

HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

BUSINESS IMPROVEMENT  
DISTRICT DIVISION  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
(213) 978-1099  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

[clerk.lacity.gov](http://clerk.lacity.gov)

## BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE HIGHLAND PARK PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (CF NO. 24-0415)

**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:	21	\$312,744.09	84.834%
Opposing ("No") ballots:	11	\$55,909.38	15.166%

[NOTE: 6 ballots were received that were not completed properly and could not be counted. 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:



Valid Written Protests Received: 0

**Three (3) speaker cards were received from the public.**

**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.

Signed with ClerkSign  
BY:   
Jul 11, 2024 1:33PM   
Deputy City Clerk

07/11/2024  
Date

Signed with ClerkSign  
APPROVED:   
Jul 16, 2024 3:22PM   
HOLLY L. WOLCOTT  
City Clerk

07/16/2024  
Date

Highland Park 2025-2034  
Proposition 218 Ballot Tabulation - Official Results  
June 26, 2024

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
1	5468024010	104 NORTH AVENUE 56 LLC	\$8,133.42	Yes	2.2063%	-	
2	5468015001	5300 N FIGUEROA LLC	\$4,615.73	Not Cast	-	-	
3	5468015016	5300 N FIGUEROA LLC	\$4,921.27	Not Cast	-	-	
4	5468015003	5314 NORTH FIGUEROA LLC	\$3,111.76	Yes	0.8441%	-	
5	5468021014	5401 NORTH FIGUEROA INC	\$3,428.40	Not Cast	-	-	
6	5468024007	5501 FIGUEROA LP	\$6,878.15	Not Cast	-	-	
7	5468025016	5560 FIGUEROA ST LLC	\$4,477.26	Not Cast	-	-	
8	5468033046	5601 RUTGART LLC	\$5,137.54	Not Cast	-	-	
9	5492002026	5716 FIGUEROA LP	\$3,617.35	Not Cast	-	-	
10	5492002008	5716 FIGUEROA LP	\$114.23	Not Cast	-	-	
11	5492002013	5716 FIGUEROA LP	\$205.00	Not Cast	-	-	
12	5492011021	5860 N FIGUEROA STREET LLC	\$4,223.97	Non Vote	-	-	Statement of Authority and Signature missing
13	5492015028	5916 NORTH FIGUEROA STREET LLC	\$5,307.50	Not Cast	-	-	
14	5492026024	6128 NORTH FIG LLC	\$2,631.16	Not Cast	-	-	
15	5468033020	ACCIPTER INVESTMENTS LLC	\$4,750.17	Not Cast	-	-	
16	5468033021	ACCIPTER INVESTMENTS LLC	\$5,347.00	Not Cast	-	-	
17	5492013023	ALEXANDER RUDISKY	\$3,394.64	Yes	0.9208%	-	
18	5492015009	ALICIA ARJONA	\$3,490.50	Not Cast	-	-	
19	5492026027	ALLIED PROPERTIES L P	\$6,853.91	Not Cast	-	-	
20	5468003020	ANABI REAL ESTATE DEVELOPMENT LLC	\$8,145.30	Not Cast	-	-	
21	5468016040	ANGEL 9 LLC	\$4,447.85	Not Cast	-	-	
22	5468004009	ANGELUS LLC	\$6,976.25	Yes	1.8924%	-	
23	5468025002	ANTONIO FOLLIERO	\$1,238.60	Non Vote	-	-	Property Owner's signature missing
24	5468005044	ARCHLAND PROPERTY II LP	\$11,056.41	Not Cast	-	-	
25	5468017023	ARMEN GRIGORIAN	\$4,367.52	Not Cast	-	-	
26	5468017024	ARMEN GRIGORIAN	\$2,969.50	Not Cast	-	-	
27	5468024008	BANK OF AMERICA	\$9,738.92	Not Cast	-	-	
28	5468005045	BAY AREA WAREHOUSE STORES INC	\$52,346.90	Not Cast	-	-	
29	5468026030	BEATRICE WEILER	\$11,242.50	Not Cast	-	-	
30	5492026007	BLESSCO INC	\$2,265.11	Not Cast	-	-	
31	5492001018	BRUMER COMMERCIAL PROPERTY LP	\$3,461.29	Not Cast	-	-	
32	5492013024	BRUMER COMMERCIAL PROPERTY LP	\$4,219.97	Not Cast	-	-	
33	5468003007	BUILDERS OF THE ADYTUM LTD	\$2,850.90	Not Cast	-	-	
34	5468003008	BUILDERS OF THE ADYTUM LTD	\$4,135.73	Not Cast	-	-	
35	5492015004	BURNSCO OF LOS ANGELES	\$3,435.25	No	-	0.9318%	
36	5492012025	CAMBRIDGE PROPERTIES LP	\$24,101.73	Not Cast	-	-	
37	5468005032	CATHERINE & DANIEL LEE	\$4,505.09	Yes	1.222%	-	

