

## COLORADO BLVD. IMPROVEMENT NO.1

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

**PROJ ID / Elect. No.:** 4964  
**COUNCIL FILE No.:** 19-0900-S83

**Engineer:** Lang Dam

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

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 Jose Huizar  
 14th District  
 Room 465, City Hall  
 Stop 223

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15283-001	5682-009-009	WIMMER, GARY TR ET AL	2711 COLORADO BLVD LOS ANGELES, CA 90041	\$1,803.78
2.	15283-002	5682-010-027	MV PROPERTIES LLC	8548 UTICA AVE RANCHO CUCAMONGA, CA 91730	\$601.26
3.	15283-003	5682-010-014	DEARING, HENRY H CO TR	10020 NATIONAL BLVD # B LOS ANGELES, CA 90034	\$375.79
4.	15283-004	5682-010-013	BERMORA INVESTMENTS EAGLE LLC	PO BOX 5506 SHERMAN OAKS, CA 91413	\$375.79
5.	15283-005	5682-010-011	BERMORA INVESTMENTS EAGLE LLC	716 W BROADWAY GLENDALE, CA 91204	\$375.79
6.	15283-006	5682-002-026	CENTRO EAGLE ROCK LLC	2700 COLORADO BLVD LOS ANGELES, CA 90041	\$2,111.78
7.	15283-007	5682-002-024	CENTRO EAGLE ROCK LLC	2700 COLORADO BLVD EAGLE ROCK, CA 90041	\$3,316.75
8.	15284-001	5682-013-028	UNIVERSAL SAV AND LOAN ASSN	3455 S NOGALES ST 2 FLR WEST COVINA, CA 91792	\$601.26
9.	15284-002	5682-013-014	UNIVERSAL SQUARE	3455 S NOGALES ST 2 FLR WEST COVINA, CA 91792	\$375.79
10.	15284-003	5682-013-013	2135 FAIRPARK LP	8430 SANTA MONICA BLVD # 105 WEST HOLLYWOOD, CA 90069	\$281.84
11.	15284-004	5682-013-012	REYES, MARIA	2557 COLORADO BLVD LOS ANGELES, CA 90041	\$375.79
12.	15284-005	5682-013-011	BENOIT, LISLOTTE R CO TR	5322 STARDUST RD LA CANADA FLINTRIDGE, CA 91011	\$375.79
13.	15284-006	5682-014-029	CHETTY, RACHAMADUGU K CO TR	13367 CANYON RIDGE LN GRANADA HILLS, CA 91344	\$375.79
14.	15284-007	5682-014-013	SCARLET OAKS LLC	PO BOX 411604 EAGLE ROCK, CA 90041	\$601.26
15.	15284-008	5682-014-012	MARTIN, KEVIN AND ALICIA	3638 CALLE JAZMIN CALABASAS, CA 91302	\$375.79
16.	15284-009	5682-014-028	BOTSCH, WALTER W AND DIANE M TRS	2501 COLORADO BLVD LOS ANGELES, CA 90041	\$661.39
17.	15284-010	5682-018-028	L A COLORADO TERRACE LP	2455 COLORADO BLVD STE400 LOS ANGELES, CA 90041	\$1,984.16
18.	15284-011	5682-018-046	ALYANAKIAN, KURKEN	2455 COLORADO BLVD NO 400 LOS ANGELES, CA 90041	\$601.26
19.	15284-012	5682-018-011	WISSAM BARAKAT	PO BOX 70 TUJUNGA, CA 91043	\$75.16

