

WESTERN AVE EXPO LINE STATION LINKAGE NO. 1

Norma Isahakain, Exc. Director
Bureau of Street Lighting
Attn: Prop. 218 Section
1149 S. Broadway, 2nd Flr.
Los Angeles CA 90015

PROJ ID / Elect. No.:
COUNCIL FILE No.:

5015
19-0900-S56

Engineer:

Mark Sibley

Mailing Date:

06/26/19

P.W. Hearing Date:

08/07/19

Council Hearing Date:

08/13/19

Election Division
Attn: Nelly Lopez
Piper Technical Center, 3rd FL
Mail Stop 168

Calendar Section
Attn: Candy Rosales
Room 395, City Hall
Mail Stop 160

Councilmember Marqueece Harris-Dawson
8th District
Room 450, City Hall
Stop 213

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15271-001	5036-008-032	MAJD LLC	10573 W PICO BLVD #604 LOS ANGELES, CA 90064	\$658.68
2.	15271-002	5036-008-033	MAJD LLC	10573 W PICO BLVD #604 LOS ANGELES, CA 90064	\$411.68
3.	15271-003	5036-008-034	MAJD LLC	10573 W PICO BLVD #604 LOS ANGELES, CA 90064	\$411.68
4.	15271-004	5036-008-006	STEVEN ARTHUR JACOBSON LLC C/O STEVEN JACOBSON	3800 S WESTERN AVE LOS ANGELES, CA 90062	\$411.68
5.	15271-005	5036-008-007	MAJD LLC C/O MOJGAN AGHAEIPOUR	10573 W PICO BLVD #604 LOS ANGELES, CA 90064	\$411.68
6.	15271-006	5036-008-008	DAISY CRAWFORD	3810 S WESTERN AVE LOS ANGELES, CA 90062	\$411.68
7.	15271-007	5036-008-900	LOS ANGELES COUNTY	500 W TEMPLE ST, RM 754 LOS ANGELES, CA 90012	\$411.68
8.	15271-008	5036-008-901	LOS ANGELES COUNTY	500 W TEMPLE ST, RM 754 LOS ANGELES, CA 90012	\$398.99
9.	15271-009	5036-009-901	LOS ANGELES COUNTY	500 W TEMPLE ST, RM 754 LOS ANGELES, CA 90012	\$2,173.64
10.	15271-010	5036-009-902	LOS ANGELES COUNTY	500 W TEMPLE ST, RM 754 LOS ANGELES, CA 90012	\$411.68
11.	15271-011	5036-009-903	LOS ANGELES COUNTY	500 W TEMPLE ST, RM 754 LOS ANGELES, CA 90012	\$411.68
12.	15271-012	5036-009-008	REZA ANSARI	10757 HORTENSE ST, UNIT 309 NORTH HOLLYWOOD, CA 91602	\$411.68
13.	15271-013	5036-009-009	REZA ANSARI	10757 HORTENSE ST, UNIT 309 NORTH HOLLYWOOD, CA 91602	\$411.68
14.	15271-014	5036-009-029	MIGUEL & YASMIN PALACIOS TRUST	1424 S CATALINA ST LOS ANGELES, CA 90006	\$658.68
15.	15271-015	5036-009-012	MIGUEL & YASMIN PALACIOS TRUST	1424 S CATALINA ST LOS ANGELES, CA 90006	\$411.68
16.	15271-016	5036-009-013	YOON JUNG SHIN TRUST	705 N LAS PALMAS AVE LOS ANGELES, CA 90038	\$452.84
17.	15271-017	5036-026-915	CITY OF LOS ANGELES	200 N SPRING ST, #1290 CHE LOS ANGELES, CA 90014	\$398.99