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Highland Park 2025-2034  
Proposition 218 Ballot Tabulation - Official Results  
June 26, 2024

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
38	89007633599	CENTURY FAST FOODS INC.	\$474.49	Not Cast	-	-	
39	5468032016	CHARLIE YU	\$2,938.00	Not Cast	-	-	
40	5468032017	CHARLIE YU	\$3,480.11	Not Cast	-	-	
41	5492011002	CHRYSTAL C YOUNG	\$2,239.36	No	-	0.6074%	
42	5468017025	CHUN N & PING W KWAN	\$3,484.53	Yes	0.9452%	-	
43	5468020002	CROWN RENTAL PROPERTIES LLC	\$2,826.26	Not Cast	-	-	
44	5468020015	DE LA COMUNIDAD IGLESIA	\$9,391.14	Not Cast	-	-	
45	5492013022	DIAMOND PROPERTY MANAGEMENT INC	\$3,013.07	Not Cast	-	-	
46	5468033023	DON & JIN S CHANG	\$4,849.00	Not Cast	-	-	
47	5468005042	ETTER KATHERINE K CO TR	\$6,852.93	Not Cast	-	-	
48	5492015002	FC BPC RETAIL EXCHANGE CA LP	\$2,250.00	Not Cast	-	-	
49	5492015027	FC BPC RETAIL EXCHANGE CA LP	\$10,839.59	Not Cast	-	-	
50	5468026001	FIG AND ROSELAWN LLC	\$2,354.29	Yes	0.6386%	-	
51	5468026023	FIG AND ROSELAWN LLC	\$3,873.45	Yes	1.0507%	-	
52	5492001014	FIG COLLECTION LLC	\$1,629.23	Yes	0.4419%	-	
53	5492001015	FIG COLLECTION LLC	\$3,932.50	Yes	1.0667%	-	
54	5492015010	FIG COLLECTION LLC	\$9,833.86	Yes	2.6675%	-	
55	5492015005	Figueroa Retail Holdings LLC	\$3,069.72	Yes	0.8327%	-	
56	5492014019	GAY LUCK CORP	\$12,678.88	Not Cast	-	-	
57	5468016044	GUSTAVO A ALZA	\$4,915.12	Yes	1.3333%	-	
58	5468021031	HCP HIGHLAND PARK LLC	\$33,348.43	Non Vote	-	-	Statement of Authority incomplete
59	5492013021	HENRY C LIU	\$2,845.67	Not Cast	-	-	
60	5492013020	HENRY C LIU	\$5,079.40	Not Cast	-	-	
61	5468032001	HIGHLAND THEATRE LLC	\$10,559.03	Not Cast	-	-	
62	5468003021	HUMBERTO & MERCEDES SAPIEN	\$2,661.28	Not Cast	-	-	
63	5468033017	HUNTINGTON GROUP LLC	\$2,204.00	Not Cast	-	-	
64	5468032015	ISABELITA VASQUEZ	\$2,817.90	No	-	0.7644%	
65	5468025003	JAGAN N & MADHU B BANSAL	\$4,321.59	Not Cast	-	-	
66	5468032014	Jan Goodman Tr	\$3,701.90	Yes	1.0042%	-	
67	5468004006	JHBS 5031 LLC	\$7,707.96	Not Cast	-	-	
68	5468025005	JOSE A & MARTHA M SAPIEN	\$2,265.99	Yes	0.6147%	-	
69	5468003005	JOSE R CROW	\$2,914.70	Not Cast	-	-	
70	5492002027	JPMORGAN CHASE BANK	\$1,069.32	Not Cast	-	-	
71	5492002028	JPMORGAN CHASE BANK	\$1,700.00	Not Cast	-	-	
72	5492002029	JPMORGAN CHASE BANK	\$2,832.59	Not Cast	-	-	
73	5492015006	K PLEATS LLC	\$1,165.20	No	-	0.3161%	
74	5468020013	KENNETH K & SUE Y YOUNG	\$3,774.92	Not Cast	-	-	

