

ELDEN AVENUE & W PICO BOULEVARD

Miguel Sangalang, Exec. Dir.
Bureau of Street Lighting
Attn: Prop. 218 Section
1149 S. Broadway, 2nd Fl.
Los Angeles CA 90015

PROJ ID / Elect. No.: 5384
COUNCIL FILE No.: 22-0900-S47

Engineer: Steven Jew

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

Mailing Date: 08/25/21
P.W. Hearing Date: 10/06/21
Council Hearing Date: 10/12/21

Calendar Section
Attn: Melinda Novoa / Erika Pulst
Room 395, City Hall
Mail Stop 160

Councilmember Gilbert Cedillo
1st District
Room 460, City Hall
Stop 201

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15650-001	5076-018-024	ELDEN ELMS LP	7530 SANTA MONICA BLVD WEST HOLLYWOOD , CA 90046	\$1,544.79
2.	15650-002	5076-018-005	J LAND LLC C/O C/O HANNA CHANG	3010 WILSHIRE BLVD LOS ANGELES , CA 90010	\$331.76
3.	15650-003	5076-018-006	SALAZAR,OLGA M DECD EST OF AND SOLORZANO,GLADYS	1233 MAGNOLIA AVE LOS ANGELES , CA 90006	\$110.59
4.	15650-004	5076-018-007	HWANG,THOMAS I AND YOUNG H	826 3RD AVE LOS ANGELES , CA 90005	\$88.47
5.	15650-005	5076-018-008	LEE,EUGENE AND LEE,EUNICE	423 CULVER BLVD PLAYA DEL REY , CA 90293	\$176.94
6.	15650-006	5076-018-009	KIM,JONATHAN AND KIM,LARRY	1211 ELDEN AVE LOS ANGELES , CA 90006	\$132.70
7.	15650-007	5076-018-010	CHO,IK JUNG ET AL CHO,IK JUN	1205 ELDEN AVE LOS ANGELES , CA 90006	\$115.01
8.	15650-008	5076-018-011	PAK,HUI H AND AE C	1201 ELDEN AVE LOS ANGELES , CA 90006	\$126.51
9.	15650-009	5076-011-009	NADLAN 1155 SOUTH ELDEN LLC	PO BOX 48528 LOS ANGELES , CA 90048	\$437.93
10.	15650-010	5076-011-018	1145 ELDEN AVENUE LLC C/O ROHCS PROPERTY MANAGEMENT CO	PO BOX 360799 LOS ANGELES , CA 90036	\$398.12
11.	15650-011	5076-011-012	KIM,JUNG HEE TR JUNG HEE KIM TRUST	1135 ELDEN AVE LOS ANGELES , CA 90006	\$88.47
12.	15650-012	5076-011-013	MALLE,RICHARD TR MALLE TRUST	PO BOX 66579 LOS ANGELES , CA 90066	\$176.94
13.	15650-013	5076-011-022	FEDORA MANAGEMENT LLC	PO BOX 1186 BEVERLY HILLS , CA 90213	\$398.12
14.	15650-014	5076-011-016	NEW HEART PRESBYTERIAN CHURCH	1101 ELDEN AVE LOS ANGELES , CA 90006	\$331.76