18.	15271-018	5036-026-912	CITY OF LOS ANGELES	200 N SPRING ST, #1290 CHE LOS ANGELES, CA 90014	\$599.05
19.	15271-019	5036-026-913	CITY OF LOS ANGELES	200 N SPRING ST, #1290 CHE LOS ANGELES, CA 90014	\$411.68
20.	15271-020	5036-026-914	CITY OF LOS ANGELES	200 N SPRING ST, #1290 CHE LOS ANGELES, CA 90014	\$658.68
21.	15271-021	5036-026-902	CITY OF LOS ANGELES	200 N SPRING ST, #1290 CHE LOS ANGELES, CA 90014	\$2,173.64
22.	15271-022	5036-027-900	LOS ANGELES UNIFIED SCHOOL DIST / FACILITIES SRV DIV C/O CHRISTOS CHRYSILIOU	333 S BEAUDRY AVE, 22ND FLOOR LOS ANGELES, CA 90017	\$5,277.52
23.	15271-023	5036-027-014	BOTACH MANAGEMENT AND SHLOMO BOTACH	5011 W PICO BLVD LOS ANGELES, CA 90019	\$249.37
24.	15271-024	5035-008-024	NASSIR & SARAH SHOKRIAN TRUST	1705 LEXINGTON RD BEVERLY HILLS, CA 90210	\$1,780.05
25.	15271-025	5035-009-027	CASSANDRA KWOH	28715 DOVERRIDGE PALOS VERDES, CA 90275	\$339.63
26.	15271-026	5035-009-004	BAHRAM & OKSANA SIMANI	2127 MALCOLM AVE LOS ANGELES, CA 90025	\$411.68
27.	15271-027	5035-009-003	JACK & IRA DAVENPORT FAMILY TRUST	5028 W 58TH PL LOS ANGELES, CA 90056	\$658.68
28.	15271-028	5035-009-026	WESTERN & LEIGHTON LLC	1517 S SEPULVEDA BLVD LOS ANGELES, CA 90025	\$452.84
29.	15271-029	5035-016-029	MOMENTS OF MEDITATION BAPTIST	1611 LEIGHTON AVE LOS ANGELES, CA 90062	\$543.41
30.	15271-030	5035-016-028	APB PROPERTIES LLC	19528 VENTURA BLVD NO. 383 TARZANA, CA 91356	\$411.68
31.	15271-031	5035-016-003	HERSAL TABANIKIA CO TRUST	11989 DOROTHY ST LOS ANGELES, CA 90049	\$411.68
32.	15271-032	5035-016-002	HERSAL TABANIKIA CO TRUST	11989 DOROTHY ST LOS ANGELES, CA 90049	\$411.68
33.	15271-033	5035-016-001	HERSAL TABANIKIA CO TRUST	11989 DOROTHY ST LOS ANGELES, CA 90049	\$452.84
34.	15271-034	5035-017-030	3713 HIGHLAND LLC	1145 ARTESIA BLVD, STE 204 MANHATTAN BEACH, CA 90266	\$1,186.70
35.	15271-035	5035-024-032	39 WEST APARTMENTS LP	3701 WILSHIRE BLVD, STE 700 LOS ANGELES, CA 90010	\$997.48
36.	15271-036	5035-024-027	PACIFIC CLINICS	800 S SANTA ANITA AVE ARCADIA, CA 91006	\$411.68
37.	15271-037	5035-024-002	PACIFIC CLINICS	800 S SANTA ANITA AVE ARCADIA, CA 91006	\$411.68
38.	15271-038	5035-024-001	DONALD & HIROKO HASUIKE TRUST	1500 VERDE VISTA DR MONTEREY PARK, CA 91754	\$724.55
39.	15271-039	5035-025-029	SECURITY MISSIONARY BAPTIST CHURCH	3857 S WESTERN AVE LOS ANGELES, CA 90062	\$452.84
40.	15271-040	5035-025-028	SECURITY MISSIONARY BAPTIST CHURCH	3857 S WESTERN AVE LOS ANGELES, CA 90062	\$411.68
41.	15271-041	5035-025-027	OMAR RODRIGUEZ, AMARAL & ADRIANA FLORES, JUAN & JUANA GARCIA	3847 S WESTERN AVE LOS ANGELES, CA 90062	\$369.20
42.	15271-042	5035-025-002	RONALD EVANS TRUST, OWEN EVANS JR DECD TRUST	5004 ARLINGTON AVE LOS ANGELES, CA 90043	\$452.84
43.	15271-043	5035-025-030	SANTOS PLAZA LP C/O COMMUNITY OF FRIENDS	3701 WILSHIRE BLVD, STE 700 LOS ANGELES, CA 90010	\$1,086.82
44.	15271-044	5035-031-040	NILKANTS INC	6411 VISTA PACIFICA RANCHO PALOS VERDES, CA 90275	\$398.99
45.	15271-045	5035-031-038	SHISWA INC	6411 VISTA PACIFICA RANCHO PALOS VERDES, CA 90275	\$658.68
46.	15271-046	5035-031-021	MOHAMMAD & RPUHI NASSIRI TRUST	PO BOX 93757 LOS ANGELES, CA 90062	\$452.84
47.	15271-047	5035-032-017	MAYRA HERNANDEZ	3925 DALTON AVE LOS ANGELES, CA 90062	\$724.55
48.	15217-048	5035-032-016	36TH & WESTERN AVENUE LLC	2521 6TH AVE LOS ANGELES, CA 90018	\$411.68
49.	15271-049	5035-032-015	36TH & WESTERN AVENUE LLC	2521 6TH AVE LOS ANGELES, CA 90018	\$337.13