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Highland Park 2025-2034  
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#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
75	5468020014	KENNETH K & SUE Y YOUNG	\$2,815.12	Not Cast	-	-	
76	5492002025	KERAMAT & NAHID ZAGHI	\$7,350.19	Not Cast	-	-	
77	5492001013	KONG & SHIRLEY FONG	\$3,269.50	Not Cast	-	-	
78	5468025900	L A CITY	\$3,840.50	Yes	1.0418%	-	
79	5468025901	L A CITY	\$1,390.00	Yes	0.377%	-	
80	5468033901	L A CITY	\$2,947.00	Yes	0.7994%	-	
81	5468033902	L A CITY	\$1,518.00	Yes	0.4118%	-	
82	5468033903	L A CITY	\$3,003.00	Yes	0.8146%	-	
83	5492001900	L A CITY	\$7,768.75	Yes	2.1073%	-	
84	5492011900	L A CITY	\$2,150.00	Yes	0.5832%	-	
85	5492024900	L A CITY	\$12,357.93	Yes	3.3522%	-	
86	5492034902	L A CITY	\$16,213.50	Yes	4.398%	-	
87	5468032901	L A CITY	\$4,641.50	Yes	1.259%	-	
88	5468032902	L A CITY	\$3,185.00	Yes	0.864%	-	
89	5468032903	L A CITY	\$1,040.00	Yes	0.2821%	-	
90	5468033900	L A CITY	\$2,947.00	Yes	0.7994%	-	
91	5492001901	L A CITY	\$3,475.00	Yes	0.9426%	-	
92	5492001902	L A CITY	\$2,843.75	Yes	0.7714%	-	
93	5492002900	L A CITY	\$2,795.00	Yes	0.7582%	-	
94	5492002901	L A CITY	\$489.50	Yes	0.1328%	-	
95	5492011901	L A CITY	\$2,150.00	Yes	0.5832%	-	
96	5492012900	L A CITY	\$5,295.00	Yes	1.4363%	-	
97	5492034900	L A CITY	\$2,520.00	Yes	0.6836%	-	
98	5492034901	L A CITY	\$35,309.74	Yes	9.578%	-	
99	5492013900	L A CITY FIRE DEPT	\$5,269.00	Not Cast	-	-	
100	5492025901	L A CITY LIBRARY	\$12,212.80	Yes	3.3128%	-	
101	5492025900	L A CITY PLAYGROUND	\$77,407.90	Yes	20.9975%	-	
102	5468016002	L A ZOE	\$2,502.50	Not Cast	-	-	
103	5468016001	L A ZOE	\$9,143.21	Not Cast	-	-	
104	5492025902	LACMTA	\$2,761.00	Yes	0.7489%	-	
105	5468017001	LUIS A TORRES	\$2,777.02	Not Cast	-	-	
106	5492024014	MARDEL D SUTTON TRUST	\$7,818.60	No	-	2.1209%	
107	5492024015	MARDEL D SUTTON/LUM KERRY	\$15,091.50	No	-	4.0937%	
108	5468017027	MARIA A VASQUEZ	\$2,485.84	No	-	0.6743%	
109	5468026012	MARIN V & HERLINDA PINEDO	\$7,381.70	Not Cast	-	-	
110	5492025001	MARLO TORNEL	\$1,142.24	Not Cast	-	-	
111	5492015003	MARTHA ZAMORANO	\$3,060.88	Not Cast	-	-	
112	5492024004	MASOOD & TAHEREH BEHSHID	\$6,721.29	No	-	1.8232%	

