

# LA CIENEGA BLVD & CENTINELA AVE NO. 1

Miguel Sangalang, BSL  
Interim Executive Director  
Attn: Prop. 218 Section  
1149 S. Broadway, 2nd Fl.  
Los Angeles CA 90015

**PROJ ID / Elect. No.:** 5227  
**COUNCIL FILE No.:** 20-0900-S86

**Engineer:** Chris Enriquez

**Mailing Date:** 02/03/21  
**P.W. Hearing Date:** 03/12/21  
**Council Hearing Date:** 03/23/21

Election Division  
Attn: Yvonna Contreras  
Piper Technical Center, 3rd Fl.  
Mail Stop 168

Calendar Section  
Attn: Melinda Novoa / Alan Alietti  
Room 395, City Hall  
Mail Stop 160

Councilmember Mike Bonin  
11th District  
Room 475, City Hall  
Stop 218

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15524-001	4103-001-009	PARK WESTCHESTER BUSINESS CENTER C/O MICHAEL H MUGEL, CEO	1234 E 17TH ST SANTA ANA, CA 92701	\$3,738.60
2.	15524-002	4103-002-031	KJF FARIS LLC, ET AL C/O LEE A HILLIKER	1234 E 17TH ST SANTA ANA, CA 92701	\$1,233.74
3.	15524-003	4103-002-016	LA CIENEGA TRIANGLE LLC, BGG LLC, ET AL	1234 E 17TH ST SANTA ANA, CA 92701	\$373.86
4.	15524-004	4103-002-015	KJF FARIS LLC, QUINCE AVE MEMPHIS II LLC, ET AL	1234 E 17TH ST SANTA ANA, CA 92701	\$373.86
5.	15524-005	4103-002-024	KJF FARIS LLC, QUINCE AVE MEMPHIS II LLC, ET AL	1234 E 17TH ST SANTA ANA, CA 92701	\$373.86
6.	15524-006	4103-002-025	KJF FARIS LLC, EMERAL SQUARE II LLC, ET AL	1234 E 17TH ST SANTA ANA, CA 92701	\$373.86
7.	15524-007	4103-002-021	ELLA A DROLLINGER CO	8929 S SEPULVEDA BLVD, NO 130 LOS ANGELES, CA 90045	\$747.72
8.	15524-008	4103-002-006	KJF FARIS LLC, EMERAL SQUARE II LLC, ET AL	1234 E 17TH ST SANTA ANA, CA 92701	\$175.25
9.	15524-009	4103-002-005	KJF FARIS LLC, EMERAL SQUARE II LLC, ET AL	1234 E 17TH ST SANTA ANA, CA 92701	\$105.15
10.	15524-010	4103-002-004	JASON S AND SUN B YOON, ET AL	2322 W 235TH PLACE TORRANCE, CA 90501	\$105.15
11.	15524-011	4103-002-030	KJF FARIS LLC, ET AL C/O LEE A HILLIKER	1234 E 17TH ST SANTA ANA, CA 92701	\$1,233.74
12.	15524-012	4103-010-002	GOLDEN ARCH REALTY CORP	PO BOX 66207 CHICAGO, IL 60666	\$747.72
13.	15524-013	4103-010-026	TERENCE B SUMTER	PO BOX 61 HARBOR CITY, CA 90710	\$125.78
14.	15524-014	4103-002-005	KJF FARIS LLC, EMERAL SQUARE II LLC, ET AL	1234 E 17TH ST SANTA ANA, CA 92701	\$157.22
15.	15524-015	4103-001-001	KIRBY MANOR CORP	198 CIRBY WAY, STE 170 B ROSEVILLE, CA 95678	\$233.66

**Total:** **\$10,099.17**

END - THIS LIST IS SUBJECT TO CORRECTION

CERTIFICATION OF MAILING NOTICES OF  
STREET LIGHTING MAINTENANCE

(Section 6.95 to 6.127 of the  
Los Angeles Administrative Code)

I, Ruben Flamenco, hereby certify and declare that I am and was at all times herein mentioned a Deputy City Clerk of the City of Los Angeles; that, acting for and under the direction of the City Clerk and in accordance with the direction contained in Ordinance of Intention No(s). 186899 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 February 3, 2021 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:

LA CIENEGA BOULEVARD AND CENTINELA AVENUE 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  
February 3, 2021.