20.	15284-013	5682-018-010	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD, #200 LOS ANGELES, CA 90026	\$281.84
21.	15284-015	5682-018-008	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$225.47
22.	15284-016	5682-018-003	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$281.84
23.	15284-017	5682-018-002	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$375.79
24.	15284-018	5682-018-021	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$601.26
25.	15284-019	5671-020-018	LEIMBERG, ERIC TR	2391 COLORADO BLVD LOS ANGELES, CA 90041	\$601.26
26.	15284-020	5671-020-017	ARARAT HOME OF LOS ANGELES INC	15105 MISSION HILLS RD MISSION HILLS, CA 91345	\$281.84
27.	15284-021	5671-020-029	ARARAT HOME OF LOS ANGELES INC	15105 MISSION HILLS RD MISSION HILLS, CA 91345	\$450.94
28.	15284-022	5671-020-001	MOON,SUNG AND SHIN S TRS	504 N SUNSET CANYON DR BURBANK, CA 91501	\$601.26
29.	15284-023	5671-020-002	HILDALE CAPITAL LLC	8322 BEVERLY BLVD STE 301 LOS ANGELES, CA 90048	\$248.91
30.	15284-024	5671-017-026	THOMAS, LEON AND KEGHOUHI TRS	801 MOORSIDE DR GLENDALE, CA 91207	\$375.79
31.	15284-025	5671-017-014	SISLIN, PAUL CO TR	PO BOX 39817 LOS ANGELES, CA 90039	\$375.79
32.	15284-026	5682-026-034	CENTRO EAGLE ROCK LLC	2700 COLORADO BLVD EAGLE ROCK, CA 90041	\$1,984.16
33.	15284-027	5682-026-033	COLORADO EQUITIES LLC	8322 BEVERLY BLVD STE 301 LOS ANGELES, CA 90048	\$1,202.52
34.	15284-028	5682-025-022	SAUCEDO, AGUSTIN AND MARIA TRS	4545 STANTON DR LOS ANGELES, CA 90065	\$375.79
35.	15284-029	5682-025-006	HENKENS, JAMES M AND MINNIE TRS	2324 HOLLISTER TER GLENDALE, CA 91206	\$225.47
36.	15284-030	5682-025-005	CO, EDUARDO	2478 COLORADO BLVD LOS ANGELES, CA 90041	\$255.29
37.	15284-031	5682-025-017	WEISWASSER, DAVID TR	22231 MULHOLLAND HWY NO 101 CALABASAS, CA 91302	\$1,127.36
38.	15284-032	5682-025-018	MONTANARO, CIRO TR	4440 LA CRESCENTA AVE LA CRESCENTA, CA 91214	\$150.32
39.	15284-033	5682-019-017	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$901.89
40.	15284-034	5682-019-003	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$281.84
41.	15284-035	5682-019-004	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$375.79
42.	15284-036	5682-019-005	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	1910 W SUNSET BLVD # 200 LOS ANGELES, CA 90026	\$375.79
43.	15284-037	5686-001-001	BREWER, EDDIE D ET AL	403 MALLARD ST FILLMORE, CA 93015	\$375.79
44.	15284-038	5686-001-026	KEVAL, MADHUBALA R TR	2378 COLORADO BLVD LOS ANGELES, CA 90041	\$601.26
45.	15284-039	5686-001-004	PARTNERS PREFERRED YIELD II INC	PO BOX 25025 GLENDALE, CA 91201	\$150.32
46.	15284-040	5686-001-005	PARTNERS PREFERRED YIELD II INC	PO BOX 25025 GLENDALE, CA 91201	\$150.32
47.	15284-041	5686-001-006	MCELDOWNEY, ELTON D DECD EST OF	5210 ELLENWOOD PL LOS ANGELES, CA 90041	\$331.88
48.	15284-042	5686-001-007	HOSODA, HIROKO TR	2352 COLORADO BLVD LOS ANGELES, CA 90041	\$281.84
49.	15284-043	5686-001-029	HOSODA,HIROKO C TR	2358 COLORADO BLVD LOS ANGELES, CA 90041	\$375.79
50.	15284-044	5686-001-028	ARMENIAN GENERAL ATHLETIC AND SCOUTS INC	2324 COLORADO BLVD LOS ANGELES, CA 90041	\$601.26
51.	15284-045	5686-001-024	YEH, JUI CHUNG AND CHEN CHIN TRS	2300 COLORADO BLVD LOS ANGELES, CA 90041	\$1,803.78
52.	15284-046	5686-001-016	BARBA, JOHN	2270 COLORADO BLVD LOS ANGELES, CA 90041	\$375.79
53.	15285-001	5671-016-025	BANK OF AMERICA	101 N TRYON ST CHARLOTTE, NC 28255	\$1,202.52
54.	15285-002	5671-016-001	JOVENSONS LLC	2251 COLORADO BLVD LOS ANGELES, CA 90041	\$375.79
55.	15285-003	5671-013-900	L A CITY - GSD / LIBRARY DEPT (EAGLE ROCK CENTER)	111 E 1ST STREET, RM 201 LOS ANGELES, CA 90012	\$601.26