15.	15650-015	5076-011-017	NEW HEART PRESBYTERIAN CHURCH	1101 ELDEN AVE LOS ANGELES , CA 90006	\$145.98
16.	15650-016	5076-012-001	ACCIE AND GLORIA MITCHELL LLC	9271 ROBIN DR LOS ANGELES , CA 90069	\$437.93
17.	15650-017	5076-012-002	J AND B SHERIDAN TRUST C/O C/O CAROL SHERIDAN	PO BOX 15384 IRVINE , CA 92623	\$221.18
18.	15650-018	5076-012-003	KIM,HWA SOON AND KIM,DOUGLAS	1100 TELLEM DR PACIFIC PALISADES , CA 90272	\$176.94
19.	15650-019	5076-012-004	GAMBARO,EILEEN	1122 ELDEN AVE LOS ANGELES , CA 90006	\$115.01
20.	15650-020	5076-012-005	BONILLA,ADAN AND ROSA TRS BONILLA FAMILY TRUST	2019 CAMBRIDGE ST LOS ANGELES , CA 90006	\$132.70
21.	15650-021	5076-012-006	MALLE,RICHARD TR MALLE TRUST	11929 N PARK AVE LOS ANGELES , CA 90066	\$115.01
22.	15650-022	5076-012-007	KOSSMAN,FRITZ AND KOSSMAN,BERTHOLD	1140 ELDEN AVE LOS ANGELES , CA 90006	\$88.47
23.	15650-023	5076-012-008	YEOW,PETER K AND EDITH Y TRS YEOW TRUST	1620 W SALLIE LN ANAHEIM , CA 92802	\$176.94
24.	15650-024	5076-012-009	SHERBOURNE PLUS LLC	2617 PURDUE AVE LOS ANGELES , CA 90064	\$364.94
25.	15650-025	5076-017-001	CHOE,OK SOON TR CHOE FAMILY TRUST	1208 ELDEN AVE LOS ANGELES , CA 90006	\$194.63
26.	15650-026	5076-017-002	CHOE,OK SOON	1208 ELDEN AVE LOS ANGELES , CA 90006	\$88.47
27.	15650-027	5076-017-003	LOPEZ,JERONIMO I AND HILDA	1214 ELDEN AVE LOS ANGELES , CA 90006	\$123.86
28.	15650-028	5076-017-004	CHOE,MICHAEL B	11667 GOSHEN AVE UNIT 4 LOS ANGELES , CA 90049	\$115.01
29.	15650-029	5076-017-005	HWANG,THOMAS I CO TR T AND T FAMILY TRUST	826 3RD AVE LOS ANGELES , CA 90005	\$115.01
30.	15650-030	5076-017-006	PAK,EUI SUK AND KOANG SUP TRS EUI AND KOANG PAK TRUST	1226 ELDEN AVE LOS ANGELES , CA 90006	\$115.01
31.	15650-031	5076-017-007	PAEK,ANDREW S AND JULIE	1454 RECADO RD LA HABRA HEIGHTS , CA 90631	\$132.70
32.	15650-032	5076-017-008	MARROQUIN,VICTORIA F AND MARROQUIN,JUAN F AND ELMA C	6563 BLANCHARD AVE FONTANA, CA 92336	\$88.47
33.	15650-033	5076-017-009	1240 ELDEN L P C/O C/O KENNETH ROBERTSON	14131 YORBA ST TUSTIN , CA 92780	\$176.94
34.	15650-034	5076-017-026	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS , CA 91344	\$22.12
35.	15650-034	5076-017-027	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS , CA 91344	\$22.12
36.	15650-034	5076-017-028	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS , CA 91344	\$22.12
37.	15650-034	5076-017-029	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS , CA 91344	\$22.12
38.	15650-034	5076-017-030	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS , CA 91344	\$22.12
39.	15650-034	5076-017-031	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS , CA 91344	\$22.12
40.	15650-034	5076-017-032	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS, CA 91344	\$22.12

41.	15650-034	5076-017-033	JM KOENIG FAMILY PROPERTIES LLC	16962 BLANCHE PL GRANADA HILLS , CA 91344	\$22.12
42.	15650-035	5076-017-011	WALES,KATHLEEN A TR ET AL KATHLEEN A WALES TRUST AND WALES,STEPHEN F TR S WALES TRUST	1401 MOHAWK ST LOS ANGELES , CA 90026	\$115.01
43.	15650-036	5076-017-012	LUXOR PROPERTIES INC	4751 WILSHIRE BLVD STE 203 LOS ANGELES , CA 90010	\$378.77

Total: \$8,254.05

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). 187581 relating to the proposed maintenance of lighting posts and appliances and furnishing of electric current thereto in the above designated lighting district, under provisions of Sections 6.95 to 6.127 of the Los Angeles Administrative Code. I, on August 24, 2022 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:

ELDEN AVENUE AND WEST PICO BOULEVARD

whose names and addresses appear on the last equalized assessment roll of the County of Los Angeles, or on file in the office of, and known to the City Clerk of the City of Los Angeles and that a true copy of such notice is attached hereto and made a part hereof.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. At Los Angeles, California
August 24, 2022.

Date


DEPUTY CITY CLERK

SAMPLE BALLOT

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "ELDEN AVENUE AND WEST PICO BOULEVARD"

PROPERTY OWNER :

VOTE
HERE

☐

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$1,544.79 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: 5384
City Parcel: 15650-001
County APN: 5076-018-024

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the record owner, or the authorized representative of the record owner, of the parcel identified above.

(Both Name and Original Signature must be completed in order for your ballot to be counted.)

PRINT NAME

(Property Owner, Authorized Rep., etc.)

ORIGINAL SIGNATURE

DATE

INSTRUCTIONS

1. Vote by marking one of the boxes on the reverse side of this ballot - Mark only one box.
2. Mark your ballot with blue or black ink – Do not use pencil.
3. Print your name, sign and date the ballot - If more than one owner, only one owner needs to sign.
4. Return the ballot using the enclosed envelope.
5. Make sure the Los Angeles City Clerk address on the back of the ballot appears in the window of the return envelope.
6. Ballot must be received by Tuesday, October 11, 2022

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 5384
555 RAMIREZ STREET, SPACE 300
LOS ANGELES, CA 90099-9716



NOTICE TO PROPERTY OWNERS

FOR THE FORMATION OF THE CITY OF LOS ANGELES
STREET LIGHTING MAINTENANCE DISTRICT:

ELDEN AVENUE AND WEST PICO BOULEVARD

NOTE: Ballots must be received by Tuesday, October 11, 2022



*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 8/9/2022 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 21-0900-S47. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Wednesday, October 5, 2022, 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Tuesday, October 11, 2022, 10:00 AM
Los Angeles City Council – 3rd fl., Rm. 340, City Hall, 200 N. Spring Street.

