

RIVERSIDE DR & VINELAND AVE

Norma Isahakian, Exec. Dir.
Bureau of Street Lighting
Attn: Prop. 218 Section
1149 S. Broadway, 2nd Fl.
Los Angeles CA 90015

PROJ ID / Elect. No.: 4958
COUNCIL FILE No.: 19-0900-S81
Engineer: Chris Enriquez

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

Mailing Date: 08/29/19
P.W. Hearing Date: 09/09/19
Council Hearing Date: 10/15/19

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

Councilmember Paul Krekorian Councilmember David E. Ryu
2nd District 4th District
Room 435, City Hall Room 435, City Hall
Stop 202 Stop 206

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15240-001	2423-009-046	RICHARD SAYEGH C/O SPORTS CHIROPRACTIC CENTER	131 E HUNTINGTON DR ARCADIA, CA 91006	\$797.98
2.	15240-002	2423-009-048	CONRAD W AND LAURA L DENKE TRUST, ET AL	2247 15TH AVE W SEATTLE, WA 98119	\$725.44
3.	15240-003	2423-009-049	MCDONALDS CORP	PO BOX 66207 CHICAGO, IL 60666	\$797.98
4.	15240-004	2423-009-070	SREG LLC	9735 WILSHIRE BLVD, STE 416 BEVERLY HILLS, CA 90212	\$1,088.16
5.	15240-005	2423-009-033	ARA POLADIAN AND SHAKEH POLADIAN	10876 RIVERSIDE DR NORTH HOLLYWOOD, CA 91602	\$226.70
6.	15240-006	2423-009-015	WILLIAM R WEISSMAN TRUST, ET AL	10902 RIVERSIDE DR NORTH HOLLYWOOD, CA 91602	\$226.70
7.	15240-007	2423-009-016	GGAG INVESTMENTS LLC	1530 PRINCESS DR GLENDALE, CA 91207	\$226.70
8.	15240-008	2423-009-017	TITI SUSOMBOON	15907 THOMPSON RANCH DR CANYON COUNTRY, CA 91387	\$226.70
9.	15240-009	2423-009-018	JACK A AND ARLENE D MAR	1016 S MONTEZUMA WAY WEST COVINA, CA 91791	\$226.70
10.	15240-010	2423-009-019	RODICA S GRASU	18516 MARBLEHEAD WAY TARZANA, CA 91356	\$226.70
11.	15240-011	2423-009-020	HACK INVESTMENTS LLC	4606 LANKERSHIM BLVD NORTH HOLLYWOOD, CA 91602	\$226.70
12.	15240-012	2423-009-021	HACK INVESTMENTS LLC	4606 LANKERSHIM BLVD NORTH HOLLYWOOD, CA 91602	\$226.70
13.	15240-013	2423-009-022	HACK INVESTMENTS LLC	4606 LANKERSHIM BLVD NORTH HOLLYWOOD, CA 91602	\$226.70
14.	15240-014	2423-009-023	HACK INVESTMENTS LLC	4606 LANKERSHIM BLVD NORTH HOLLYWOOD, CA 91602	\$226.70
15.	15240-015	2423-009-068	LOODVIK AND VIOLET PEERALI TRUST, ET AL	24321 LONG VALLEY RD HIDDEN HILLS, CA 91302	\$398.99
16.	15241-001	2423-011-028	ROBERT YOOHANNA CO TRUST, ET AL	1963 DEERMONT RD GLENDALE, CA 91207	\$362.72
17.	15241-002	2423-011-032	BIENENFELD, JOSHUA D ET AL	11122 RIVERSIDE DR 101 NORTH HOLLYWOOD, CA 91602	\$60.45
18.	15241-002	2423-011-033	MILES, MICHAEL W AND JULIAN	11122 RIVERSIDE DR UNIT102 TOLUCA LAKE, CA 91602	\$60.45
19.	15241-002	2423-011-034	WALSTEN, JONATHAN AND JESSIKA	11122 RIVERSIDE DR UNIT103 NORTH HOLLYWOOD, CA 91602	\$60.45
20.	15241-002	2423-011-035	PESTRIDGE, JAMES	11122 RIVERSIDE DR UNIT104 NORTH HOLLYWOOD, CA 91602	\$60.45