56.	15285-004	5671-013-003	KHOUREIS, ABRAHAM TR	PO BOX 10735 GLENDALE, CA 91209	\$375.79
57.	15285-005	5671-013-025	EIC ENTERPRISES LLC	1380 DOVERWOOD DR GLENDALE, CA 91207	\$797.37
58.	15285-006	5686-002-001	CARTAYA, CARMEN TR	2270 COLORADO BLVD LOS ANGELES, CA 90041	\$375.79
59.	15285-007	5686-002-027	2256 COLORADO BOULEVARD LLC	213 N ORANGE ST STE A GLENDALE, CA 91203	\$1,202.52
60.	15285-008	5686-002-025	TIGER 8 EAGLE ROCK DEV LLC	88 E BAY STATE ST UNIT 1-0 ALHAMBRA, CA 91801	\$2,078.58
61.	15285-009	5686-002-005	YEE, CHUN K AND ANITA	2541 N ORCHARD DR BURBANK, CA 91504	\$225.47
62.	15285-010	5686-002-006	YEE, CHUN K AND ANITA	2541 N ORCHARD DR BURBANK, CA 91504	\$274.10

**Total: \$40,161.65**

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). 186263 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:

COLORADO BOULEVARD IMPROVEMENT 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

August 29, 2019.

Date

  
DEPUTY CITY CLERK



# SAMPLE BALLOT

## OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "COLORADO BLVD. IMPROVEMENT 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 \$1,803.78 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: 4964  
City Parcel: 15283-001  
County APN: 5682-009-009

*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. # 4964  
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:

### COLORADO BLVD. IMPROVEMENT NO.1

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 08/13/19 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 19-0900-S83. 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):** \$1,803.78 for FY 2019-20. \*
2. **Proposed Annual Assessment (Entire District):** \$40,161.65 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](http://www.lacity.org/bsl)

# SEE ATTACHED MAP

### Questions?

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

### PROPERTY and ASSESSMENT DETAILS

- Location:
- County APN: 5682-009-009
- Fiscal Year: 2019-20
- Acreage: 1.2250
- Land Use: COM
- Dwell Units: 0
- Current Assessment: \$475.15
- Proposed Assessment: \$1,803.78 \*  
(this equates to about \$150.32 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

