
Improvement District Division  
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ERIC GARCETTI  
MAYOR

## BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE WESTWOOD BUSINESS IMPROVEMENT DISTRICT (CF NO. 14-1515)

**SECTION 1.** Results of the Proposition 218 ballot tabulation, pursuant to Article XIII D of the California Constitution, Section 36600 et seq. of the California Streets and Highways Code, and Section 53753 of the California Government Code:

	Ballots Cast	Weighted Value	Percent of Ballots Cast
Supporting ("Yes") ballots:	32	\$539,940.76	83.20%
Opposing ("No") ballots:	8	\$109,010.09	16.80%

[NOTE: There were nine (9) ballots cast that could not be verified because they were not properly completed. These ballots were therefore not included in the overall ballot tabulation. See final page of attached ballot tabulation spreadsheet for breakdown of total assessment value, total property owners, total parcels and weighted value of each parcel.]

The weighted value of the supporting ballots **exceeds** the weighted value of the opposing ballots.

**SECTION 2.** Protests received, pursuant to Section 53753(d) of the California Government Code:

Number of valid protests received   0  

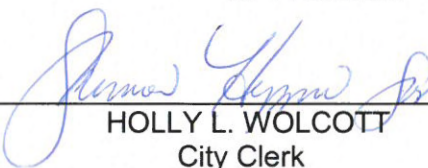
Three speaker cards were received. One was general comments and two were not marked.

**CONCLUSION:** The tabulated value of the opposing ballots cast **does not** exceed the tabulated value of the supporting ballots cast. A majority protest, pursuant to Section 4(e) of Article XIII D of the California Constitution, Section 36623 of the California Streets and Highways Code, and Section 53753(e)(2) of the California Government Code, is **not** found to exist and the **proposed establishment** may be authorized by the City Council at this time.

BY:

APPROVED:

