

**DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET LIGHTING**

**DATE** JUL 03 2019

**C.D. 14**

Honorable City Council  
of the City of Los Angeles

**COLORADO BOULEVARD IMPROVEMENT NO.2  
STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

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This report submits the proposed Ordinance of Intention to institute maintenance assessment proceedings for the above street lighting project.

**RECOMMENDATIONS**

1. Council adopt this report and the Ordinance of Intention, and that the proceedings be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution). This includes Council holding a Public Hearing for the proposed District Diagram with City page numbers 15286 & 15287.
2. Upon Council adoption of the Ordinance of Intention, the Bureau of Street Lighting be instructed to: Mail notices of the assessment ballot proceedings, and Mail assessment ballots (as required by Prop. 218) to the property owners in the lighting district.
3. Upon completion of Item 2 above, the City Clerk be instructed to conduct the assessment ballot proceedings (i.e. count, certify, and report the results of the assessment ballot proceedings to the Council).
4. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to, or in excess of weighted "NO" votes, the Council shall deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If the weighted "NO" votes are in excess of weighted "YES" votes, Council will abandon the lighting district and proceedings in accordance with Proposition 218; and the affected street lighting system shall be removed from service or not be constructed.
5. A copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

The passage of Proposition 218 on November 5, 1996, requires a vote of the property owners prior to Council confirming and levying the assessments for maintenance. Upon adoption of the transmitted Ordinance of Intention, the Council shall set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by the Board of Public Works will be scheduled at least one week prior to the date of the public hearing for the City Council to review and resolve any appeals concerning the proposed maintenance assessments – as specified in the Engineer's Report. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments. If levied, the administration of this district may be combined with that of another district or districts in the future as provided in the Ordinance of Intention. Protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a weighted majority vote against the assessment is binding.

The assessments to be levied to pay for the cost and expenses of the work or improvements in the proposed COLORADO BOULEVARD IMPROVEMENT NO.2 Street Lighting Maintenance Assessment District (or Sidewalk Maintenance Assessment District) fall within the (e)7 exemption of Prop 26. As set forth in the accompanying Ordinance of Intention, said assessments will be imposed in accordance with the provisions of Article XIID of the California Constitution.

In accordance with Council Policy adopted on December 11, 1998, the Bureau of Street Lighting will cast ballots in favor of the assessments for all Council controlled public properties in the district.

### **SUMMARY**

TOTAL STREETLIGHTS:	<b>114</b>
AFFECTED PARCELS:	<b>79</b>
TOTAL ASSESSMENTS:	<b>\$ 40,886.95</b>
TAX YEAR:	<b>2019/2020</b>
TYPE OF PROJECT:	<b>PROPOSED CITY OF LOS ANGELES PROJECT</b>

### **TRANSMITTALS**

1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Engineer's Report as required by Proposition 218.
3. Proposed assessment roll.
4. Diagram delineating those lands proposed to be assessed.

Report prepared by:  
Assessment Engineering Division  
Proposition 218 Compliance Section  
L. Dam, Street Lighting Engineering Associate II  
Ruben Flamenco, P.E., Division Manager

Respectfully submitted,

*Ruben Flamenco for*  
Norma Isahakian, Executive Director  
Bureau of Street Lighting

**ORDINANCE NO. \_\_\_\_\_**

An Ordinance of Intention to order the necessary street lighting systems to be operated, maintained, and repaired, including furnishing electric energy, for the Fiscal Year of 2019-2020, for the lighting of that district designated as the **COLORADO BOULEVARD IMPROVEMENT NO.2 LIGHTING DISTRICT** pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. The public interest and convenience require, and it is the intention of the Council of the City of Los Angeles to order the following improvement to be made:

That the necessary street lighting equipment be operated, maintained and repaired and that electric energy be furnished for the Fiscal Year of 2019-2020, for the lighting of:

**COLORADO BOULEVARD,**

From the intersection of Eagle Rock Boulevard to the intersection of Townsend Avenue,

in the City of Los Angeles (see Plan for details). The street or portions of streets to be improved, and the district to be assessed to pay the costs and expenses of the improvement, shall be known for all proceedings hereunder as:

**COLORADO BOULEVARD IMPROVEMENT NO.2 LIGHTING DISTRICT**

Sec. 2. All of this work shall be done in accordance with the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, approved by the City Council and on file in the office of the City Clerk. Reference to the report is hereby made for a full and detailed description of the proposed improvement and of the assessments to be levied.

Sec. 3. The Council hereby makes all the costs and expenses of the improvements, including incidental expenses, chargeable upon the district to be benefited, with no additional portion of the costs to be paid out of the City Treasury. District parcels shall be assessed pursuant to the Engineer's Report prepared and approved by the Bureau of Street Lighting.

Sec. 4. The Council hereby determines and declares that the district, which receives special benefit from the improvements, and is to be assessed to pay the costs and expenses of the improvements, is described by the diagram with City page numbers 15286 & 15287 and accompanying assessment roll included by reference in the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, which diagram indicates by a boundary line the extent of the territory included within the assessment district. Reference is hereby made to the report and diagram for a full and complete description of the district, which diagram shall govern for all details as to its extent.

Sec. 5. That the proceedings for the improvements shall be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

Sec. 6. The Board of Public Works shall prepare and mail notices and ballots of the improvements to each property owner affected by the assessment, and have the notices to be published in newspapers of general circulation published and distributed in the several areas of the City in the manner and form and within the time required by law.

Sec. 7. The City Clerk shall conduct an assessment ballot proceeding for this lighting district, as required by Proposition 218 (Article XIII D of the California Constitution). The Clerk shall count, certify, and report the results to the Council. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property due to the improvement. If the count of the weighted "yes" votes is equal to or greater than the "no" votes, the Council shall impose the proposed assessment, contingent upon the construction of the specified lighting system. If the count of the weighted "no" votes are greater than the "yes" votes, the Council shall not impose the proposed assessment and the specified lighting system shall be removed from service or not constructed.



Sec. 8. The proposed street lighting maintenance assessments referenced here are intended to be in addition to or in replacement of the existing assessment, as specified in the Engineer's Report. Where the proposed assessment is to be in addition to the existing assessment, whether the proposed assessment is levied or abandoned, the existing assessment shall not be affected. Where the proposed assessment is to be in replacement of the existing assessment, if the proposed assessment is not levied, the existing assessment shall not be affected.

Sec. 9. For each year following the first year of the assessment, the amounts of the assessments designated in the assessment roll 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 (January 1- December 31) just prior to the assessment period affected (July 1-June 30).

Sec. 10. The administration of this district may be combined, without further notice or ballot, with the administration of any other district or districts, for which authority for the administrative combination is provided in the establishing ordinance. These combined districts, for all administrative purposes including but not limited to, assessment, diagram, revenue and expenditures, notice and balloting, may be treated as a single district.

Sec. 11. Notwithstanding that the assessments specified in the assessment roll are imposed for the 2019/20 fiscal year, only if the street lighting system is energized on or before July 1, 2019, shall those assessments be transferred to the 2019/20 property tax rolls and collected. If the system is not energized on or before that date, the assessments approved here, may be levied in the fiscal year following the year in which the system is energized, without further notice or ballot.