Total: \$34,003.75

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

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

I, Ruben Flamenco, 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). 186180, 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 26, 2019 deposited in the United States mail at Los Angeles, California, a notice entitled "Notice of Public Hearings and Ballot for Operation of Streetlights," to each of the owners of real property within the Street Lighting maintenance assessment district:

WESTERN AVE EXPO LINE STATION LINKAGE NO. 1

whose names and addresses appear on the last equalized assessment roll of the County of Los Angeles, or on file in the office of, and known to the City Clerk of the City of Los Angeles 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 26, 2019

Date


DEPUTY CITY CLERK

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "WESTERN AVE EXPO LINE STATION LINKAGE NO. 1"

PROPERTY OWNER :

VOTE HERE

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$411.68 annually for the operation and maintenance of the street light(s) adjacent to my property.

NO, I am OPPOSED to the proposed Street Lighting Assessment District. I understand that a majority NO vote will cause the streetlight(s) not to be installed; or if already installed, turned off and removed from service.

Election: 5015
City Parcel: 15271-005
County APN: 5036-008-007

*I hereby declare, under penalty of perjury under the laws of the State of California, that I am the record owner, or the authorized representative of the record owner, of the parcel identified above.
(Both Name and Original Signature must be completed in order for your ballot to be counted.)*

PRINT NAME

(Property Owner, Authorized Rep., etc.)

ORIGINAL SIGNATURE

DATE

INSTRUCTIONS

1. Vote by marking one of the boxes on the reverse side of this ballot - 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. Return the ballot using the enclosed envelope.
5. Make sure the Los Angeles City Clerk address on the back of the ballot appears in the window of the return envelope.
6. Ballot must be received by Tuesday, August 13, 2019

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 5015
555 RAMIREZ STREET, SPACE 300
LOS ANGELES, CA 90099-9716

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.



NOTICE TO PROPERTY OWNERS

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

WESTERN AVE EXPO LINE STATION LINKAGE NO. 1

NOTE: Ballots must be received by Tuesday, August 13, 2019



*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 6/11/2019 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 19-0900-S56. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing:

Wednesday, August 7, 2019, 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing:

Tuesday, August 13, 2019, 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.

1. **Proposed Annual Assessment (Your Property):** \$411.68 for FY 2019-20. *
2. **Proposed Annual Assessment (Entire District):** \$34,003.75 for FY 2019-20.
3. **Duration of the Proposed Assessment:** Annually on your Property Tax Bill.
4. **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.
5. **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.)