Date

Ruben Flamenco  
DEPUTY CITY CLERK

# SAMPLE BALLOT

## OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "LA CIENEGA BLVD & CENTINELA AVE 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 \$3,738.60 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: 5227  
City Parcel: 15524-001  
County APN: 4103-001-009

*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, March 23, 2021

LOS ANGELES CITY CLERK, ELECTION DIV.  
ATTN: 218 BALLOT ST. LTG. MNT. # 5227  
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:

### LA CIENEGA BLVD & CENTINELA AVE NO. 1

NOTE: Ballots must be received by Tuesday, March 23, 2021



*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 1/19/2021 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 20-0900-S86. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

**Public Hearing:**

Friday, March 12, 2021. 10:00 AM  
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

**Council Hearing:**

Tuesday, March 23, 2021, 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):** \$3,738.60 for FY 2020-21. \*
2. **Proposed Annual Assessment (Entire District):** \$10,099.17 for FY 2020-21.
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.)

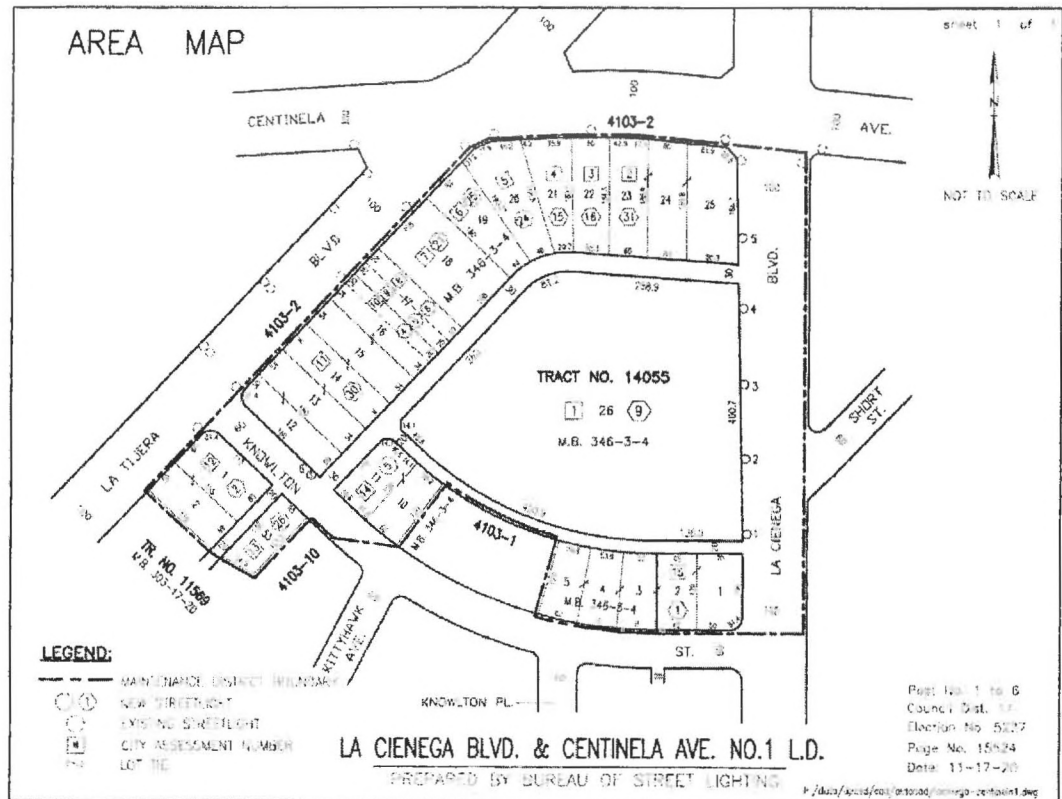


## Proposed Assessment Calculation

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)

### 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: 4103-001-009
  - Fiscal Year: 2020-21
  - Acreage: 3.9000
  - Land Use: COM
  - Dwell Units: 0
  - Current Assessment: \$0.00
  - Proposed Assessment: \$3,738.60 \*
- (this equates to about \$311.55 per month)



\* Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the Los Angeles area, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (Jan 1-Dec 31) just prior to the assessment period affected (Jul 1-Jun 30). Current Assessment will be replaced by Proposed Assessment.

City of Los Angeles  
Department of Public Works  
Bureau of Street Lighting

# SAMPLE NOTICE



Light not yet  
installed.