21.	15241-002	2423-011-036	CAO, HAN	11122 RIVERSIDE DR UNIT105 NORTH HOLLYWOOD, CA 91602	\$60.45
22.	15241-002	2423-011-037	GIESE, FREDERICK P TR	11122 RIVERSIDE DR UNIT106 NORTH HOLLYWOOD, CA 91602	\$60.45
23.	15241-003	2423-011-046	PALERMO VILLAS LLC C/O AFCO DEVELOPMENT CO	7015 VALJEAN AVE VAN NUYS, CA 91406	\$1,450.88
24.	15241-004	2423-011-038	HOVHANNISYAN, VARDANUSH	11050 RIVERSIDE DR UNIT 101 NORTH HOLLYWOOD, CA 91602	\$60.45
25.	15241-004	2423-011-039	HILL, STACEY AND SAMBAS, NICOLE	11050 RIVERSIDE DR UNIT 102 TOLUCA LAKE, CA 91602	\$60.45
26.	15241-004	2423-011-040	BERAN, MATTHEW M	11050 RIVERSIDE DR UNIT 103 NORTH HOLLYWOOD, CA 91602	\$60.45
27.	15241-004	2423-011-041	SCHILLACE, LOUIS E ET AL	11050 RIVERSIDE DR UNIT 104 TOLUCA LAKE, CA 91602	\$60.45
28.	15241-004	2423-011-042	BERENDO PROPERTY LLC	135 S STATE COLLEGE BLVD STE 350 BREA, CA 92821	\$60.45
29.	15241-004	2423-011-043	CORTESE, DEBRA A	64 WENDT LN WAYNE, NJ 07470	\$60.45
30.	15241-005	2423-011-007	CORP OF THE PRESIDING BISHOP OF CHURCH OF CHRIST OF LDS	50 E NORTH TEMPLE SALT LAKE CITY, UT 84150	\$226.70
31.	15241-006	2423-011-027	CORP OF THE PRESIDING BISHOP OF CHURCH OF CHRIST OF LDS	50 E NORTH TEMPLE SALT LAKE CITY, UT 84150	\$897.73
32.	15241-007	2423-010-001	AILEEN NEITLICH TRUST, ET AL	81396 AVENIDA SOMBRA INDIO, CA 92203	\$102.02
33.	15241-008	2423-010-002	CARL CURTIS HOWARD JR TRUST, ET AL	11000 RIVERSIDE DR WEST TOLUCA LAKE, CA 91602	\$249.37
34.	15241-009	2421-028-008	HP MANAGEMENT LLC	3943 ARCHDALE RD ENCINO, CA 91436	\$209.47
35.	15241-010	2421-028-009	LORENA LEWBEL	387 GENIAL CT SIMI VALLEY, CA 93065	\$190.43
36.	15241-011	2421-028-010	BENJAMIN U AND ESTELA CASTRO TRUST, ET AL	1191 VISTA LOMAS LN CORONA, CA 92882	\$362.72
37.	15241-012	2421-028-011	BRUCE MONICAL	12933 CANTARA ST NORTH HOLLYWOOD, CA 91605	\$136.02
38.	15242-001	2353-028-071	JOYAN PROPERTIES LLC	13172 CORTINA TUSTIN, CA 92782	\$797.98
39.	15242-002	2353-028-002	RED DOOR PROPERTIES LLC	1422 MONCADO DR GLENDALE, CA 91207	\$204.03
40.	15242-003	2353-028-003	GISELE TUNE AND RICHCOR INVESTMENTS C/O COREY BROWN	3950 LAUREL CANYON BLVD, \$7410 STUDIO CITY, CA 91604	\$204.03
41.	15242-004	2353-028-024	MATTHEW W TEAL	11558 RIVERSIDE DR, APT 302 VALLEY VILLAGE, CA 91602	\$136.02
42.	15242-005	2353-028-026	ALICE L BENJAMIN	1325 RIVERSIDE DR TOLUCA LAKE, CA 91602	\$136.02
43.	15242-006	2353-028-027	DUWARD F INCH TRUST, ET AL	15001 42ND STREET WEST MILAN, IL 61264	\$136.02
44.	15242-007	2353-028-028	DUWARD F INCH TRUST, ET AL	11315 RIVERSIDE DR TOLUCA LAKE, CA 91602	\$102.02
45.	15242-008	2353-028-029	DIANE C MCQUEEN	11311 KLING ST TOLUCA LAKE, CA 91602	\$102.02
46.	15242-009	2353-033-001	TODD BONDY	11291 RIVERSIDE DR LOS ANGELES, CA 91602	\$136.02
47.	15242-010	2353-033-002	FRANCISCO E MACHADO	4311 COLDWATER CANYON AVE, APT 3 STUDIO CITY, CA 91604	\$190.43
48.	15242-011	2353-033-005	CODY AND BRITTANY MILLS	11271 RIVERSIDE DR NORTH HOLLYWOOD, CA 91602	\$255.04
49.	15242-012	2353-034-002	DEVINDER S MUDHAR CO TRUST, ET AL	16650 LASSEN ST NORTH HILLS, CA 91343	\$190.43
50.	15242-013	2353-034-028	AJR HOLDINGS 4 LLC C/O THE MANAGEMENT GROUP	8383 WILSHIRE BLVD, STE 400 BEVERLY HILLS, CA 90211	\$680.10