**SAMPLE NOTICE**

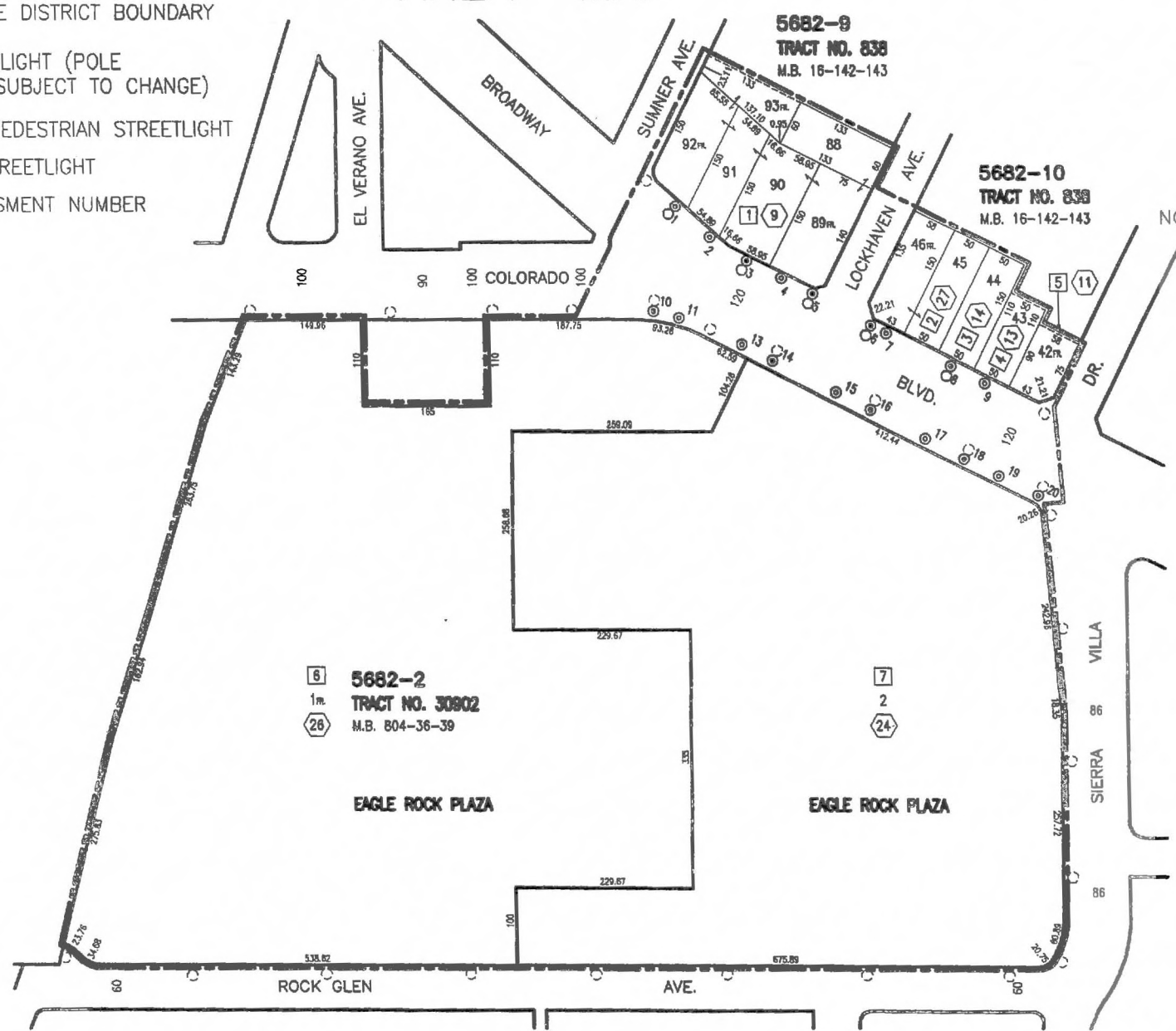
# AREA MAP

## LEGEND:

-  MAINTENANCE DISTRICT BOUNDARY
-  NEW STREETLIGHT (POLE LOCATIONS SUBJECT TO CHANGE)
-  ATTACHED PEDESTRIAN STREETLIGHT
-  EXISTING STREETLIGHT
-  CITY ASSESSMENT NUMBER
-  LOT TIE



NOT TO SCALE



Post No. 1-11  
 Post No. 13-20  
 Council Dist. 14  
 Election No. 4964  
 Page No. 15283  
 Date: 6-20-19