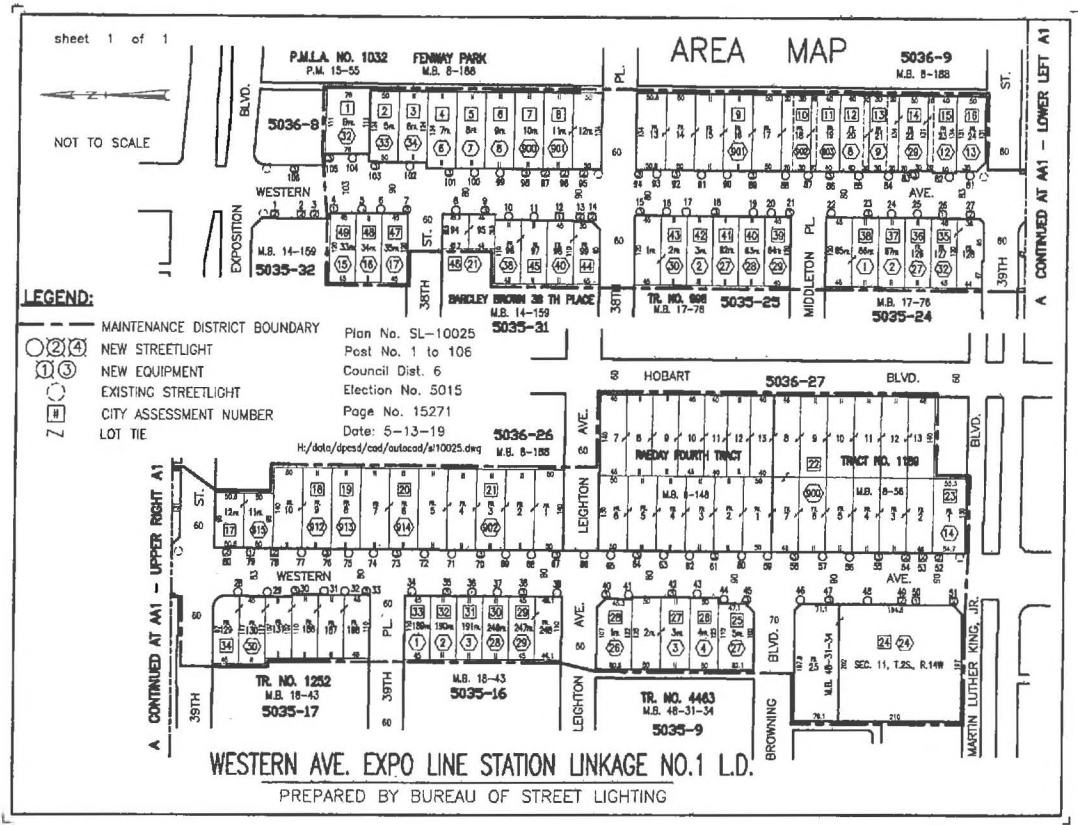


Proposed Assessment Calculation

The process of determining maintenance assessments for each parcel is based on evaluating three areas relative to the amount of special benefit received. These include the size of the property, the land use, and the type of street lighting system(s) benefiting the property. These factors are evaluated for your property to determine your annual assessment. For more detailed information regarding assessment calculations, please visit us at: www.lacity.org/bsl

Questions?

Call (213) 847-1500
or visit the Bureau of Street Lighting website:
www.lacity.org/bsl



PROPERTY and ASSESSMENT DETAILS

- Location:
- County APN: 5035-032-016
- Fiscal Year: 2019-20
- Acreage: .1240
- Land Use: COM
- Dwell Units: 0
- Current Assessment: \$110.22
- Proposed Assessment: \$411.68 *
(this equates to about \$34.31 per month)



* Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles area, 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 (Jan 1-Dec 31) just prior to the assessment period affected (Jul 1-Jun 30). Current Assessment will be replaced by Proposed Assessment.