Total: \$14,259.17

END - THIS LIST IS SUBJECT TO CORRECTION

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). 186261 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 August 29, 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:

RIVERSIDE DRIVE AND VINELAND AVENUE

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
August 29, 2019.

Date


DEPUTY CITY CLERK

SAMPLE BALLOT

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "RIVERSIDE DR & VINELAND AVE"

PROPERTY OWNER :

VOTE HERE

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$797.98 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: 4958
City Parcel: 15240-001
County APN: 2423-009-046

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, October 15, 2019

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 4958
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:

RIVERSIDE DR & VINELAND AVE

NOTE: Ballots must be received by Tuesday, October 15, 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 8/13/2019 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 19-0900-S81. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Wednesday, October 9, 2019. 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Tuesday, October 15, 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):** \$797.98 for FY 2019-20. *
2. **Proposed Annual Assessment (Entire District):** \$14,259.17 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

SEE ATTACHED MAP

Questions?

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

PROPERTY and ASSESSMENT DETAILS

- Location:
- County APN: 2423-009-046
- Fiscal Year: 2019-20
- Acreage: .4900
- Land Use: COM
- Dwell Units: 0
- Current Assessment: \$570.67
- Proposed Assessment: \$797.98 *
(this equates to about \$66.50 per month)



* Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the 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

