

HOLLY L. WOLCOTT  
CITY CLERK

# City of Los Angeles CALIFORNIA

OFFICE OF THE  
CITY CLERK

SHANNON HOPPES  
EXECUTIVE OFFICER



Neighborhood and Business  
Improvement District Division  
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MAYOR

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## BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE ENCINO COMMONS BUSINESS IMPROVEMENT DISTRICT (CF NO. 14-0995)

**SECTION 1.** Results of the Proposition 218 ballot tabulation, pursuant to Article XIII D of the California Constitution, Section 36600 et seq. of the California Streets and Highways Code, and Section 53753 of the California Government Code:

	Ballots Cast	Weighted Value	Percent of Ballots Cast
Supporting ("Yes") ballots:	16	\$40,662.14	69.64%
Opposing ("No") ballots:	10	\$17,728.00	30.36%

[NOTE: There were four (4) ballots cast that could not be verified because they were not properly completed. There was (1) ballot which had no vote marked. These ballots were therefore not included in the overall ballot tabulation. See final page of attached ballot tabulation spreadsheet for breakdown of total assessment value, total property owners, total parcels and weighted value of each parcel.]

The weighted value of the supporting ballots **exceeds** the weighted value of the opposing ballots.

**SECTION 2.** Protests received, pursuant to Section 53753(d) of the California Government Code:

Number of valid protests received   0  

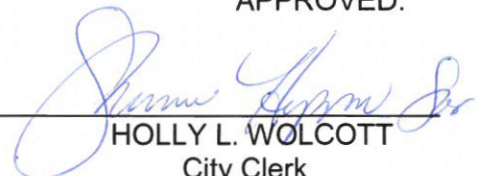
One speaker card was received.

**CONCLUSION:** The tabulated value of the opposing ballots cast **does not** exceed the tabulated value of the supporting ballots cast. A majority protest, pursuant to Section 4(e) of Article XIII D of the California Constitution, Section 36623 of the California Streets and Highways Code, and Section 53753(e)(2) of the California Government Code, is **not** found to exist and the **proposed establishment** may be authorized by the City Council at this time.

BY:

APPROVED:

  
Deputy City Clerk

  
HOLLY L. WOLCOTT  
City Clerk

4-13-16  
Date

4/13/16  
Date

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
1	2289003004	17000 Ventura LLC	\$308.49	Not Cast	-	-	
2	2289003022	17000 Ventura LLC	\$2,403.67	Not Cast	-	-	
3	2289003023	17000 Ventura LLC	\$248.88	Not Cast	-	-	
4	2289003026	17000 Ventura LLC	\$20.09	Not Cast	-	-	
5	2258013002	17007 Ventura Blvd LLC	\$807.19	No	-	1.38241%	
6	2290004038	17404 Ventura Partners LLC	\$1,312.60	Yes	2.24798%	-	
7	2257008040	Bar Triple R	\$1,986.95	No	-	3.40289%	
8	2290010002	Benbassat William A	\$1,021.09	Yes	1.74874%	-	
9	2289001016	Bendavid LLC	\$1,118.43	Not Cast	-	-	
10	2257008049	BK Investment Group LLC	\$2,709.95	Yes	4.64111%	-	
11	2290007001	Blau Family LLC	\$1,119.24	No	-	1.91683%	
12	2289003027	Blumenthal Howard D Tr / Carol & Howard	\$839.67	Not Cast	-	-	
13	2290008019	Capra John A Co-Tr & Maria Degidio Tr	\$925.77	Yes	1.58549%	-	
14	2290004024	Chai King Y & Shiou K Trs	\$1,169.66	Not Cast	-	-	
15	2258013012	D & R Investment Group LLC	\$635.23	Not Cast	-	-	
16	2258013014	D & R Investment Group LLC	\$856.73	Not Cast	-	-	
17	2258018004	Degidio Brothers III LLC	\$445.06	Yes	0.76222%	-	
18	2258018018	Degidio Brothers III LLC	\$648.48	Yes	1.11060%	-	
19	2289002003	Deskin Delara Tr	\$390.25	Non Vote	-	-	
20	2289004001	Dimashkieh Daniel	\$501.94	Not Cast	-	-	Ballot not properly completed.
21	2289004023	Dimashkieh Riad & Audrey Trs	\$755.75	Yes	1.29431%	-	
22	2257008015	Elizabet Zvi LLC	\$457.17	No	-	0.78296%	
23	2257008046	Encino Capital Group LLC	\$3,006.95	Not Cast	-	-	
24	2257016059	Encino Courtyard LLC	\$10,235.08	Not Cast	-	-	
25	2290007008	Encino Executive Group LP	\$1,685.48	Not Cast	-	-	
26	2257016053	Encino Gardens LLC	\$5,345.14	No	-	9.15418%	
27	2290001002	Encino Oaks LLC	\$6,259.48	Not Cast	-	-	
28	2257016001	Encinvest VL Inc	\$1,007.35	No	-	1.72521%	
29	2289004029	EZ Storage of Orange County	\$1,025.33	Yes	1.75600%	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
30	2258013021	Flowers Vada Co-Tr & Janet Sandell Tr	\$595.74	Not Cast	-	-	
31	2258013022	Flowers Vada Co-Tr & Janet Sandell Tr	\$653.29	Not Cast	-	-	
32	2257008048	Gelb Enterprises	\$2,739.08	Yes	4.69100%	-	
33	2257008027	Ghevendian Masis & Manoosh Trs	\$1,692.90	Not Cast	-	-	
34	2258013011	Gibson Michele Lyn	\$151.34	Not Cast	-	-	
35	2257008001	Gold Lawrence Tr EtAl & Shashoba Productions	\$581.05	Not Cast	-	-	
36	2258013008	Goodman Diane & Nicolasa Nevarez / Jordan	\$220.15	Not Cast	-	-	
37	2290010012	JB Investment Enterprise LLC	\$1,708.60	Not Cast	-	-	
38	2258012008	JP Morgan Chase Bank	\$443.43	Not Cast	-	-	
39	2258012028	JP Morgan Chase Bank	\$2,888.21	Not Cast	-	-	
40	2289002020	Kalfa Pina Tr EtAl & Aret Kalfa Tr	\$743.54	No	-	1.27340%	
41	2290007007	Kanner Leonard Tr	\$2,279.34	Not Cast	-	-	Ballot not properly completed.
42	2290008020	Katz Timna EtAl Trs / BJK Family LP	\$1,848.01	Not Cast	-	-	Ballot not properly completed.
43	2257008005	Khadem Roshanak	\$355.35	Not Cast	-	-	
44	2290004001	KS Ventura LLC	\$1,447.15	Not Cast	-	-	
45	2289005012	Los Encinos School	\$1,075.79	Not Cast	-	-	
46	2258013019	Martayan Ann Tr	\$507.63	Not Cast	-	-	Ballot not properly completed.
47	2257008026	McDonald's Corp	\$1,121.04	Not Cast	-	-	
48	2290009014	Meikle Properties LLC	\$1,063.85	Not Cast	-	-	
49	2258013023	MLT 2004 Investments LLC	\$613.28	Not Cast	-	-	
50	2258018003	Myers Richard D Tr EtAl & Rhonda Myers	\$250.51	Not Cast	-	-	
51	2289002004	Parker Martylee Tr	\$520.89	Not Cast	-	-	
52	2257008002	Piken-Silverman-Encino Project	\$541.71	Not Cast	-	-	
53	2289005010	Plaza Inv	\$592.65	Yes	1.01498%	-	
54	2289005026	Plaza Inv	\$141.18	Yes	0.24179%	-	
55	2289005058	Plaza Inv	\$755.95	Yes	1.29465%	-	
56	2289005059	Plaza Inv	\$14,819.01	Yes	25.37930%	-	
57	2258012022	Plaza Inv II	\$6,235.19	Yes	10.67850%	-	
58	2258018002	Poms Sandra Tr	\$155.77	Yes	0.26677%	-	
59	2258012026	Pouratian Ira Co-Tr	\$3,360.16	Yes	5.75467%	-	
60	2289005002	Rector Wardens & Vestryman of St Nicholas	\$2,403.19	No	-	4.11575%	
61	2257016054	Ridgway Derry L Co-Tr EtAl & Richard Lippman	\$2,517.90	Not Cast	-	-	
62	2290007002	Rockpoint Partners LLC	\$1,393.71	Not Cast	-	-	
63	2258013020	Sandell Janet Tr	\$858.58	Not Cast	-	-	

No.	APN	Owner Name	Total Assessment	Vote	% Yes of ballots	% No of ballots	Comments
64	2258013001	See Carolyn Tr	\$885.01	Not Cast	-	-	
65	2258018001	Silverton L E Tr	\$721.19	Yes	1.23512%	-	
66	2289002001	Spector Esther Tr	\$583.38	Yes	0.99911%	-	
67	2257008045	State Associates LLC	\$3,316.65	Not Cast	-	-	
68	2258012025	Tunzi LLC	\$2,710.96	Not Cast	-	-	
69	2257016056	Uniworld Global Assets LLC	\$2,548.30	No	-	4.36426%	
70	2289005020	US Bank	\$1,232.19	Not Cast	-	-	
71	2290004025	Ventura Encino LLC	\$1,309.93	No	-	2.24341%	
72	2290004035	Walgry Properties Inc / Traddik Properties Inc	\$1,400.29	Yes	2.39816%	-	
73	2289002002	Winters Richard & Janet Trs	\$314.26	Yes	0.53821%	-	
<b>TOTALS</b>			<b>\$121,544.43</b>	<b>\$58,390.14</b>	<b>69.63871%</b>	<b>30.36129%</b>	
63 PROPERTY OWNERS					\$40,662.14	\$17,728.00	

	NON VOTE	YES	NO	TOTAL
<b># of ballots:</b>	1	16	10	27
<b># of parcels:</b>	1	20	10	31

Donald Trump *ll* *sefe* *has* *the*  
CITY OF LOS ANGELES SPEAKER CARD

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*Balls of a*  
*True*  
*Leader!*

Date  
*4-12-16*

THE CITY COUNCIL'S RULES OF DECORUM WILL BE ENFORCED.

Council File No., Agenda Item, or Case No.  
*2*

I wish to speak before the *L.A. C.C.*  
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
( ) Against proposal  
Name: *Antonia Ramirez* ( ) General comments

Business or Organization Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Business phone: \_\_\_\_\_ Representing: \_\_\_\_\_

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

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