## COLORADO BLVD. IMPROVEMENT NO.1 L.D.

PREPARED BY BUREAU OF STREET LIGHTING



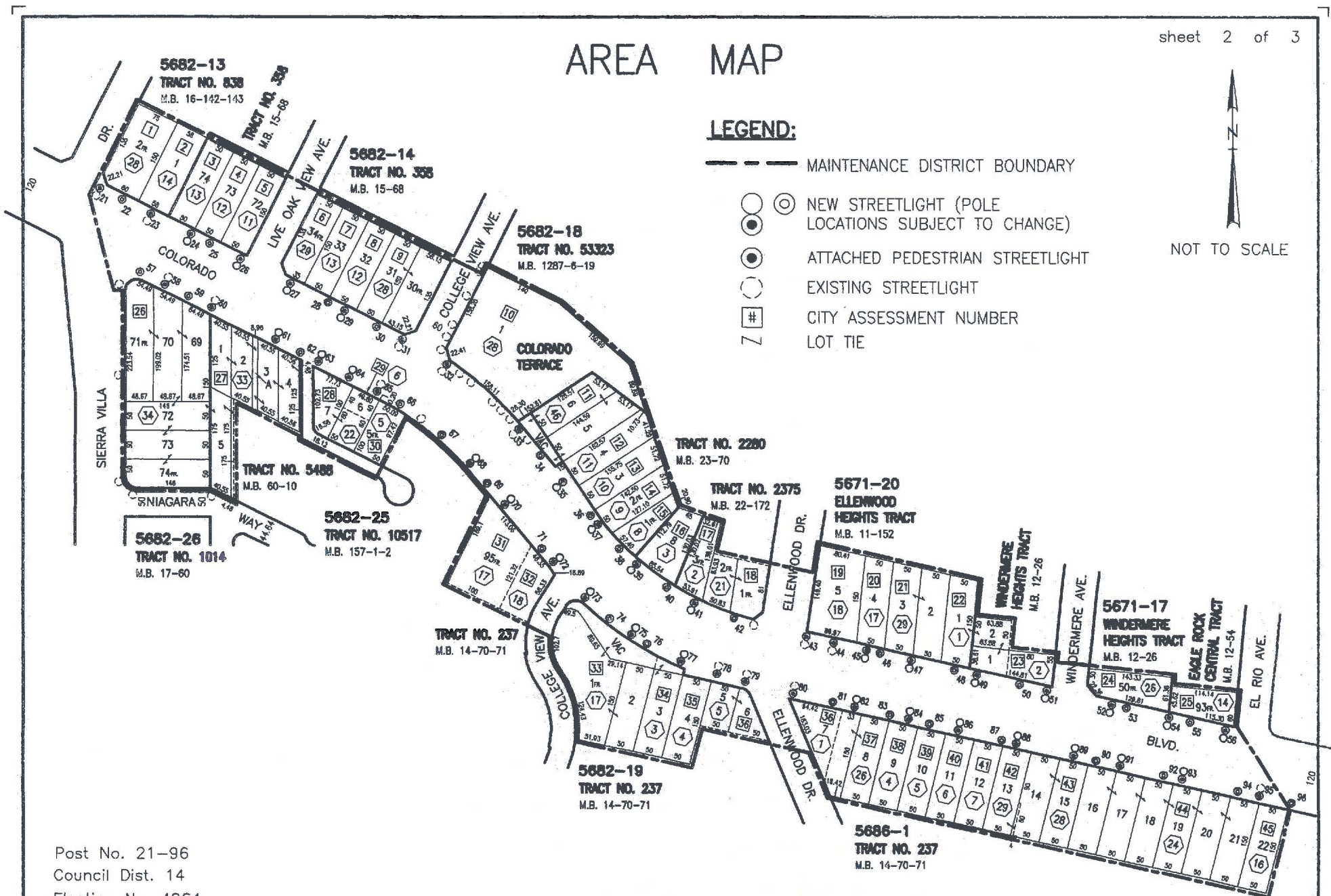
# AREA MAP

## LEGEND:

- MAINTENANCE DISTRICT BOUNDARY
- ⊙ NEW STREETLIGHT (POLE LOCATIONS SUBJECT TO CHANGE)
- ATTACHED PEDESTRIAN STREETLIGHT
- EXISTING STREETLIGHT
- # CITY ASSESSMENT NUMBER
- Z LOT TIE