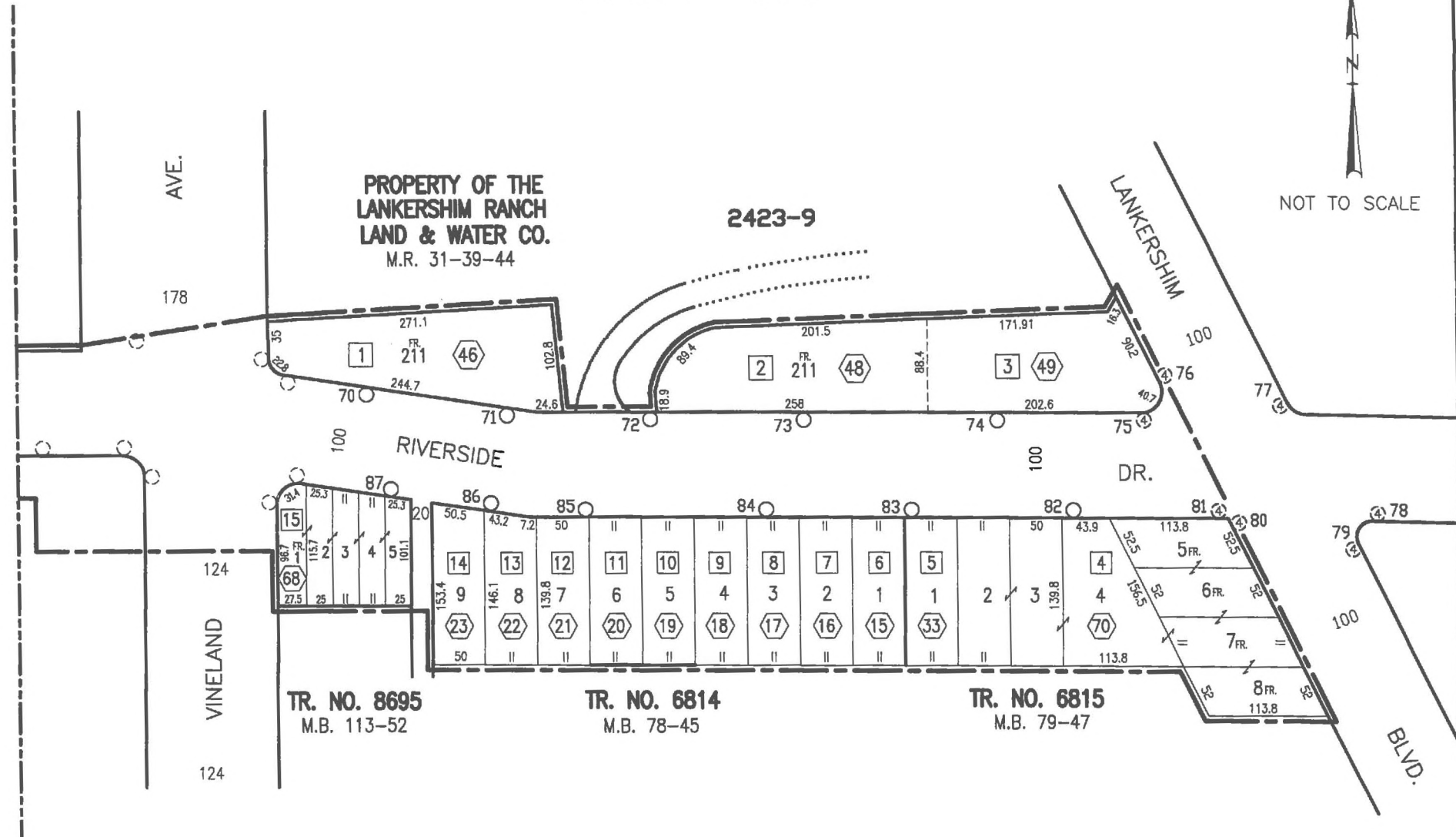
SAMPLE NOTICE

AREA MAP



NOT TO SCALE

A CONTINUED AT AA1 - SHEET NO.2 A1



LEGEND:

- MAINTENANCE DISTRICT BOUNDARY
- ① ② NEW STREETLIGHT
- EXISTING STREETLIGHT
- # CITY ASSESSMENT NUMBER
- Z LOT TIE

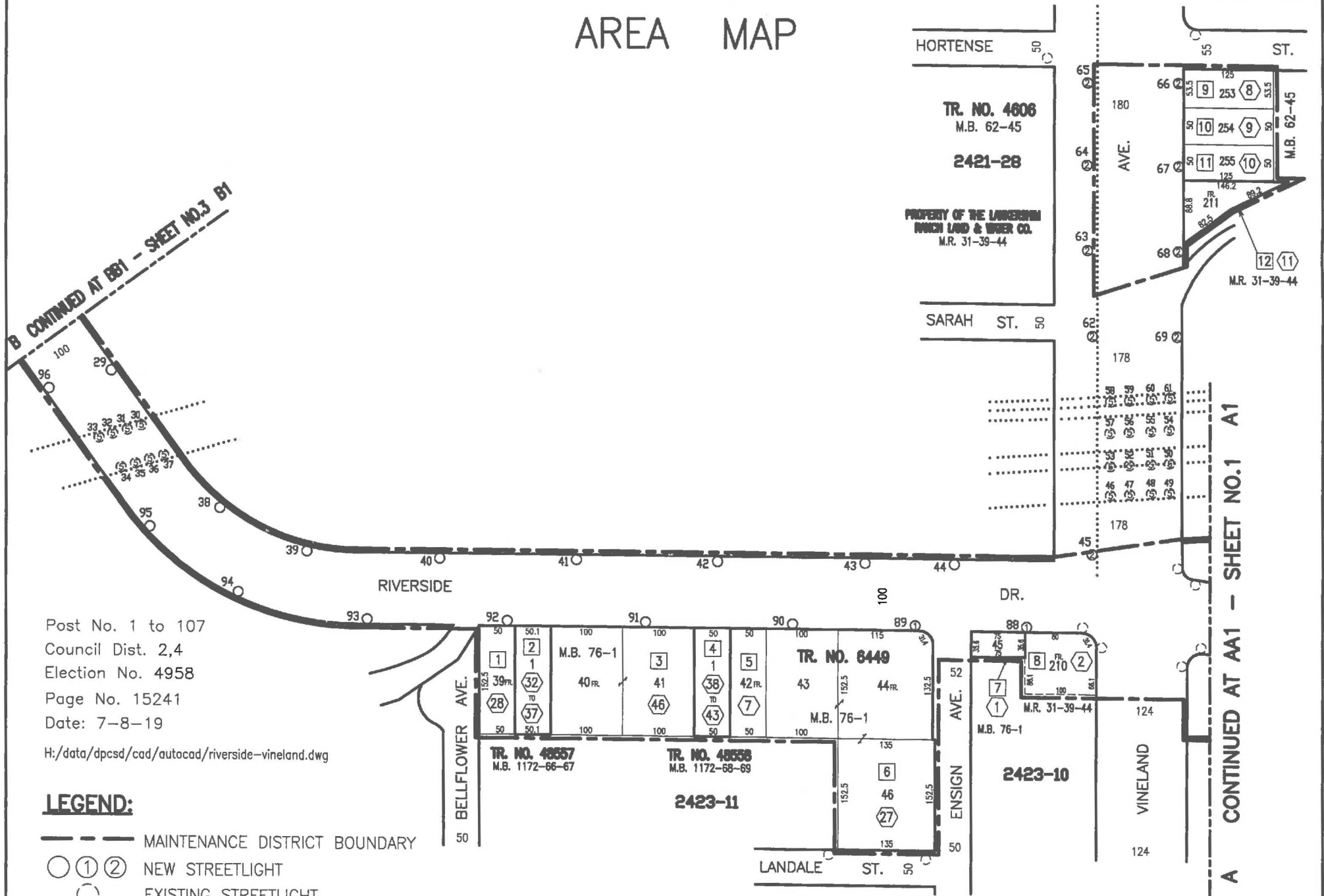
RIVERSIDE DR. & VINELAND AVE. L.D.