Sec. 12. The City Council shall hold a public hearing on \_\_\_\_\_ at 10:00 a.m. in the Council Chamber on the third floor of City Hall on the proposed improvement and assessment. Any person objecting to their assessment may file a written protest or appeal with the City Clerk at any time prior to the hearing by the City Council. Any person may also present written or oral comments at the City Council hearing on this matter. The protest must contain a description of the property in which each signer owns an interest, sufficient to identify the property, and be delivered to the City Clerk, and no other protests than those presented within the time specified will be considered.

Ballots are due to the City Clerk at any time prior to the close of the public hearing on the proposed improvement and assessment. The City Clerk shall prepare a report of the assessment ballot proceeding results to the City Council.

Sec. 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
CHRISTY NUMANO-HIURA  
Deputy City Attorney

Date 5-24-19

File No. \_\_\_\_\_

Word File: L:\\$PROP218\Ordinance - Intention\OI - Colorado Blvd Improvement #2 (LD).docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_

**ENGINEER'S REPORT**  
**FOR THE**  
**CITY OF LOS ANGELES**  
**BUREAU OF STREET LIGHTING**



REGARDING STREET LIGHTING MAINTENANCE ASSESSMENTS IN THE  
**COLORADO BOULEVARD IMPROVEMENT NO.2**  
LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED **May 21, 2019**

**Project ID No. 4965**

**Transmittal No. 2 to the Report of the Board of Public Works**

**CITY OF LOS ANGELES  
BUREAU OF STREET LIGHTING**

**ENGINEER'S REPORT**

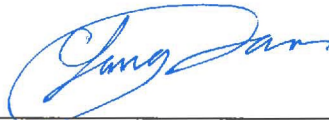
**Subject:** Description of how the City finances the cost of street lighting operation and maintenance, how these assessments were calculated, and how this complies with Section 4 of Proposition 218, Article XIII D of the California Constitution, in regards to the subject street lighting maintenance assessment district(s).

**Abstract:** The Bureau of Street Lighting, for the Board of Public Works, administers and operates the street lighting system of the City. This includes managing the financing of the system. By Council Policy, about 80% of the streetlights are financed through street lighting maintenance assessments to benefiting properties, and the rest through the LADWP.

Proposition 218, section 4 (b), requires that "...All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California..." It further requires in section 4 (f) that "...in any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question..."

The purpose of this report is to respond to the specific requirements of Proposition 218 and State law, for the subject street lighting maintenance assessment district(s) – Diagram with City page numbers 15286 & 15287

**Prepared by:**



Lang Dam, St. Ltg. Engrg. Associate II,  
Prop. 218 Compliance Section

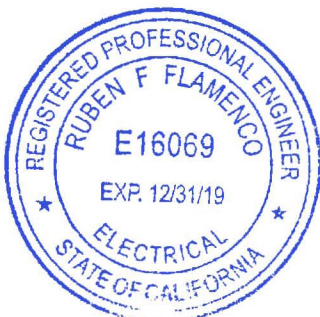
**Approved by:**



Ruben Flamenco, P.E., Division Manager,  
Street Lighting Assessment Division, Bureau of Street Lighting

R.E. NO. E16069

Date 5/21/19



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### Refer to the Report of the Board of Public Works For The Following Transmittals

1. Ordinance(s) of Intention for the Proposed Assessment District(s)
2. Assessment Diagram(s) for the Proposed Assessment District(s) – City page numbers 15286 & 15287
3. Assessment Roll(s) for the Proposed Assessment District(s)

## **SUMMARY**

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This engineer's report will explain the methodology for the calculation of the street lighting operation and maintenance assessments, the City's policy between special and general benefit and information about the subject project.

## **STREET LIGHTING TYPES AND FINANCING**

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There are three types of street lighting in the City of Los Angeles, each with different purposes, physical characteristics and financing modes. The following is a brief description of each:

- A. SPECIAL BENEFIT** is the direct street lighting benefit to a property, and to its owner or users, based on the existence of the nearby street lighting systems that is designed to illuminate the roadway and sidewalk adjacent to the specific property at night. When there is a single streetlight in front of or near the property in question, there is special benefit to the extent that the roadway and sidewalk are illuminated, notwithstanding that the street lighting system for the block is incomplete. Proposition 218 allows the assessment of properties which receive special benefit, to the extent that the assessment is not greater than the reasonable cost of the proportional special benefit conferred on those parcels.

Special Benefit street light systems are permanent streetlight systems designed to meet City standards of illumination which provide special benefit to nearby properties. These are generally systems with steel or concrete poles, underground wiring, intended to be part of a complete system providing a designed level of illumination and uniformity on the roadway and sidewalk areas. These systems are generally installed through either, assessments to nearby benefiting properties, grants or through requirements on private developments, and are owned by the Department of Public Works. The financing of their entire costs of operation and maintenance is through the annual assessment of nearby properties that are determined to receive special benefit. All general benefits, if any, to the surrounding community and public in general from these special benefit streetlight systems are intangible and are not quantifiable.



**B. GENERAL BENEFIT** is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from the improvements, activities or services to be provided by the assessment levy. These benefits include the benefit from street lighting systems for locations that do not benefit specific properties, as well as interim lighting for minimal traffic safety on wooden power poles and permanent lighting at intersections with mast arm or traffic vehicular heads. Any special benefit from these lights will be intangible and not quantifiable in relation to their General Benefit use. Proposition 218 requires the City to finance general benefit costs from other than property assessments. These costs are financed from public funds.

General Benefit lighting systems are permanent street light system and which illuminate vehicular and pedestrian bridges and tunnels; intersections with mast arm or traffic vehicular heads; and other locations where there are no adjacent or nearby properties which receive direct, special benefit. These are part of a complete system for the structure, or street, providing a designed level of illumination and uniformity on the roadway and sidewalk areas. The financing of their entire costs of operation and maintenance is through public funds and/or Department of Water and Power funds. These systems are generally installed with public funding, and owned by the Department of Public Works.

**C. UTILITARIAN LIGHTING** is a general benefit type of street lighting that is installed, operated and maintained by the Department of Water and Power. These lights are mounted on wooden power poles, and do not have a designed average level of uniformity or illumination. These lights are considered interim, minimal safety lighting for specific locations where there are no permanent street lighting systems. The costs of operation are financed through the Department of Water and Power. However, for "continuous utilitarian lighting" systems, or "continuous alley lighting", the lighting benefit associated with these systems exceeds standard lighting requirements, therefore these special systems are considered as systems with a special benefit component.

## HOW MAINTENANCE ASSESSMENTS ARE CALCULATED

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Based on Council Policy, Los Angeles Administrative Code, annual City Budgets, and assessment proceedings, assessments are for the total estimated amount of the cost of operation and maintenance.