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



Western Avenue Expo Line Station Linkage Project

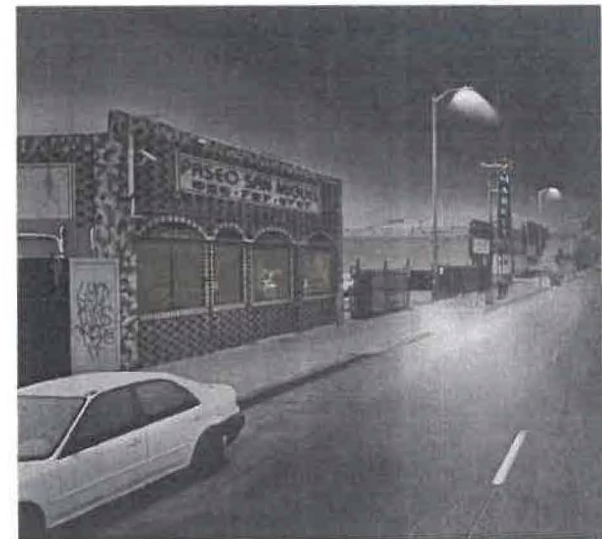
King Estates Streetscape



After

Benefits of Pedestrian-Level Lighting

- Enliven the street at night
- Provide pedestrian comfort, security and a sense of safety
- Encourage patronage of businesses into the evening hours