PREPARED BY BUREAU OF STREET LIGHTING

Post No. 1 to 107
 Council Dist. 2,4
 Election No. 4958
 Page No. 15240
 Date: 7-8-19

AREA MAP

B CONTINUED AT BB1 - SHEET NO.3 B1



A CONTINUED AT AA1 - SHEET NO.1 A1

Post No. 1 to 107
 Council Dist. 2,4
 Election No. 4958
 Page No. 15241
 Date: 7-8-19

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LEGEND:

- MAINTENANCE DISTRICT BOUNDARY
- ① ② NEW STREETLIGHT
- EXISTING STREETLIGHT
- # CITY ASSESSMENT NUMBER
- 7 LOT TIE

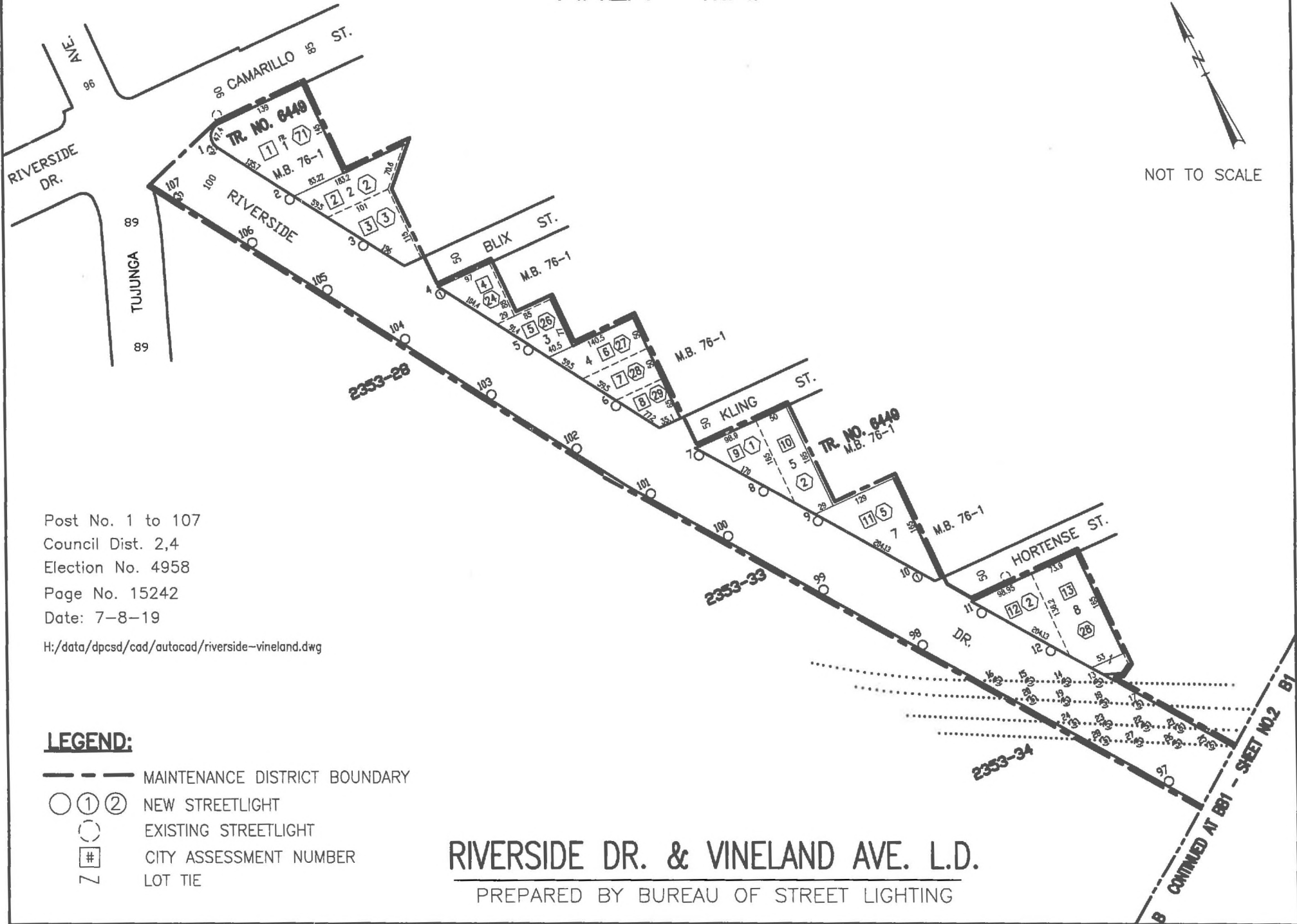
RIVERSIDE DR. & VINELAND AVE. L.D.