NOT TO SCALE



Post No. 21-96  
 Council Dist. 14  
 Election No. 4964  
 Page No. 15284  
 Date: 6-20-19

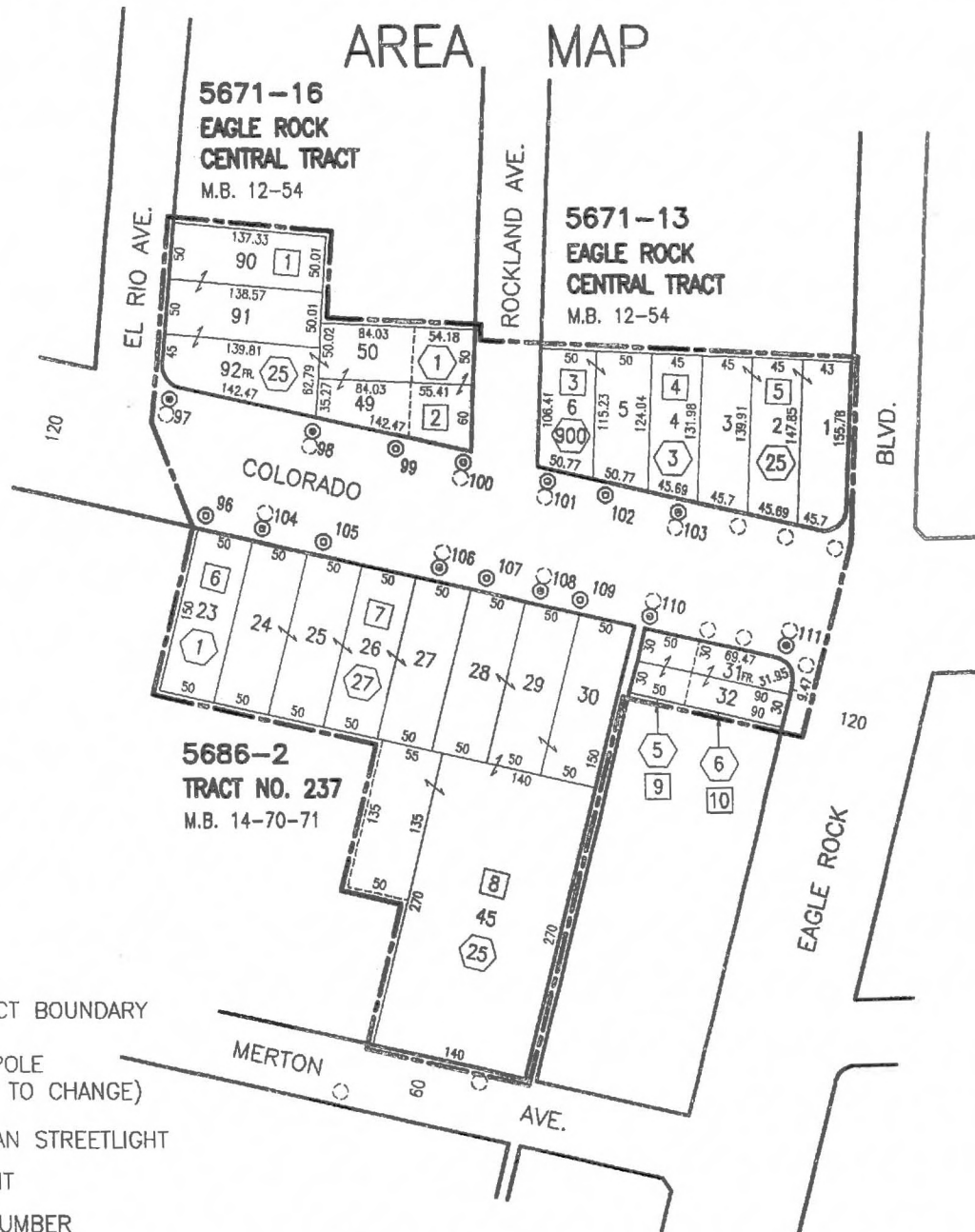
## COLORADO BLVD. IMPROVEMENT NO.1 L.D.