## STREET LIGHTING BALLOT DON'T THROW AWAY

This package contains a ballot to determine if streetlights will be installed adjacent to your property.

In order to install streetlights near your property, an Assessment District must be created to collect the annual cost from adjacent property owners to operate and maintain the lights. This is your opportunity to vote on whether you want to have streetlights and accept the charge added to your property taxes to pay these costs.

In this packet you will find a blue Notice, a yellow Ballot, and an envelope for mailing the ballot.

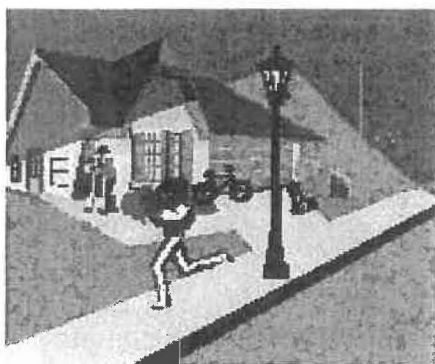
### Street Lighting Operation and Maintenance Ballot

This ballot is the most important document in this material.  
It shows the proposed assessment amount for your property  
Ballots that are not returned, or that are returned late, cannot be counted.

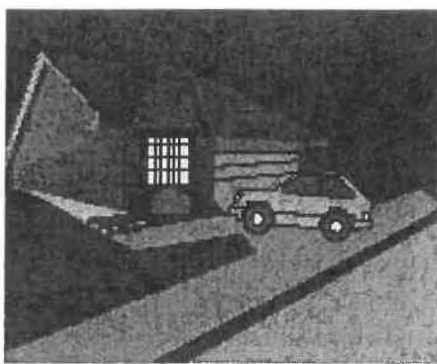
**Please return your ballot!**

### Notice to Property Owners

This Notice provides you with legally required information about the balloting and the assessment. On the back, it explains how your assessment is calculated.



- ✓ A majority **YES** vote will permit the City to install streetlights near your property.



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

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



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

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# BALOTA DE ALUMBRADO PUBLICO FAVOR DE NO TIRAR A LA BASURA

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

Para instalar un sistema de alumbrado público cerca de su propiedad, un distrito de valoración debe ser creado para colectar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado se mantenga encendido y aceptar que los cargos se agregen a los impuestos de su propiedad.

En este paquete usted encontrará un aviso color azul, una balota amarilla, y un sobre para enviar la balota.

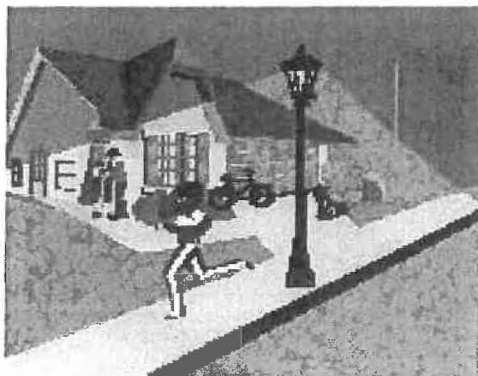
## Balota para la Operación y Mantenimiento del Alumbrado Público

Esta balota es el documento más importante dentro de este material.  
La balota muestra la propuesta cantidad de tasación sobre su propiedad.  
Balotas no regresadas o regresadas tarde, no pueden ser contadas.

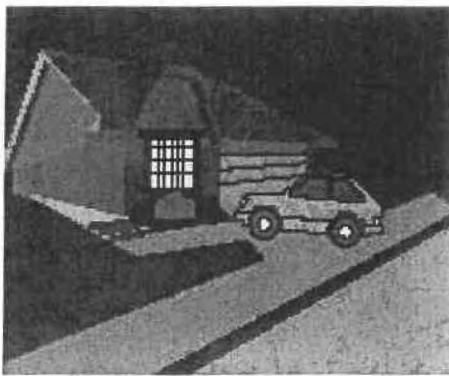
**¡Favor de Regresar la Balota!**

## Aviso Para Propietarios

Este aviso suministra información sobre la votación y tasación requerida por la ley. Al reverso, le explica como su tasación es calculada.



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



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

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



**¿Preguntas? ¿No puede pagar?**

Llame al 213 847-1500 o visite  
la página de internet del Buró de  
Alumbrado publico:

<http://www.lacity.org/BSL/index.html>