

Trammell Estate Homeowners
Chatsworth, CA 91311

04/10/2018

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CITY CLERK
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2018 APR 18 AM 9:54

RECEIVED
CITY CLERK'S OFFICE

Los Angeles City Council
City Clerk, Room 395
200 N. Spring Street
Los Angeles, CA 90012

Hon. Councilmembers:

Ref: Proposed New Street Lighting Maintenance District, Council File 18-0900-S15
Trammell Estate Community, APN 2701-54-XXX, Tract No. 48231, M.B. 1255-11-14

In accordance with Article XIII C and D to the California Constitution and Proposition 218, We, undersigned homeowners, protest against above referenced new street lightening district assessment (council file number 18-0900-S15) conferred on our Trammell Estate Community for the reasons stipulated below.

- 1) The Trammell Estate is gated community and consist of 21 homes. It has its own private street, Trammell Lane, which runs east/west and away from Corbin Avenue. We have our own street lights for which homeowners pays maintenance cost through Homeowners Association fees.
- 2) The Corbin Ave is a major thoroughfare connecting North valley and South valley. Everyday, thousands of cars travel on this street going to and from the only major shopping center in north/west San Fernando valley; 2 major churches in the corner of Corbin and Rinaldi; and community college and university in the south. And used by pedestrian and joggers from communities throughout the San Fernando valley. The street lights on Corbin is of general benefit to public at large.
- 3) Our community is on west side of Corbin avenue. Therefore, we do not receive any special benefit and illumination beyond the general benefit to public at large as described in item 2 above, from the street lights on Corbin Avenue. The California Constitution defines a special benefit as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. Article XIII D, section 4(a) provides that only special benefits are assessable and local governments may not impose assessments to pay for the cost of providing a general benefit to the community.

Besides our objection to above referenced assessment, the letter and the package received from the Department of Public Works regarding proposed assessment refers to installment of new lights, which is not the case. This has created confusion among the homeowners, and consequently express our concern on how the ballot is perceived by the homeowners based on the erroneous understanding of the proposed assessment and benefit. This itself is the ground to scrap this particular ballot process.

Thank you for your attention to this matter.

Signatures on 2nd page

encl. Photos and copies of ballot package

STREET LAMP AT THE BEGINING OF TRAMMELL LANE (PRIVATE ST.)



TRAMMELL LN IMMEDIATELY PAST THE GATE
IT HAS OWN STREET LIGHTS



TRAMMELL LN LOOKING FROM THE MIDDLE OF THE STREET
TOWARDS END OF THE STREET - WEST



CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

VACANT
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
STREET LIGHTING
1149 S. BROADWAY, STE. 200
LOS ANGELES, CA 90015

NORMA ISAHAKIAN
EXECUTIVE DIRECTOR

(213) 847-2090
(213) 847-1860 Fax

E-mail: bsl.streetlighting@lacity.org
<http://bsl.lacity.org>

Dear Property Owner:

VOTING ON STREET LIGHTING MAINTENANCE ASSESSMENT FOR CORBIN AVENUE AND NASHVILLE STREET LIGHTING DISTRICT

In about two weeks you will receive a ballot and a notice of hearings from the City Clerk for the lighting along Corbin Avenue (please see attached map). This is part of a required voting process related to the maintenance of 32 streetlights that are proposed to be installed near your property.

This letter is to advise you of the voting process related to the maintenance of this street lighting system. Maintenance assessments have always been put into place through a public hearing process in Los Angeles. Now, Proposition 218 also requires a vote on the assessment, and the purpose of this letter is to make you aware of the process, so that soon, when your ballot arrives, you will have more understanding of its purpose and the need to vote.

The ballot and notice will include the details of your proposed assessment. This includes the amount, how it was calculated, and a number to call if you have any questions. It is important that you vote because only votes received will be counted, so a single vote can determine whether or not these streetlights will be installed. Votes are counted by the amounts of the assessments, so a "YES" vote by a property with a high assessment will count more than a "NO" vote by a property with a low assessment. **The City will only install these lights if the property owners vote to accept the assessment.**

The assessment will be collected with the property tax bill, and the assessment amount will be for a period of one year.

Please remember to look for the ballot, and to vote right away when you receive it. This is very important to you and your neighborhood. Call (213) 847-1500 for any questions. Thank you.

Sincerely,

 for

Ruben Flamenco, P.E.
Division Manager

THE PACKAGE SENT FOR NEW LIGHTS
WHICH IS NOT CASE

↑
THE

Attachment:
Area Map

LD: L:\\$PROP218\PreBallot Letter\P - Corbin & Nashville (LD).docx

Light not yet installed.

STREET LIGHTING BALLOT DON'T THROW AWAY

This package contains a ballot to determine if streetlights will be installed adjacent to your property.