  
\_\_\_\_\_  
Deputy City Clerk

  
\_\_\_\_\_  
HOLLY L. WOLCOTT  
City Clerk

4-13-16  
Date

4/13/16  
Date

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
1	4363020007	1018 1024 Westwood Boulevard LLC	\$3,545.25	Not Cast	-	-	Ballot not properly completed.
2	4363025008	1045 Gayley Associates LLC	\$2,361.36	Not Cast	-	-	
3	4363024006	1055 Broxton Associates LLC	\$2,042.68	Not Cast	-	-	
4	4324001031	10900 Wilshire LLC	\$32,122.97	Yes	4.94999%	-	
5	4363018009	10935 Weyburn LLC	\$2,610.34	Yes	0.40224%	-	
6	4363022004	1100 Westwood LLC	\$6,078.53	Yes	0.93667%	-	
7	4363022003	1101 TIC Owners LLC	\$8,230.79	Not Cast	-	-	Ballot not properly completed.
8	4363024017	220 Post Street Associates	\$8,294.52	Not Cast	-	-	Ballot not properly completed.
9	4360002013	825 West Vicente Ventures LLC EtAl & In	\$11,554.50	No	-	1.78049%	
10	4363017004	900 Gayley Avenue Assoc LLC Etal / Scoabar	\$5,287.24	No	-	0.81474%	
11	4363025006	Ashkar John A & Rosalind F	\$2,039.10	Not Cast	-	-	
12	4325005019	Avco Center Corp	\$30,181.60	Not Cast	-	-	
13	4363017006	Bank Of America NT & SA	\$3,573.77	Yes	0.55070%	-	
14	4363017013	Broxton Plaza	\$6,512.00	Yes	1.00347%	-	
15	4363024003	Broxton Two LLC	\$2,553.35	Yes	0.39346%	-	
16	4325005083	CA 10880 Ground LP	\$69,385.77	Not Cast	-	-	Ballot not properly completed.
17	4324002028	CA 10960 Wilshire LP	\$75,756.22	Not Cast	-	-	Ballot not properly completed.
18	4324001032	CA The Tower LP	\$27,592.69	Not Cast	-	-	Ballot not properly completed.
19	4363018904	City of Los Angeles	\$20,009.17	Yes	3.08331%	-	
20	4363017014	Cruise Steven Tr Etal	\$5,621.59	Yes	0.86626%	-	
21	4363018020	Cruise Steven Tr Etal	\$8,476.78	Yes	1.30623%	-	
22	4363018025	CVS 5828 CA LLC	\$3,995.11	Not Cast	-	-	
23	4363018026	CVS 5828 CA LLC	\$6,717.98	Not Cast	-	-	
24	4363017012	Dearborn Kevin Co-Tr EtAl & Harvey Silverman	\$2,503.87	Not Cast	-	-	
25	4324002027	Douglas Emmett Realty Fund 1997	\$22,376.69	No	-	3.44813%	
26	4363018027	Duesenberg Investment Company	\$2,037.96	Yes	0.31404%	-	
27	4363018028	Duesenberg Investment Company	\$2,879.39	Yes	0.44370%	-	
28	4363018029	Duesenberg Investment Company	\$3,761.74	Yes	0.57966%	-	
29	4363020006	Duesenberg Investment Company	\$14,485.76	Yes	2.23218%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
30	4363020008	Duesenberg Investment Company	\$3,288.50	Yes	0.50674%	-	
31	4363020009	Duesenberg Investment Company	\$5,420.08	Yes	0.83521%	-	
32	4363020010	Duesenberg Investment Company	\$3,180.94	Yes	0.49017%	-	
33	4363020011	Duesenberg Investment Company	\$2,411.02	Yes	0.37153%	-	
34	4363020013	Duesenberg Investment Company	\$2,556.19	Yes	0.39390%	-	
35	4363022005	Duesenberg Investment Company	\$3,359.04	Yes	0.51761%	-	
36	4363022006	Duesenberg Investment Company	\$1,923.03	Yes	0.29633%	-	
37	4363022007	Duesenberg Investment Company	\$1,923.03	Yes	0.29633%	-	
38	4363022009	Duesenberg Investment Company	\$8,810.86	Yes	1.35771%	-	
39	4363023027	Duesenberg Investment Company	\$10,229.98	Yes	1.57639%	-	
40	4363017008	Four Corners Investment Co	\$7,626.39	No	-	1.17519%	
41	4363017009	Four Corners Investment Co	\$2,260.28	No	-	0.34830%	
42	4363024012	Four Star Investments	\$6,612.21	Yes	1.01891%	-	
43	4363018001	FYJA LLC / Le Conte Westwood Dev LLC EtAl	\$21,084.88	Not Cast	-	-	
44	4363018033	FYJA LLC / Le Conte Westwood Dev LLC EtAl	\$19,222.14	Not Cast	-	-	
45	4363018019	Gabriel Robert Tr EtAl & Ronald Gabriel	\$1,905.15	Not Cast	-	-	
46	4363021021	Gateway Westwood LLC	\$105,347.20	Yes	16.23346%	-	
47	4363025010	Gayley Enterprises LLC	\$2,361.18	Yes	0.36385%	-	
48	4363024020	Gayley Family LLC	\$3,480.29	Yes	0.53629%	-	
49	4363023030	H5 Capital Westwood LLC	\$8,331.49	Not Cast	-	-	Ballot not properly completed.
50	4363022010	Harrison Properties	\$6,142.65	Yes	0.94655%	-	
51	4363022016	Harrison Properties	\$2,489.91	Yes	0.38368%	-	
52	4363018008	Hertrich Christopher G & Byron Martyn EtAl	\$10,653.98	Not Cast	-	-	
53	4363017010	Hertrich Christopher G & Leo Martyn Co-Tr EtAl	\$14,301.72	Not Cast	-	-	
54	4363020014	J J Bhasin Investments	\$5,800.14	Yes	0.89377%	-	
55	4363024002	Jakosky John & Becky Trs	\$3,064.02	Yes	0.47215%	-	
56	4363025004	Jakosky John III Tr & John Jakosky Jr Tr	\$2,375.30	Yes	0.36602%	-	
57	4363025005	Jakosky John III Tr & John Jakosky Jr Tr	\$2,440.13	Yes	0.37601%	-	
58	4363017002	Jews For Jesus	\$2,224.00	Not Cast	-	-	
59	4363024008	Lewis Elliot B Co-Tr Etal / Jeremy Lewis	\$2,428.78	Not Cast	-	-	Ballot not properly completed.
60	4360006029	Miners Hotel Owner LP	\$33,893.05	Not Cast	-	-	
61	4363025001	Mixed Use Capital California LP	\$8,157.16	Yes	1.25698%	-	
62	4363018030	Pick Benjamin & Claudette Trs	\$4,144.23	Yes	0.63860%	-	
63	4363024016	Pick Benjamin & Claudette Trs	\$4,407.25	Yes	0.67913%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
64	4363025002	Pick Benjamin & Claudette Trs	\$2,575.70	Yes	0.39690%	-	
65	4363025003	Pick Benjamin & Claudette Trs	\$1,845.97	Yes	0.28445%	-	
66	4360003028	Plaza La Reina LP	\$5,100.31	Not Cast	-	-	
67	4363017005	Prince Le Conte & Gayley LLC	\$12,677.34	Yes	1.95351%	-	
68	4324001900	Regents Of The University Of CA	\$32,114.44	Yes	4.94867%	-	
69	4363019901	Regents Of The University Of CA	\$10,762.19	Yes	1.65840%	-	
70	4363019903	Regents Of The University Of CA	\$33,101.11	Yes	5.10071%	-	
71	4363022019	Regents Of The University Of CA	\$52,968.66	Yes	8.16220%	-	
72	4363022008	Rezzo Joseph P Tr	\$2,185.91	Yes	0.33684%	-	
73	4360002037	Scharff Alexandra Tr & Simone Scharff Tr	\$5,756.00	Not Cast	-	-	
74	4363017011	Selzer Jeffrey Tr Etal	\$2,221.64	Yes	0.34234%	-	
75	4363024019	Springer Reed	\$2,016.21	Not Cast	-	-	
76	4363017003	Squat Like A Hen LLC / 10966 Le Conte Ave LLC	\$3,726.78	No	-	0.57428%	
77	4363024001	Sutton Properties LLC	\$7,057.49	Yes	1.08752%	-	
78	4363019008	Teachers Insurance & Annuity Assn of America	\$77,223.35	Not Cast	-	-	
79	4363025012	Thrifty Oil Co	\$7,936.46	Not Cast	-	-	
80	4363021018	Trizec Westwood Center LLC	\$54,383.81	Not Cast	-	-	Ballot not properly completed.
81	4363022015	Twenty Eighth Church Of Christ	\$2,085.53	Yes	0.32137%	-	
82	4363021800	Verizon California Inc	\$11,632.64	Not Cast	-	-	
83	4363019009	Vintage Westwood LLC	\$30,811.79	Not Cast	-	-	
84	4360002032	Welch Scott Tr EtAl Lessor / Scharff Co-Tr	\$5,559.57	Not Cast	-	-	
85	4363025011	Westvill Ltd	\$2,491.72	Yes	0.38396%	-	
86	4363018014	Westwood Dome Partners	\$15,875.32	Not Cast	-	-	
87	4360001182	Westwood Investments	\$4,002.67	No	-	0.61679%	
88	4363023034	Westwood Lindbrook Partners Ltd	\$15,777.13	Yes	2.43117%	-	
89	4363024007	Westwood Marketplace LLC	\$3,705.56	Yes	0.57101%	-	
90	4363024009	Westwood Marketplace LLC	\$1,702.90	Yes	0.26241%	-	
91	4363024010	Westwood Marketplace LLC	\$1,702.90	Yes	0.26241%	-	
92	4363024011	Westwood Marketplace LLC	\$3,405.80	Yes	0.52482%	-	
93	4363024021	Westwood Marketplace LLC	\$19,511.20	Yes	3.00658%	-	
94	4363018018	Westwood Partners LLC	\$1,919.45	Yes	0.29578%	-	
95	4363020002	Westwood Partners LLC	\$3,088.66	Yes	0.47595%	-	
96	4363024004	Westwood Partners LLC	\$2,553.35	Yes	0.39346%	-	
97	4363024005	Westwood Partners LLC	\$2,298.01	Yes	0.35411%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
98	4325005074	Westwood Place Investors LLC	\$28,823.25	No	-	4.44152%	
99	4363025009	Westwood Professional Building LLC	\$6,759.13	Not Cast	-	-	
100	4363020001	Westwood Retail LLC	\$5,658.83	Yes	0.87200%	-	
101	4363018015	Westwood River LLC	\$2,366.53	Not Cast	-	-	
102	4363023033	Westwood Village Dev Co	\$23,352.29	No	-	3.59847%	
103	4363025007	Williams Jeffrey Co-Tr Etal / Leslie Stupp Tr	\$2,042.68	Yes	0.31477%	-	
104	4363023001	Wilshire Gayley LLC	\$4,919.60	Not Cast	-	-	
105	4363023039	Wilshire Gayley LLC	\$5,579.33	Not Cast	-	-	
106	4360003029	Wilshire Glendon Assoc Ltd	\$48,481.56	Not Cast	-	-	
107	4363023029	WVS SPE LLC	\$26,289.10	Not Cast	-	-	
108	4363023032	WW Westwood LP	\$38,079.65	Not Cast	-	-	
109	4363018010	YNI Corporation	\$1,919.45	Yes	0.29578%	-	
110	4363018011	YNI Corporation	\$1,919.45	Yes	0.29578%	-	
<b>TOTALS</b>			<b>\$1,354,413.34</b>	<b>\$648,950.85</b>	<b>83.20210%</b>	<b>16.79790%</b>	
76 PROPERTY OWNERS					\$539,940.76	\$109,010.09	