PREPARED BY BUREAU OF STREET LIGHTING

# AREA MAP



NOT TO SCALE



**LEGEND:**

--- MAINTENANCE DISTRICT BOUNDARY

⊙ NEW STREETLIGHT (POLE LOCATIONS SUBJECT TO CHANGE)

⊙ ATTACHED PEDESTRIAN STREETLIGHT

○ EXISTING STREETLIGHT

☐# CITY ASSESSMENT NUMBER

Z LOT TIE

## COLORADO BLVD. IMPROVEMENT NO.1 L.D.

PREPARED BY BUREAU OF STREET LIGHTING

Post No. 96-111  
 Council Dist. 14  
 Election No. 4964  
 Page No. 15285  
 Date: 6-20-19

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.

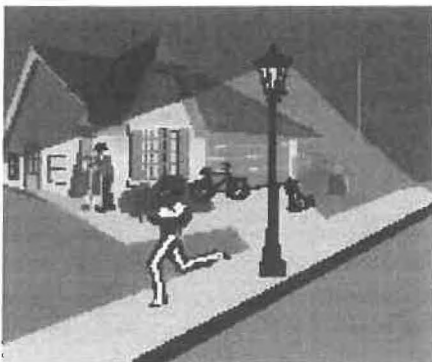
### Street Lighting Operation and Maintenance Ballot

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.

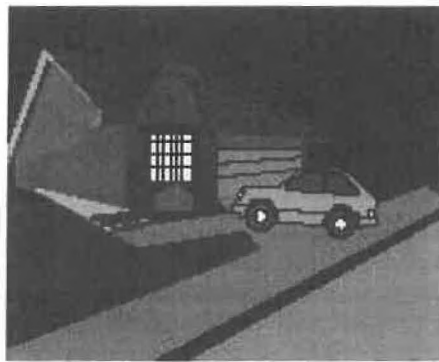
**Please return your ballot!**

### 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>

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.



# 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.

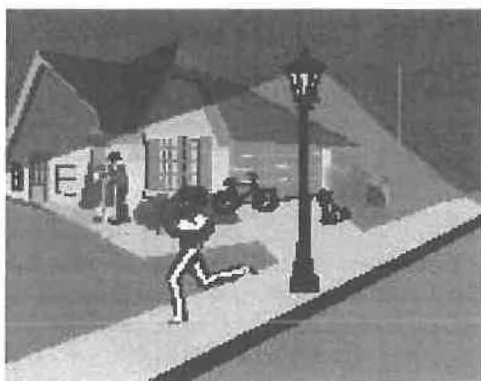
## Balota para la Operación y Mantenimiento del Alumbrado Público

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.

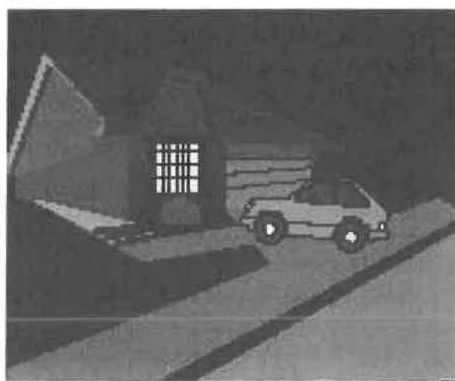
**¡Favor de Regresar la Balota!**

## 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>