**All costs of street lighting maintenance and operation for the subject lighting systems deemed as special benefit are to be assessed - none are to be financed with public funds.**

The total estimated amounts of revenues and operating costs for previously assessed parcels are shown in the annual reports for the Los Angeles City Street Lighting Maintenance Assessment District (LACL D). The assessment rates are based on these estimates, which rely on actual costs for previous years, and on historic relationships between the different rates.

Proper maintenance and operation of the streetlight infrastructure benefits all properties within the District by providing security, safety, and community character and vitality.

In addition, Proposition 218, the "Right to Vote on Taxes Act" which was approved on the November 1996 statewide ballot and added Article XIII D to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIII D 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.



## **METHODOLOGY**

The process of determining maintenance assessments for each parcel is based on evaluating three areas of calculation which are relative to the amount of special benefit received. These areas of calculation are: equivalent dwelling units (EDU), benefit zones (rates), and adjustment factors.

### **Assessment Calculation for a Parcel**

$$\text{Assessment Cost} = (\text{Equivalent Dwelling Units}) \times (\text{Benefit Zone Rate}) \times (\text{Adjustment Factor})$$

*Where, Adjustment Factor = (Benefit Factor) x (Partial Lighting Factor) x (Lot Shape Factor)*

The following section explains each area of calculation in more detail:

### **EQUIVALENT DWELLING UNITS**

The calculation will take into account the different land uses on the properties for comparative purposes. (E.g. A vacant property vs. a multiple family property vs. a commercial property.)

**The medium density single-family residential parcel has been selected as the basic unit for calculation of assessments;** therefore, the medium density single-family residential parcel is defined as one (1) Equivalent Dwelling Unit (EDU). The calculation methodology developed relates all other land uses, and their respective lot sizes, to the medium density single-family residential land use. The determination of the EDU takes into account two factors in relation to a SFR: land use, and the lot size.

Land Use of the parcel The EDU is adjusted in accordance with the land use of the property. The factor assigned is related to the approximate use or trips generated for a particular property type. For example, multiple family residences, with many dwelling units, will have more use of the property and of a street lighting system, compared to SFR. Similarly, vacant properties and agricultural properties of similar size, will have less use and benefit, compared to SFR. The land use adjustment determines the proportional special benefit that the parcel derives from the use of the street lighting system within the vicinity.

Size of the parcel One of the factors in determining the EDU of all properties is evaluating the size of a parcel compared to the average lot size of a medium density SFR. Based on an analysis of all of the properties within the City of Los Angeles, it has been determined that the average medium SFR lot size is approximately 7,000 to 8,000 sq. ft. From this same data, the EDU conversion factor is adjusted proportionally with respect to various land use distributions across eight lot size categories. They are: less than 0.1 acres, 0.1 to 0.2 acres, 0.2 to 0.4 acres, 0.4 to 0.8 acres, 0.8 to 1.5 acres, 1.5 to 3.0 acres, 3.0 to 6.0 acres, and greater than 6.0 acres.

Table 1, on the following page, summarizes the EDU conversion factors for various land uses and their respective lot sizes.

**TABLE 1 - EQUIVALENT DWELLING UNIT (EDU)**

LAND USE		ACREAGE								
		< 0.1	0.1-0.2	0.2-0.4	0.4-0.8	0.8-1.5	1.5-3.0	3.0-6.0	> 6.0	
<b>RESIDENTIAL</b>	<b>SINGLE FAMILY</b>	0.75	1	1.25	1.5	1.75	2	2.25	2.5	
	<b>MULTI-FAMILY</b> <small>APARTMENTS, CONDOS, PRIVATE COMMUNITIES</small>	2 - 4 units	1.5	1.75	3.25	5.5	8	11	14	18
		5 - 15 units	1.75	2	3.75	6.25	9	13	15	21
		16 - 25 units	2	2.5	4.5	7	10	15	17	25
		26 - 50 units	2.5	3	5	8	11.5	17	19	30
		> 50 units	3	4	6	9.5	13	19	25	40
<b>NON-RESIDENTIAL</b>	<b>COMMERCIAL INSTITUTION GOVERNMENT</b>	0.75	1.25	2	4	6	11.5	20	40	
	<b>INDUSTRIAL UTILITY</b>	0.5	1	1.25	2.25	4	7	10	25	
	<b>MOBILE HOME PARKS</b>	0.35	0.75	1	1.75	3	4.25	7.5	15	
	<b>VACANT AGRICULTURE</b>	0.25	0.5	0.75	1.25	1.75	3.5	4.5	8	

**RESIDENTIAL**

Residential properties include single family residential parcels and multiple family residential parcels.

- Single Family Residential (SFR) Parcels: All SFR parcels with lot sizes equal to 0.1 acre, and up to 0.2 acre, are considered medium density SFR, and are assigned the value of 1 equivalent dwelling unit (EDU).
- Multi-Family Residential (MFR) Parcels: The equivalencies of multi-residential land uses, such as apartments, condominiums, and private communities, are calculated based on their respective population densities (dwelling units to lot size), and their residential land uses as they relate to the medium-density SFR. These factors are derived from trip generation rates and estimated wastewater usage, which are both related to population density and usage.

**NON-RESIDENTIAL**

Non-residential properties include commercial, government, institutional (such as schools, churches and hospitals), industrial, utility, mobile homes, parks, vacant lots, and agricultural.

- Vacant and agricultural properties consist of parcels with few or no improved structures. Utilization of vacant property is significantly less than improved property, therefore receive substantially less lighting benefit.

**BENEFIT ZONES (RATES)**

Benefit Zones are used to differentiate between the different types of lighting services each parcel receives. These zones indicate the type of lighting system used (i.e. ornamental, modern, pedestrian, etc.), as well as the location where the lighting system will be installed (i.e. arterial, residential, etc.)

Each benefit zone will have a specific assessment rate associated with it. The rates associated with these zones have been set in accordance to the Bureau's current maintenance district. These rates include costs for energy, maintenance, administration and eventual replacement.

The assessment each parcel receives will be relative to the proportioned benefit received from each benefit zone. Parcel receiving benefit from multiple lighting systems, may be included in multiple benefit zones relative to the proportioned benefit.

Zones may be adjusted due to any identified general benefit component. For parcels on corners with more than one lit side, the parcel will be zoned per the side that the property takes access. We have determined that there are seven (7) different levels of benefit within the District, and these are distinguished by different zone designations. The zones identified below are assumed to utilize energy efficient lamps. Any request for lamps that are not energy efficient or require additional maintenance will need to be evaluated and the rate will need to be adjusted accordingly.