Protest Procedure: Protests presented for consideration to the Council are not binding, regardless of the number. The Council may accept or deny the protest(s) at its discretion. Any person may file a written protest or appeal with the City Clerk at any time prior to, or on the day of, the final public hearing by the City Council on this matter. Written protests shall specify the ground(s) upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, the Council File number, and be mailed or delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

ASSESSMENT INFORMATION

The proposed assessment described in this Notice is new and, if approved, will appear on your property tax bill. Proposition 218, the "Right to Vote on Taxes Act", was approved on the November 1996 statewide ballot, and added Article XIID to the California Constitution. It requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

1. **Proposed Annual Assessment (Your Property):** \$1,544.79 for FY 2022-23. *
2. **Proposed Annual Assessment (Entire District):** \$8,254.05 for FY 2022-23.
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.)

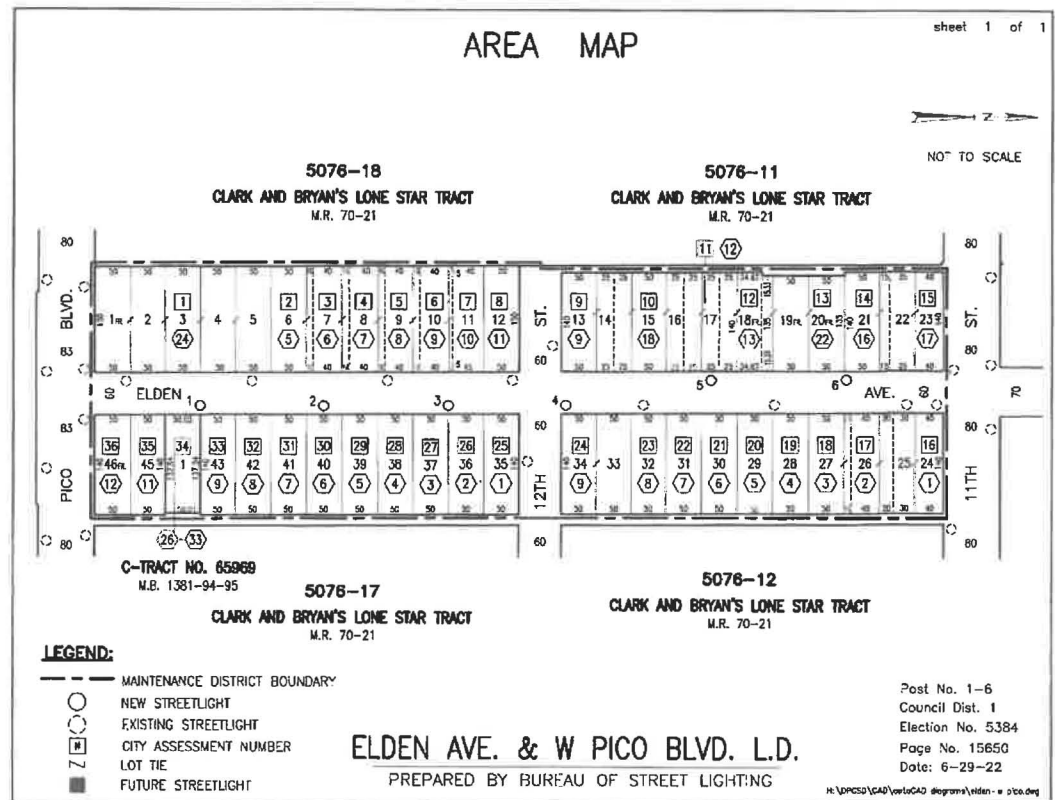


Proposed Assessment Calculation

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

Questions?

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



PROPERTY and ASSESSMENT DETAILS

- Location:
 - County APN: 5076-018-024
 - Fiscal Year: 2022-23
 - Acreage: .8644
 - Land Use: MFR
 - Dwell Units: 93
 - Current Assessment: \$0.00
 - Proposed Assessment: \$1,544.79 *
- (this equates to about \$128.73 per month)



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

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

bsl.lacity.org

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>

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

BALOTA DE ALUMBRADO PUBLICO FAVOR DE NO TIRAR A LA BASURA

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

Para instalar un sistema de alumbrado público cerca de su propiedad, un distrito de valoración debe ser creado para coleccionar 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>

La Ciudad de Los Angeles, como ser bajo el "Title II of the Americans with Disability Act", no discrimina en base de incapacidad y al ser solicitado proveerá facilidades razonables para asegurar el acceso a sus programas, servicios y actividades.