In order to install streetlights 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

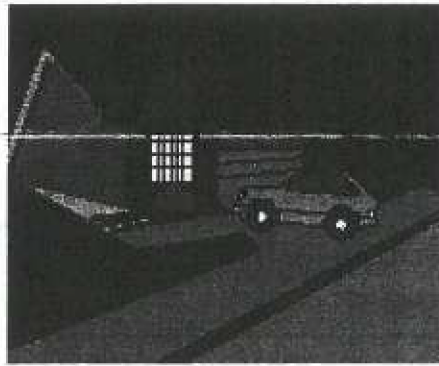
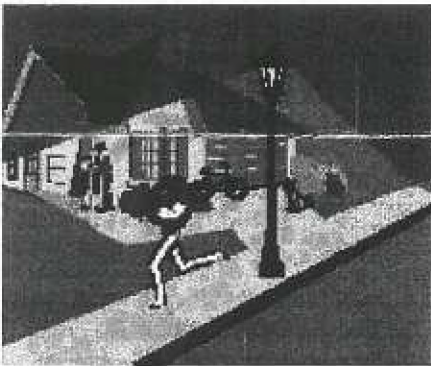
This ballot is the most important document in this material. It shows the proposed assessment amount for your property. Ballots that are not returned, or that are returned late, cannot be counted.

Please return your ballot!

*Bureau of Street Lighting
Assessment
Jonathan
213-847-1432
213-847-1432*

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.



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



✓ A majority **YES** vote will permit the City to install streetlights near your property.

✓ A majority **NO** vote will not allow the City to install streetlights adjacent to your property.

Questions? Problems paying?
Call 213 847-1500 or visit the Bureau of Street Lighting website.
<http://www.lacity.org/BSL/index.htm>



NOTICE TO PROPERTY OWNERS

FOR THE FORMATION OF THE CITY OF LOS ANGELES
STREET LIGHTING MAINTENANCE DISTRICT:

CORBIN AVE. & NASHVILLE ST.

NOTE: Ballots must be received by Tuesday, April 24, 2018



*This package contains a ballot to determine if streetlights adjacent to your property will be installed.
Este paquete contiene una boleta de votación si a luces adyacentes a su propiedad son instalada.*

In order to provide street lighting services near your property, an assessment district must be created to collect the annual cost for street lighting operation and maintenance from the adjacent property owners. This is your opportunity to vote (see instructions on back of ballot) on whether you want to have streetlights and accept the assessment added to your property taxes to pay for these costs.

NOTICE

This notice informs you, as record owner of property within the proposed assessment district, which on 2/20/2018 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 18-0900-S15. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Wednesday, April 18, 2018, 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Tuesday, April 24, 2018, 10:00 AM
Los Angeles City Council – 3rd fl., Rm. 340, City Hall, 200 N. Spring Street.

Protest Procedure: Protests presented for consideration to 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.

ASSESSMENT INFORMATION

The proposed assessment described in this Notice is new and, if approved, will appear on your property tax bill. Proposition 218, the "Right to Vote on Taxes Act", was approved on the November 1996 statewide ballot, and added Article XIID to the California Constitution. It requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID 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.

16. **Proposed Annual Assessment (Your Property):** \$47.80 for FY 2017-18. *
17. **Proposed Annual Assessment (Entire District):** \$5,361.41 for FY 2017-18.
18. **Duration of the Proposed Assessment:** Annually on your Property Tax Bill.
19. **Reason for the Assessment:** To pay for the cost 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 streetlights in the City of Los Angeles.
20. **Balloting Results:** The District will be formed and the assessment in the amount listed on the enclosed ballot will be imposed unless a majority of the ballots are returned opposing the assessment. Ballots are weighted proportionally by each parcel's assessment amount. (\$1 = 1 vote.)




Protest letter: Proposed New Street Lighting Maintenance District, Council File 18-0900-S15
Trammell Estate Community, APN 2701-54-XXX, Tract No. 48231, M.B. 1255-11-14

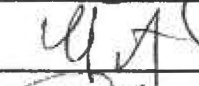
Signature/Name


Address

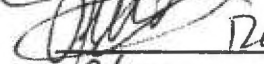
 / RAJNIT PATEL 19741 TRAMMELL LN

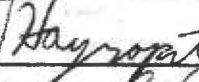
 / Ray Saremi 19798 TRAMMELL LN

 / JATINDER SATHLOK 19765 " "

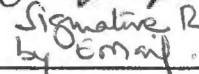
 / Manjit Gill 19726 Trammell Ln
COURTWOOD GILL CHESTNUT, CA 91311

 / SANJIV JAIN 19716 Trammell Ln

 / ROSENDO MENDIVAR 19705 TRAMMELL LN

 / Hayrapet Hayrapetyan 19793 Trammell Ln

 / Edward Bitceckchian 19706 Trammell LN.

 / Lawson MARTIN 19785 TRAMMELL LN
Signature Rec'd by email.

* MORE SIGNATURES TO FOLLOW