**TABLE 2 – BENEFIT ZONE SUMMARY**

<b>BENEFIT ZONE</b>	<b>DESCRIPTION</b>	<b>RATE</b>
<b>Zone 1</b>	This zone is an ornamental lighting system on residential streets. This lighting system generally is used to illuminate the roadway and sidewalk areas.	\$109.74
<b>Zone 2</b>	This zone is a modern lighting system on residential streets.	\$81.35
<b>Zone 3</b>	This zone is a modern lighting system on arterial streets.	\$181.36
<b>Zone 4</b>	This zone is applied to lighting systems that require additional maintenance or energy greater than standard energy efficient lamps.	\$28.71
<b>Zone 5</b>	This zone is for special stand alone pedestrian electroliers on arterial streets. The lighting system provides illumination for pedestrian use only. This zone would be in addition to zone's 1, 2, 3 or 4.	\$119.27
<b>Zone 6</b>	This zone is for special pedestrian systems that are attached to existing roadway electroliers. This zone would be in addition to zone's 1, 2, 3 or 4.	\$71.93
<b>Zone 7</b>	This zone is for continuous utilitarian alley lighting. This type of lighting consists of simple 100W HPS luminaires mounted to existing wooden power poles. Standard util lighting (general benefit) is spaced no closer than 300 feet to another existing street lighting source. Continuous utilitarian alley lighting (special benefit) exceeds this standard, and may be spaced at closer intervals.	\$33.43

The following table provides more detail regarding the maximum assessment rates for each of the Zones:

**TABLE 3 – ASSESSMENT RATE DETAILS**

ZONE	Admin & Eng	Energy (ECA, Utility Users Tax)	Replace	Repair	Tree Trim	Total BU	Total FY 2004-05 Max \$/BU *	Total FY 2019-20**
1	\$541,745	\$ 1,175,461.83	\$450,130	\$548,859	\$120,264	34,343.44	\$82.59	\$109.74
2	\$6,008,929	\$10,636,819.25	\$4,992,757	\$6,087,840	\$1,333,943	474,857.79	\$61.20	\$81.35
3	\$2,252,888	\$ 4,622,360.97	\$1,871,902	\$2,282,474	\$500,126	84,486.29	\$136.47	\$181.36
4	\$5,967	\$ 315,887.76	\$0	\$6,045	\$0	15,182.44	\$21.60	\$28.71
5	\$205,715	\$ 536,528.47	\$170,926	\$208,416	\$45,667	13,273.31	\$89.78	\$119.27
6	\$762	\$ 297,504.72	\$14,284	\$772	\$0	6,336.65	\$54.14	\$71.93
<b>TOTAL</b>	<b>\$9,016,006</b>	<b>\$17,584,563</b>	<b>\$7,500,000</b>	<b>\$9,134,407</b>	<b>\$2,000,000</b>	<b>N/A</b>	<b>\$45,234,970</b>	<b>N/A</b>

\* The amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the Los Angeles area, as 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 (January 1- December 31) just prior to the assessment period affected (July 1- June 30).

\*\*Assessment Rate adjusted by 3.81% in February 2019 for the annual Consumer Price Index (CPI) for the 2018 calendar year (January 1 - December 31).

Note: Duplexes are charged 130% of the normal rate. Triplexes are charged 140% of the normal rate. Four-plexes are charged 150% of the normal rate. SFR parcels on arterial streets (zone 3) are charged 75% of the normal rate.

**ADJUSTMENT FACTORS**

These include benefit factors, partial lighting factors, and lot shape factors. Benefit Factors will define the benefit associated with the use of the property. Partial lighting factors will define the proportion of lighting benefit received by the affected properties. Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received (e.g. flag-lots, corner lots, etc.).

**Benefit Factors** - The EDU rates are modified by Benefit Factors that relate to how a particular land use benefits from streetlights. The amount of benefit received will vary with the different land use on the property. There are two categories from which the benefit of a parcel is derived:

1. **Security and Safety Benefit.** The prevention of crime and the alleviation of the fear of crime at the assessed properties, and the prevention of local pedestrian and traffic accidents related to the assessed properties.
2. **Community Character and Vitality Benefit.** The promotion of social interaction, promotion of business and industry, and the contribution to a positive night time visual image for the assessed properties.

To assign the benefit factors, each land use is compared to residential properties. Residential properties are the base properties and are assigned benefit factors of 1 for both the "Security and Safety Benefit" and the "Community Character and Vitality Benefit". Commercial and Parks benefit similarly to residential property and therefore are assigned the same benefit factors. Industrial and utility properties receive benefits from added security and safety, but receive little to no benefit for community character and vitality, as the nature of these properties do not promote either. Likewise, vacant and agriculture properties receive benefits from added security and safety, although not at nearly the level of a developed property, but receive little benefit from additional community character and vitality.

Table 4 on the following page provides a summary of the Benefit Factors that are applied.

**Table 4 – STREET LIGHTING BENEFIT FACTORS**

Land Use	Residential (non-arterial)	Residential (arterial)	Commercial	Institutional (schools)	Utility, Industrial	Park	Vacant, Agriculture
Security and Safety	1	1	1	1	1	1	0.5
Community Character and Vitality	1	0.5	1	0.5	0	1	0.5
Subtotal:	2	1.5	2	1.5	1	2	1
Applied Benefit Factor	1	0.75	1	0.75	0.5	1	0.5

**Partial Lighting Factors** - The EDU rates are further modified by Partial Lighting Factors that take into consideration the amount of benefiting frontage lit by the streetlights. If almost the entire frontage of a parcel is lit, then the Partial Lighting Factor is 1.0. If the frontage of a parcel is not fully lit, then a Partial Lighting Factor of 0.75, 0.50 or 0.25 will be applied depending on the percentage of frontage lit.

**Lot Shape Factors** - Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received. For lots where the amount of lighting benefit received exceeds normal design standards, the assessment will be increased 10%. An example of this case would be corner lots with two or more benefiting sides, compared to similar shaped mid-block lots with only one benefiting side (normal configuration). For lots where the amount of lighting benefit received is less than comparable lots of similar size and land use, such as flag-lots, compound flag lots, or complex lots, they will receive assessment discounts of 25%, 50%, and 75%, respectively.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for increase. The actual annual assessment rates for each Zone will be calculated each year based on the estimated costs of operating and maintaining the street lighting system in the following fiscal year. **The funding source to repair and maintain the City of Los Angeles' general benefit lights are not included in the estimated annual budget.**

For parcels with mixed use, such as a commercial / residential combination, the benefit units are calculated for each use separately, and the higher of the two calculations will be used.

**It is our conclusion that the proposed street lighting maintenance assessments follow the methodology described above.**



## **SPECIFICATIONS FOR THE OPERATION OF STREET LIGHTING MAINTENANCE DISTRICTS IN THE CITY OF LOS ANGELES FOR 2019-20**

**WORK TO BE DONE.** The work and improvement to be done shall be the operation, including furnishing electric energy and timing/switching; maintenance, including lamp changing, emergency services, pole painting, fixture cleaning and glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs, including poles, conduit, wiring and fusing, and fixtures repair and replacement; management of the funds, records, engineering, equipment approval and testing, administration and assessments, buildings, vehicles, equipment and materials; and related activities for the street lighting system designated herein under the "MAINTENANCE ASSESSMENT DISTRICT," – Diagram with City page numbers 15286 & 15287, for the fiscal year ending June 30, 2020, in accordance with the report of the Board of Public Works therefore, on file in the office of the City Clerk.