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Highland Park 2025-2034  
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#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
113	5468025001	MEI K CHEUNG	\$4,906.49	Non Vote	-	-	Property owner and ballot signature missing
114	5468032018	MEI KUEN CHEUNG	\$7,543.00	Non Vote	-	-	Property Owner's signature missing
115	5468024009	MICHAEL & EILEEN KOSMAN	\$4,994.99	No	-	1.3549%	
116	5492001012	MIGUEL A HERNANDEZ	\$4,580.00	Not Cast	-	-	
117	5492001017	MODEL PROPERTIES LLC	\$3,441.88	Not Cast	-	-	
118	5468026021	MYUNG H KWAK	\$2,214.54	Not Cast	-	-	
119	5468017028	NATALIA KEREK	\$3,011.04	Not Cast	-	-	
120	5492026005	NORTH FIGUEROA COMMERCIAL PARTNERS LLC	\$2,681.30	Yes	0.7273%	-	
121	5492026022	NORTH FIGUEROA COMMERCIAL PARTNERS LLC	\$2,031.74	Yes	0.5511%	-	
122	5468014028	NORTHEAST COMMUNITY CLINIC	\$12,364.00	Not Cast	-	-	
123	5492011020	NORTHEAST COMMUNITY CLINIC	\$2,993.25	Not Cast	-	-	
124	5468020003	ORLANDO & MARTHA CETINA	\$4,130.42	Non Vote	-	-	Property Owner's signature missing
125	5468024006	PABLO MARTINEZ	\$3,106.60	Not Cast	-	-	
126	5468014002	PENTECOSTAL ESMIRNA DE LAS ASAMBLEAS DE DIOS IGLESIA	\$2,310.00	Not Cast	-	-	
127	5468014003	PENTECOSTAL ESMIRNA DE LAS ASAMBLEAS DE DIOS IGLESIA	\$3,284.61	Not Cast	-	-	
128	5468020025	PRESBYTERY OF SAN GABRIEL	\$6,526.75	Not Cast	-	-	
129	5468017031	RAMON P SEPULVEDA	\$3,354.95	No	-	0.9101%	
130	5468033018	REDCAR HIGHLAND OWNER LLC	\$2,341.15	Not Cast	-	-	
131	5468033019	REDCAR HIGHLAND OWNER LLC	\$6,270.48	Not Cast	-	-	
132	5468033015	REDCAR HP2 OWNER LLC	\$2,154.50	Not Cast	-	-	
133	5468004022	REDCAR HP3 OWNER LLC	\$10,966.10	Not Cast	-	-	
134	5492011019	ROSEMARY PETROTTA	\$3,735.15	Not Cast	-	-	
135	5468015033	RUBEN & FRANCIS HERRERA	\$2,667.14	Not Cast	-	-	
136	5468015015	RYAN B & MARISSA R PEREZ	\$2,352.00	Not Cast	-	-	
137	5468014001	SATINE TRADING LLC	\$3,485.97	Not Cast	-	-	
138	5492014017	SKY INCORPORATED KAYITA	\$10,043.00	Not Cast	-	-	
139	5492001007	SS CAL PACIFIC INC	\$1,962.50	No	-	0.5323%	
140	5492001016	SS CAL PACIFIC INC	\$3,822.00	No	-	1.0367%	
141	5468025004	STUART RAPEPORT	\$1,587.80	Yes	0.4307%	-	
142	5492026025	TULIP LANE PROPERTIES LLC	\$2,128.00	Not Cast	-	-	
143	5492014020	VAHIK ANS SIMA KHACHATOURIAN	\$4,785.98	Not Cast	-	-	
144	5468025017	VASQUEZ FIGUEROA LLC	\$1,390.00	Not Cast	-	-	
145	5468025027	VASQUEZ FIGUEROA LLC	\$2,257.94	Not Cast	-	-	

Highland Park 2025-2034  
Proposition 218 Ballot Tabulation - Official Results  
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#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
146	5468003004	VASQUEZ FLORENTINO AND MARCEDES	\$2,933.93	Not Cast	-	-	
147	5468015002	WANGLESOO PROPERTY LLC	\$3,301.16	Yes	0.8955%	-	
148	5468021024	WILSON BLACKBURN & HALFERTY DUCKETT	\$4,401.30	Yes	1.1939%	-	
149	5468021025	WILSON BLACKBURN & HALFERTY DUCKETT	\$8,601.98	Yes	2.3334%	-	
150	5468021030	WILSON BLACKBURN & HALFERTY DUCKETT	\$9,953.98	Yes	2.7001%	-	
151	5492011024	ZADORIAN GROUP LLC	\$4,741.21	Yes	1.2861%	-	
Totals		106 Property Owners	\$884,488.48	\$368,653.47	\$312,744.09 (84.834%)	\$55,909.38 (15.166%)	

	NON VOTE	YES	NO	TOTAL
# of ballots:	6	21	11	38
# of parcels:	6	47	12	65

# SPEAKER REQUEST LIST

Meeting: COUNCIL MEETING

Date: 6/26/2024 10:00AM

The names listed below reflect individuals who requested to speak on this particular Council file. These individuals may not have actually provided testimony during the meeting. Please refer to the audio and/or video recording of the meeting to determine which individuals actually provided testimony.

NAME:	ADDRESS: (IF PROVIDED)	REPRESENTING: (IF PROVIDED)	PAID SPEAKER: (IF PROVIDED)	COMMENT:
Goat Nigger Developer				General Comment
Susan Rocha. Aka No Noisy Churches				General Comment
Susan Rocha				General Comment