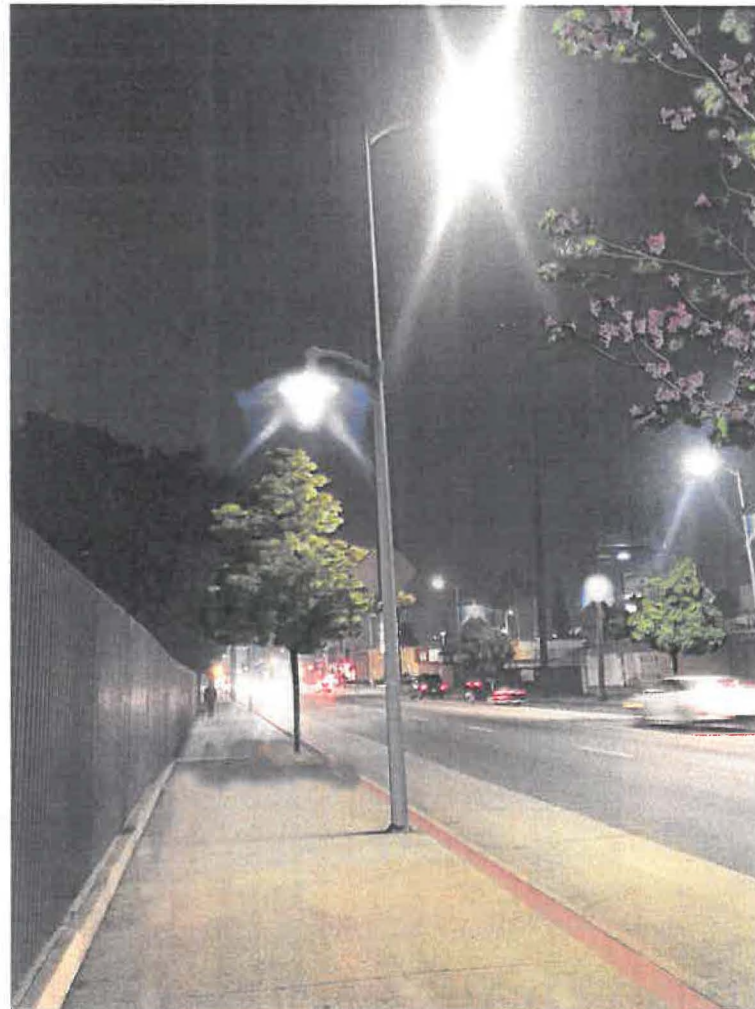


Before

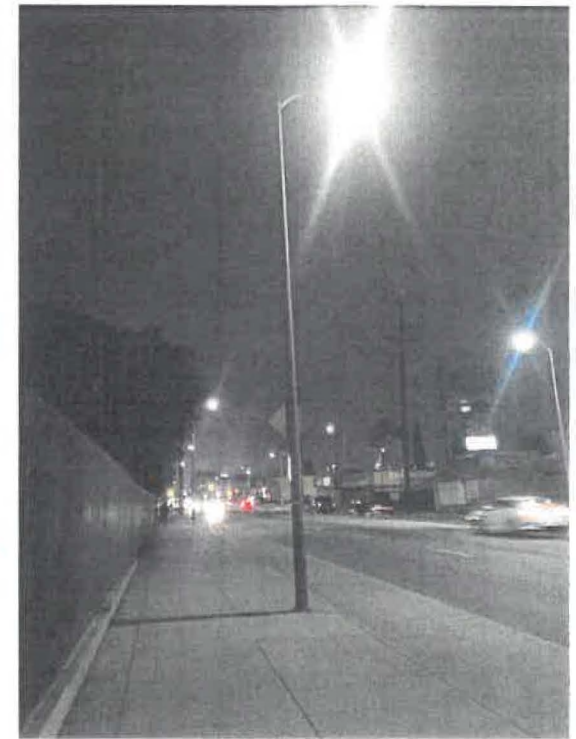
Western Avenue Expo Line Station Linkage Project King Estates Streetscape



Community-Selected
'Spider' Modern Fixture



After



Before

Light installed
and deenergized

STREET LIGHTING BALLOT DON'T THROW AWAY

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

The streetlights were turned off due to the failure of a recent ballot. In order to turn 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.

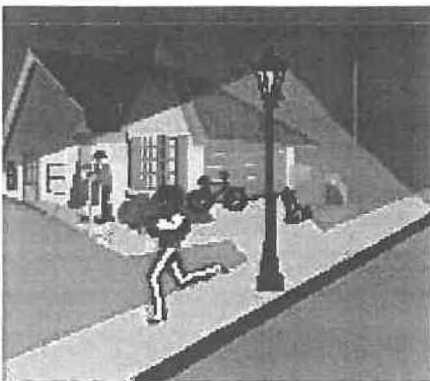
Street Lighting Operation and Maintenance Ballot

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.

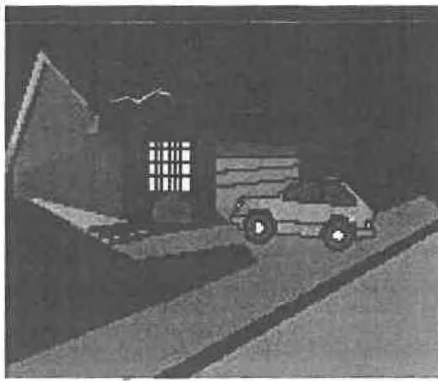
Please return your ballot!

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 turn the streetlights on.



✓ 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 PUBLICO FAVOR DE NO TIRAR A LA BASURA

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

El alumbrado público fue apagado debido al fracaso de una reciente votación. Para que el alumbrado público cerca de su propiedad pueda ser encendido nuevamente, un distrito de valoración debe ser creado para colectar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado sea 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.

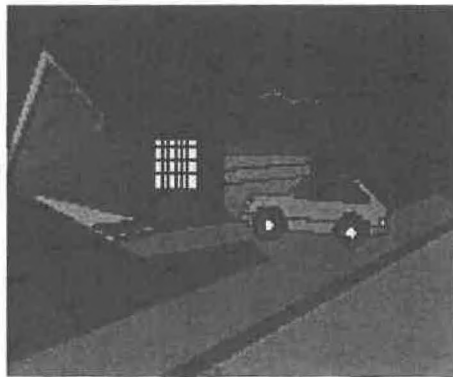
Balota para la Operación y Mantenimiento del Alumbrado Publico

Esta balota es el documento más 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.



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



✓ Una mayoría de votos
"SI", permitirá a la Ciudad
encender nuevamente el
alumbrado público.

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

¿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>