**AUTHORITY.** The said work and improvement is to be made under and is to be governed in all particulars by the Charter of the City of Los Angeles, Section 580 and other sections; the Los Angeles Administrative Code, Section 6.95-6.127; Proposition 218 (Articles XIII C and XIII D of the California Constitution), and the Ordinance of Intention to be hereafter adopted therefore.

**LIGHTING SYSTEM.** The street lighting system consists of electroliers, luminaires, and lamps, together with the necessary conduits, cables, wires and other appurtenances. Plans showing the location and description of said equipment are on file in the office of the Bureau of Street Lighting and are hereby referred to and made a part of these specifications. The properties to be benefited by the work and improvement are designated in the assessment diagrams on file in the office of the Bureau of Street Lighting, Assessment Engineering Division, and are hereby referred to and made a part of the specifications.

**OPERATION SCHEDULES.** The lighting system shall be lighted in accordance with the All Night and 1:00 a.m. schedules of operation, and minor exceptions, as agreed upon by the Department of Public Works and the Department of Water and Power, or other utility suppliers.

**ELECTRIC ENERGY.** It is contemplated that the City of Los Angeles, through its Department of Public Works, will purchase electric energy as it may deem necessary from the Department of Water and Power, or other utility suppliers, in accordance with the terms, conditions, and rates prescribed for in such services as have been agreed upon by the Board of Public Works and the utility supplier, and approved by the City Council.

**MAINTENANCE.** The Department of Public Works will itself perform the work, or will contract for certain work with the Department of Water and Power, or private companies, in providing normal maintenance for the following district(s), in accordance with the terms, and conditions as prescribed for in such services as have been agreed upon by the Board of Public Works and the supplier, and approved by the City Council.

### **MAINTENANCE ASSESSMENT DISTRICT TITLE**

## **COLORADO BOULEVARD IMPROVEMENT NO.2 Lighting District**

**REPAIRS.** The Department of Public Works, will itself perform the repair work, or will contract for certain work with private companies, provide the materials, equipment and expense, appliances, and other appurtenances and appurtenant work necessary to repair the street lighting system. This may also require approval by the City Council.



## COLORADO BLVD. IMPROVEMENT NO.2

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assmt	Pct Total	Existing Assmt	NOTE
15286-001	5671-012-029	2175 COLORADO BLVD LOS ANGELES CA 90041	MAY LILLY LLC	544 15TH ST SANTA MONICA, CA 90402	COM	0.43	0	3, 5	1.00, 1.00	1.00	\$1,202.52	2.94%	\$308.60	A
15286-002	5671-012-013	2161 COLORADO BLVD LOS ANGELES CA 90041	BOIADJIAN, AKOP TR ET AL	2161 COLORADO BLVD STE108 LOS ANGELES, CA 90041	COM	0.30	16	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$244.92	A
15286-003	5671-012-012	2141 COLORADO BLVD LOS ANGELES CA 90041	YOUNG, LORELEI K TR	2141 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.17	1	3, 5	1.00, .50	1.00	\$301.24	0.74%	\$134.71	A
15286-004	5671-010-003	2131 COLORADO BLVD LOS ANGELES CA 90041	COLORADO CORNER LLC	5900 WILSHIRE BLVD STE 2600 LOS ANGELES, CA 90036	COM	0.17	1	3, 5	1.00, .50	1.00	\$301.24	0.74%	\$129.81	A
15286-005	5671-010-002	2127 COLORADO BLVD LOS ANGELES CA 90041	COLORADO CORNER LLC	5900 WILSHIRE BLVD STE 2600 LOS ANGELES, CA 90036	COM	0.04	1	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$53.88	A
15286-006	5671-010-029	2101 COLORADO BLVD LOS ANGELES CA 90041	CALIFORNIA Z CARS INC	2101 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.90	0	3, 5	1.00, 1.00	1.00	\$1,803.78	4.41%	\$607.41	A
15286-007	5671-009-900	2021 COLORADO BLVD LOS ANGELES CA 90041	L A CITY - FIRE DEPT (FIRE STATION)	200 N MAIN ST, RM 1400 LOS ANGELES, CA 90012	GOV	0.73	0	3, 5	1.00, 1.00	1.00	\$1,202.52	2.94%	\$173.90	A
15286-008	5671-009-001	2005 COLORADO BLVD LOS ANGELES CA 90041	PAPADOPOULOS, JAMES AND HELEN TRS	17824 PLUMMER ST NORTHRIDGE, CA 91325	COM	0.34	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$399.23	A
15286-009	5669-027-001	1941 COLORADO BLVD LOS ANGELES CA 90041	ANTUNEZ CASTILLO, LUZ ET AL TRS	2056 MERIDIAN AVE SOUTH PASADENA, CA 91030	COM	0.35	1	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$374.73	A
15286-010	5686-003-001	2160 COLORADO BLVD LOS ANGELES CA 90041	GHAZARIAN, SHAHEN CO TR	1325 VALLEY VIEW RD APT 204 GLENDALE, CA 91202	COM	0.17	0	3, 5	1.00, 1.00	1.10	\$413.37	1.01%	\$311.05	A
15286-011	5686-003-009	2148 COLORADO BLVD LOS ANGELES CA 90041	CECN LLC	8900 BURTON WAY NO 304 BEVERLY HILLS, CA 90211	COM	0.15	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-012	5686-003-010	2144 COLORADO BLVD LOS ANGELES CA 90041	2144 2146 COLORADO BLVD LLC	2146 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.16	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-013	5686-003-011	2136 COLORADO BLVD LOS ANGELES CA 90041	CHENG, JOHN S AND TERESA TRS	4911 COLLEGE VIEW AVE LOS ANGELES, CA 90041	COM	0.16	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-014	5686-003-012	2124 COLORADO BLVD LOS ANGELES CA 90041	HARNSBERGER, DONNA M	6330 N FIGUEROA ST LOS ANGELES, CA 90042	COM	0.16	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-015	5686-003-013	2122 COLORADO BLVD LOS ANGELES CA 90041	ECHO DOG LLC	5249 BARKER DR LOS ANGELES, CA 90042	COM	0.08	2	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15286-016	5686-003-014	2120 COLORADO BLVD LOS ANGELES CA 90041	MACIAS, MARIA G AND RAUL R TRS	176 SAN MIGUEL RD PASADENA, CA 91105	COM	0.08	0	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15286-017	5686-003-015	2116 COLORADO BLVD LOS ANGELES CA 90041	EHH PROPERTIES LLC	2959 BUCKINGHAM RD LOS ANGELES, CA 90016	COM	0.16	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-018	5686-003-016	2108 COLORADO BLVD LOS ANGELES CA 90041	LANDEROS, GILBERTO CO TR	5239 LOLETA AVE LOS ANGELES, CA 90041	COM	0.16	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-019	5686-003-017	2106 COLORADO BLVD LOS ANGELES CA 90041	LORCA, ANTONIO L AND ANITA T TRS	1843 CAMPUS RD LOS ANGELES, CA 90041	COM	0.08	0	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15286-020	5686-003-018	2102 COLORADO BLVD LOS ANGELES CA 90041	2102 COLORADO BLVD LLC	1 S FAIR OAKS AVE STE 206 PASADENA, CA 91105	COM	0.16	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-021	5686-003-019	2028 COLORADO BLVD LOS ANGELES CA 90041	UNIPRIME INC	1457 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.40	0	3, 5	1.00, 1.00	1.00	\$1,202.52	2.94%	\$306.16	A
15286-022	5686-005-017	2014 COLORADO BLVD LOS ANGELES CA 90041	SOUTHERN CALIFORNIA CONFERENCE OF UNITED CHURCH OF CHRIST	5080 N MAYWOOD AVE LOS ANGELES, CA 90041	INS	0.51	0	3, 5	1.00, 1.00	1.00	\$901.89	2.21%	\$367.39	A
15286-023	5686-005-002	2010 COLORADO BLVD LOS ANGELES CA 90041	OSORIO, ALONSO AND TULIA TRS	907 PALM DR GLENDALE, CA 91202	COM	0.17	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15286-024	5686-005-018	2002 COLORADO BLVD LOS ANGELES CA 90041	SISLIN, PAUL TR	PO BOX 39817 LOS ANGELES, CA 90039	COM	0.32	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$227.78	A
15286-025	5686-006-006	1950 COLORADO BLVD LOS ANGELES CA 90041	SISLIN, PAUL AND LENO TRS	PO BOX 39817 LOS ANGELES, CA 90039	COM	0.17	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$208.19	A
15286-026	5686-006-005	1948 COLORADO BLVD LOS ANGELES CA 90041	SISLIN, PAUL AND LENO TRS	PO BOX 39817 LOS ANGELES, CA 90039	COM	0.08	0	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$90.62	A
15286-027	5686-006-004	1930 COLORADO BLVD LOS ANGELES CA 90041	RAZFAR, NASSER AND SHAYESTEH	PO BOX 660601 LOS ANGELES, CA 91066	COM	0.18	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$220.43	A