PREPARED BY BUREAU OF STREET LIGHTING

AREA MAP



NOT TO SCALE



Post No. 1 to 107
 Council Dist. 2,4
 Election No. 4958
 Page No. 15242
 Date: 7-8-19

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LEGEND:

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

RIVERSIDE DR. & VINELAND AVE. L.D.

PREPARED BY BUREAU OF STREET LIGHTING

B CONTINUED AT EB1 - SHEET NO.2 B1

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.

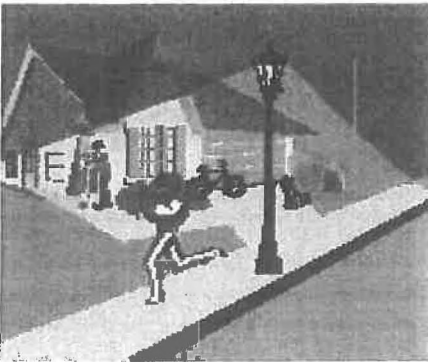
Street Lighting Operation and Maintenance Ballot

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.

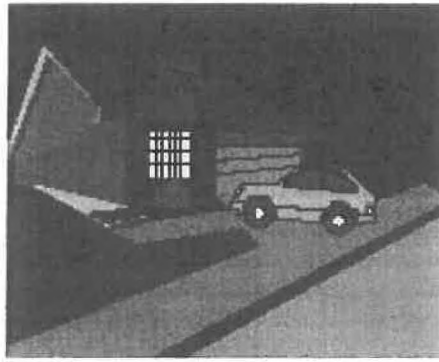
Please return your ballot!

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 install streetlights near your property.



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

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



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

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BALOTA DE ALUMBRADO PUBLICO FAVOR DE NO TIRAR A LA BASURA

Este paquete contiene una balota para determinar si un sistema de alumbrado público será instalado adyacente a su propiedad.

Para instalar un sistema de alumbrado público cerca de su propiedad, 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 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.

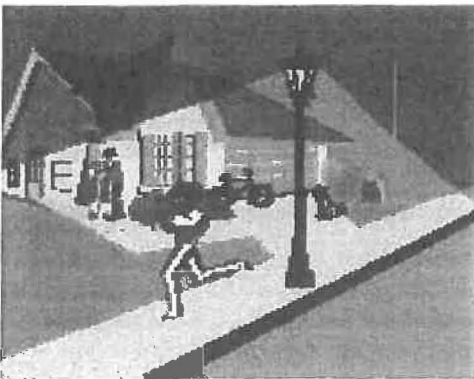
Balota para la Operación y Mantenimiento del Alumbrado Público

Esta balota es el documento 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.

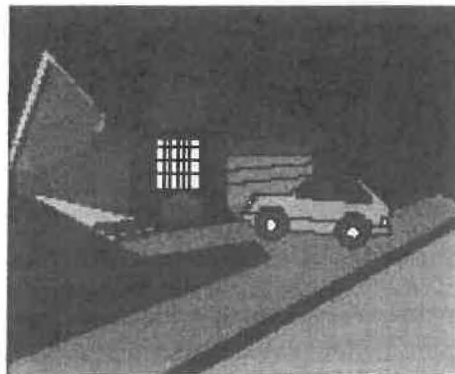
¡Favor de Regresar la Balota!

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.



✓ Una mayoría de votos
"SI", permitirá a la Ciudad
instalar alumbrado público
cerca de su propiedad.



✓ Una mayoría de votos
"NO", no requerirá a la
Ciudad instalar alumbrado
público adyacente a su
propiedad.

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



¿Preguntas? ¿No puede pagar?
Llame al 213 847-1500 o visite
la página de internet del Buró de
Alumbrado publico:
<http://www.lacity.org/BSL/index.html>