	NON VOTE	YES	NO	TOTAL
<b># of ballots:</b>	0	32	8	40
<b># of parcels:</b>	0	62	9	71

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Date 4-12-16

THE CITY COUNCIL'S RULES OF DECORUM WILL BE ENFORCED.

Council File No., Agenda Item, or Case No. 3

I wish to speak before the S.A.C.C  
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
( ) Against proposal  
Name: Antonia Ramirez ( ) General comments

Business or Organization Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Business phone: \_\_\_\_\_ Representing: \_\_\_\_\_

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

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Date 4-12-16

THE CITY COUNCIL'S RULES OF DECORUM WILL BE ENFORCED.

Council File No., Agenda Item, or Case No. 3

I wish to speak before the Council  
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
( ) Against proposal  
Name: MA DOG (X) General comments

Business or Organization Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Business phone: \_\_\_\_\_ Representing: \_\_\_\_\_

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

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Date 4/24/16

THE CITY COUNCIL'S RULES OF  
DECORUM WILL BE ENFORCED.

Council File No., Agenda Item, or Case No.

3

I wish to speak before the \_\_\_\_\_  
Name of City Agency, Department, Committee or Council

Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
( ) Against proposal  
Name: MARC HERRA ( ) General comments

Business or Organization Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Business phone: \_\_\_\_\_ Representing: \_\_\_\_\_

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.