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## COLORADO BLVD. IMPROVEMENT NO.2

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assmt	Pct Total	Existing Assmt	NOTE
15287-001	5669-027-012	1907 COLORADO BLVD LOS ANGELES CA 90041	MENASSERIAN, EMIL L TR	930 N LOUISE ST UNIT 210 GLENDALE, CA 91207	COM	0.15	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$257.17	A
15287-002	5669-025-026	1871 COLORADO BLVD LOS ANGELES CA 90041	KRYSTAL ENTERPRISES LLC	913 CAMBRIDGE DR BURBANK, CA 91504	COM	0.33	1	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$257.17	A
15287-003	5669-025-001	5105 HERMOSA AVE LOS ANGELES CA 90041	WOMENS TWENTIETH CENTURY CLUB	5105 HERMOSA AVE LOS ANGELES, CA 90041	COM	0.38	1	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$289.01	A
15287-004	5669-024-028	1833 COLORADO BLVD LOS ANGELES CA 90041	SANNES, MICHAEL	1659 HILL DR LOS ANGELES, CA 90041	COM	0.17	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$195.94	A
15287-005	5669-024-013	1823 COLORADO BLVD LOS ANGELES CA 90041	SANNES, MICHAEL G	1659 HILL DR LOS ANGELES, CA 90041	MFR	0.28	12	3, 5	1.00, 1.00	1.00	\$1,127.36	2.76%	\$144.51	A
15287-006	5669-024-015	1801 COLORADO BLVD LOS ANGELES CA 90041	WIN, RAYMON T M AND PORNPIMOL TRS	1031 DORAN ST SOUTH PASADENA, CA 91030	COM	0.07	1	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$117.56	A
15287-007	5669-024-027	1801 COLORADO BLVD LOS ANGELES CA 90041	WIN, RAYMON T M AND PORNPIMOL TRS	1031 DORAN ST SOUTH PASADENA, CA 91030	COM	0.21	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$276.76	A
15287-008	5669-021-026	1731 COLORADO BLVD LOS ANGELES CA 90041	JR COLORADO LLC	792 LINDA FLORA DR LOS ANGELES, CA 90049	COM	0.84	15	3, 5	1.00, 1.00	1.00	\$1,803.78	4.41%	\$827.84	A
15287-009	5669-020-011	1717 COLORADO BLVD LOS ANGELES CA 90041	TOMDAN ENTERPRISES INC	831 E HUNTINGTON DR NO 202 MONROVIA, CA 91016	COM	0.23	1	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$257.17	A
15287-010	5669-020-024	1707 COLORADO BLVD LOS ANGELES CA 90041	CORREA, MARY	4061 SOMERS AVE LOS ANGELES, CA 90065	COM	0.19	1	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$123.17	A
15287-011	5669-020-023	1701 COLORADO BLVD LOS ANGELES CA 90041	VLAHOS, TASIA P TR	5229 ARGUS DR LOS ANGELES, CA 90041	COM	0.18	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$120.01	A
15287-012	5669-017-016	1669 COLORADO BLVD LOS ANGELES CA 90041	1669 COLORADO CORPORATION	5316 VENICE BLVD LOS ANGELES, CA 90019	IND	0.47	0	3, 5	1.00, 1.00	1.00	\$338.21	0.83%	\$379.63	A
15287-013	5686-007-006	1916 COLORADO BLVD LOS ANGELES CA 90041	LMANNSH LLC	607 S HILL ST NO 700 LOS ANGELES, CA 90014	COM	0.24	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$308.60	A
15287-014	5686-007-005	1910 COLORADO BLVD LOS ANGELES CA 90041	COMMERCIAL LASALLE LLC	23679 CALABASAS RD STE 382 CALABASAS, CA 91302	COM	0.26	1	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$308.60	A
15287-015	5686-008-019	1860 COLORADO BLVD LOS ANGELES CA 90041	PAUL SISLIN PROPERTIES LLC	PO BOX 39817 LOS ANGELES, CA 90039	COM	0.38	1	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$342.89	A
15287-016	5686-008-003	1840 COLORADO BLVD LOS ANGELES CA 90041	1840 EAGLE ROCK LLC	1840 W COLORADO BLVD LOS ANGELES, CA 90041	COM	0.48	25	3, 5	1.00, 1.00	1.00	\$1,202.52	2.94%	\$342.89	A
15287-017	5686-009-001	1826 COLORADO BLVD LOS ANGELES CA 90041	BATEMAN WATER HEATING ENGINEERING INC	1826 COLORADO BLVD LOS ANGELES, CA 90041	IND	0.42	1	3, 5	1.00, 1.00	1.00	\$338.21	0.83%	\$323.30	A
15287-018	5686-009-003	1800 COLORADO BLVD LOS ANGELES CA 90041	PILLER, RONALD TR	2740 VIA ANITA PALOS VERDES ESTATES, CA 90274	INS	0.61	0	3, 5	1.00, 1.00	1.00	\$901.89	2.21%	\$379.63	A
15287-019	5689-003-029	1770 COLORADO BLVD LOS ANGELES CA 90041	PILLER, RONALD TR	2740 VIA ANITA PALOS VERDES ESTATES, CA 90274	COM	0.12	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15287-020	5689-003-028	1760 COLORADO BLVD LOS ANGELES CA 90041	HERNANDEZ, RAMON AND ZORAIDA TRS	10794 WHEATLAND AVE SUNLAND, CA 91040	MFR	0.38	15	3, 5	1.00, 1.00	1.00	\$1,127.36	2.76%	\$240.03	A
15287-021	5689-003-017	1750 COLORADO BLVD LOS ANGELES CA 90041	YANSON, EDGARDO C AND AIDA B TR	1750 COLORADO BLVD LOS ANGELES, CA 90041	INS	0.92	38	3, 5	1.00, 1.00	0.50	\$676.42	1.65%	\$244.92	A
15287-022	5689-003-035	1742 COLORADO BLVD LOS ANGELES CA 90041	YANSON, EDGARDO C AND AIDA B TRS	2602 RANGE RD LOS ANGELES, CA 90065	COM	0.20	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$161.65	A
15287-023	5689-003-033	1734 COLORADO BLVD LOS ANGELES CA 90041	RICE, ROBERT P TR	5566 NAPLES CANAL LONG BEACH, CA 90803	COM	0.22	1	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$176.35	A
15287-024	5689-004-001	1724 COLORADO BLVD LOS ANGELES CA 90041	CAFARCHIA, NICK AND GEMMA	35 SAN MIGUEL RD PASADENA, CA 91105	COM	0.23	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$95.52	A
15287-025	5689-004-034	1718 COLORADO BLVD LOS ANGELES CA 90041	LAWSON, JUDITH D TR	2763 VALLE VISTA DR GLENDALE, CA 91206	COM	0.10	5	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$161.65	A
15287-026	5689-004-004	1716 COLORADO BLVD LOS ANGELES CA 90041	SOGHOMONIAN, ARTHUR AND AROYAN, HAROUT	1716 COLORADO BLVD EAGLE ROCK, CA 90041	COM	0.10	2	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$80.83	A
15287-027	5689-004-020	1712 COLORADO BLVD LOS ANGELES CA 90041	NEVA, HARLEY D TR	39861 90TH ST W LEONA VALLEY, CA 93551	COM	0.10	1	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$80.83	A
15287-028	5689-004-019	1708 COLORADO BLVD LOS ANGELES CA 90041	RUANGSWANG, YONGYOUTH CO TR	1707 UPPERTON AVE LOS ANGELES, CA 90042	COM	0.10	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$80.83	A

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## COLORADO BLVD. IMPROVEMENT NO.2

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assmt	Pct Total	Existing Assmt	NOTE
15287-029	5689-004-018	1700 COLORADO BLVD LOS ANGELES CA 90041	R E VENTURES LLC	3191 CASITAS AVE STE 130 LOS ANGELES, CA 90039	COM	0.23	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$176.35	A
15287-030	5689-016-012	1680 COLORADO BLVD LOS ANGELES CA 90041	ANAVIL, YODHIN AND ANAVIL, SARITA	12421 PATRICIA DR CERRITOS, CA 90703	COM	0.12	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$95.52	A
15287-031	5689-016-013	1666 COLORADO BLVD LOS ANGELES CA 90041	MONQS LLC COLORADO SERIES	339 1/2 ARDEN AVE # 5 GLENDALE, CA 91203	MFR	0.31	7	3, 5	1.00, 1.00	1.00	\$1,127.36	2.76%	\$242.48	A
15287-032	5689-016-001	1662 COLORADO BLVD LOS ANGELES CA 90041	NOINOUM, PAIROJ AND VILAWAN TRS	419 WESTERN AVE GLENDALE, CA 91201	COM	0.10	2	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$80.83	A
15287-033	5689-016-002	1658 COLORADO BLVD LOS ANGELES CA 90041	CAWELTI, DALE W CO TR	3005 BLENKARNE DR CARLSBAD, CA 92008	COM	0.10	1	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$80.83	A
15287-034	5689-016-003	1650 COLORADO BLVD LOS ANGELES CA 90041	SKYVISTAS LLC	1953 SKYVIEW DR ALTADENA, CA 91001	COM	0.21	10	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$161.65	A
15287-035	5669-017-001	1663 COLORADO BLVD LOS ANGELES CA 90041	MCKINNEY, CHRISTOPHER A	617 E ANGELENO AVE NO 203 BURBANK, CA 91501	COM	0.07	2	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15287-036	5669-017-002	1661 COLORADO BLVD LOS ANGELES CA 90041	EAGLE ROCK HOLDINGS LLC	8018 HANDLEY AVE LOS ANGELES, CA 90045	COM	0.07	2	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15287-037	5669-017-003	N/A	CLAIRVILLE, GEORGE W CO TR	1655 COLORADO BLVD LOS ANGELES, CA 90041	VAC	0.07	0	3, 5	1.00, 1.00	1.00	\$37.58	0.09%	\$61.23	A
15287-038	5669-017-004	1655 COLORADO BLVD LOS ANGELES CA 90041	CLAIRVILLE, GEORGE W CO TR	1655 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.07	2	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15287-039	5669-017-005	1649 COLORADO BLVD LOS ANGELES CA 90041	GREFF, WILLIAM	1649 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.15	2	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15287-040	5669-016-011	1627 COLORADO BLVD LOS ANGELES CA 90041	EAGLE ROCK BREWERY LLC	3056 ROSWELL ST LOS ANGELES, CA 90065	COM	0.14	2	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15287-041	5669-016-012	1621 COLORADO BLVD LOS ANGELES CA 90041	ROBANY LLC	1623 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.14	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15287-042	5669-016-013	1617 COLORADO BLVD LOS ANGELES CA 90041	COTTER, MAURA P ET AL TRS	1062 KENDALL DR SAN GABRIEL, CA 91775	COM	0.14	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$122.46	A
15287-043	5669-016-015	1615 COLORADO BLVD LOS ANGELES CA 90041	BABAYAN, YERVAND	801 N BRAND BLVD STE 1130 GLENDALE, CA 91203	COM	0.07	0	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15287-044	5669-016-016	1611 COLORADO BLVD LOS ANGELES CA 90041	WATANABE, AKIRA	PO BOX 370131 RESEDA, CA 91337	COM	0.07	0	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15287-045	5669-016-017	1609 COLORADO BLVD LOS ANGELES CA 90041	ERWIN, MARK AND HARMANDARIAN, ANNA	1316 BRUCE AVE GLENDALE, CA 91202	COM	0.07	0	3, 5	1.00, 1.00	1.00	\$225.47	0.55%	\$61.23	A
15287-046	5669-016-031	1605 COLORADO BLVD LOS ANGELES CA 90041	TOMERLIN, SILVANA M TR	1353 BRAMPTON RD LOS ANGELES, CA 90041	COM	0.22	0	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$183.69	A
15287-047	5689-017-021	1644 COLORADO BLVD LOS ANGELES CA 90041	IZQUIERDO, KENNETH AND BENCHARIT, TOMMY	820 RIDGE POINT PKWY KELLER, TX 76248	COM	0.17	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$137.16	A
15287-048	5689-017-002	1638 COLORADO BLVD LOS ANGELES CA 90041	TOURJE, DAVID AND LINDA TRS	1114 GARFIELD AVE SOUTH PASADENA, CA 91030	IND	0.06	0	3, 5	1.00, 1.00	1.00	\$75.16	0.18%	\$48.98	A
15287-049	5689-017-003	1632 COLORADO BLVD LOS ANGELES CA 90041	1632 COLORADO BOULEVARD LLC	1632 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.12	0	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$93.07	A
15287-050	5689-017-004	1630 COLORADO BLVD LOS ANGELES CA 90041	ORLAND, GARY AND DENISE TRS	4702 NOBLE AVE SHERMAN OAKS, CA 91403	COM	0.12	3	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$93.07	A
15287-051	5689-017-005	1624 COLORADO BLVD LOS ANGELES CA 90041	DOYLE, TIMOTHY AND SVACO, ELLEN	2805 MCCONNELL DR LOS ANGELES, CA 90064	COM	0.12	1	3, 5	1.00, 1.00	1.00	\$375.79	0.92%	\$93.07	A
15287-052	5689-017-006	1620 COLORADO BLVD LOS ANGELES CA 90041	TRITCH, STUART S	1620 COLORADO BLVD LOS ANGELES, CA 90041	COM	0.24	7	3, 5	1.00, 1.00	1.00	\$601.26	1.47%	\$186.14	A

TOTAL VOTING PARCELS: 79

Total: \$40,886.95 100%

A = New assessments will replace existing assessments

CITY OF LOS ANGELES  
**LIGHTING MAINTENANCE ASSESSMENT ROLL**

(Under Secs. 6.95-6.127 of the Los Angeles Administrative Code)

**For the Maintenance and the Furnishing of Electric Energy for the Lighting of**

.....  
***COLORADO BLVD. IMPROVEMENT NO.2***  
 .....

***LIGHTING DISTRICT***  
 .....

as shown on the assessment diagram recorded in the Bureau of Street Lighting in Assessment Map Book 25

Page 0286 - 0287 , for the Fiscal Year of 2019-2020, in accordance with:

Ordinance of Intention No. \_\_\_\_\_

**ESTIMATE COST**

Electric Energy .....  
 Maintenance .....  
 Incidentals .....  
Total .....  
 Less Unexpended Balance .....  
Balance .....  
 AMOUNT ASSESSED TO PROPERTY OWNERS .....

	Dollars	Cents
Electric Energy	\$17,704	00
Maintenance	\$16,437	00
Incidentals	\$6,746	00
<b>Total</b>	<b>\$40,887</b>	<b>00</b>
Less Unexpended Balance	\$0	00
<b>Balance</b>	<b>\$40,887</b>	<b>00</b>
<b>AMOUNT ASSESSED TO PROPERTY OWNERS</b>	<b>\$40,887</b>	<b>00</b>



# PROPOSED LIGHTING MAINTENANCE ASSESSMENT ROLL DESIGN

DESCRIPTION OF PROPERTY "ASSESSMENT NUMBER"	LAND USE	ACREAGE	BENEFIT ZONE	ANNUAL ASSESSMENT	COUNTY REFERENCE			
					MAP	PAGE	PARCEL	
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 001 "	COM	0.43	3, 5	\$1,202.52	5671-012-029		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 002 "	COM	0.30	3, 5	\$601.26	5671-012-013		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 003 "	COM	0.17	3, 5	\$301.24	5671-012-012		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 004 "	COM	0.17	3, 5	\$301.24	5671-010-003		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 005 "	COM	0.04	3, 5	\$225.47	5671-010-002		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 006 "	COM	0.90	3, 5	\$1,803.78	5671-010-029		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 007 "	GOV	0.73	3, 5	\$1,202.52	5671-009-900		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 008 "	COM	0.34	3, 5	\$601.26	5671-009-001		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 009 "	COM	0.35	3, 5	\$601.26	5669-027-001		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 010 "	COM	0.17	3, 5	\$413.37	5686-003-001		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 011 "	COM	0.15	3, 5	\$375.79	5686-003-009		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 012 "	COM	0.16	3, 5	\$375.79	5686-003-010		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 013 "	COM	0.16	3, 5	\$375.79	5686-003-011		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 014 "	COM	0.16	3, 5	\$375.79	5686-003-012		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 015 "	COM	0.08	3, 5	\$225.47	5686-003-013		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 016 "	COM	0.08	3, 5	\$225.47	5686-003-014		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 017 "	COM	0.16	3, 5	\$375.79	5686-003-015		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 018 "	COM	0.16	3, 5	\$375.79	5686-003-016		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 019 "	COM	0.08	3, 5	\$225.47	5686-003-017		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 020 "	COM	0.16	3, 5	\$375.79	5686-003-018		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 021 "	COM	0.40	3, 5	\$1,202.52	5686-003-019		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 022 "	INS	0.51	3, 5	\$901.89	5686-005-017		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 023 "	COM	0.17	3, 5	\$375.79	5686-005-002		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 024 "	COM	0.32	3, 5	\$601.26	5686-005-018		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 025 "	COM	0.17	3, 5	\$375.79	5686-006-006		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 026 "	COM	0.08	3, 5	\$225.47	5686-006-005		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0286 as " 027 "	COM	0.18	3, 5	\$375.79	5686-006-004		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0287 as " 001 "	COM	0.15	3, 5	\$375.79	5669-027-012		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book 25 at page 0287 as " 002 "	COM	0.33	3, 5	\$601.26	5669-025-026		





That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	035 "	COM	0.07	3, 5	\$225.47	5669-017-001
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	036 "	COM	0.07	3, 5	\$225.47	5669-017-002
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	037 "	VAC	0.07	3, 5	\$37.58	5669-017-003
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	038 "	COM	0.07	3, 5	\$225.47	5669-017-004
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	039 "	COM	0.15	3, 5	\$375.79	5669-017-005
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	040 "	COM	0.14	3, 5	\$375.79	5669-016-011
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	041 "	COM	0.14	3, 5	\$375.79	5669-016-012
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	042 "	COM	0.14	3, 5	\$375.79	5669-016-013
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	043 "	COM	0.07	3, 5	\$225.47	5669-016-015
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	044 "	COM	0.07	3, 5	\$225.47	5669-016-016
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	045 "	COM	0.07	3, 5	\$225.47	5669-016-017
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	046 "	COM	0.22	3, 5	\$601.26	5669-016-031
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	047 "	COM	0.17	3, 5	\$375.79	5689-017-021
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	048 "	IND	0.06	3, 5	\$75.16	5689-017-002
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	049 "	COM	0.12	3, 5	\$375.79	5689-017-003
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	050 "	COM	0.12	3, 5	\$375.79	5689-017-004
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	051 "	COM	0.12	3, 5	\$375.79	5689-017-005
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0287	as "	052 "	COM	0.24	3, 5	\$601.26	5689-017-006
							** DISTRICT ** ASSESSMENT =	\$40,886.95			

**COLORADO BLVD. IMPROVEMENT NO.2**



