

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET LIGHTING

# 3313

DATE JUN 28 2023

C.D. 15

Honorable City Council  
of the City of Los Angeles

**AMAR STREET CDBG  
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 15752.
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 AMAR STREET CDBG 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>28</b>
AFFECTED PARCELS:	<b>106</b>
TOTAL ASSESSMENTS:	<b>\$15,603.69</b>
TAX YEAR:	<b>2023/2024</b>
TYPE OF PROJECT:	<b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</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  
S. Jew, Civil Engineering Associate II  
Ruben Flamenco, P.E., Division Manager

Respectfully submitted,

  
Miguel Sangalang, 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 2023-2024, for the lighting of that district designated as the **AMAR STREET CDBG 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 2023-2024, for the lighting of:

**AMAR STREET,**

From the intersection of Centre Street to the intersection of Palos Verdes Street,

**PALOS VERDES STREET,**

From the intersection of Amar Street to the intersection of Santa Cruz Street,

**OLIVER STREET,**

From the intersection of Centre Street to the intersection of Palos Verdes Street,

**O'FARRELL STREET,**

From the intersection of Centre Street to the intersection of Palos Verdes Street,

## **SEPULVEDA STREET,**

From the intersection of Centre Street to the intersection of Palos Verdes Street,

## **SANTA CRUZ STREET,**

From the intersection of Centre Street to the intersection of Palos Verdes Street,

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:

### **AMAR STREET CDBG 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, 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 number 15752 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 2023/24 fiscal year, only if the street lighting system is energized on or before July 1, 2023, shall those assessments be transferred to the 2023/24 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

HYDEE FELDSTEIN SOTO, City Attorney

By   
DANIEL M. WHITLEY  
Deputy City Attorney

Date 6/23/23

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

Word File: L:\\$PROP218\Ordinance - Intention\OI - Amar Street CDBG\_ (SJ).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

**AMAR STREET CDBG**

LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED **MAY 18, 2023**

**Project ID No. 5472**

**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.

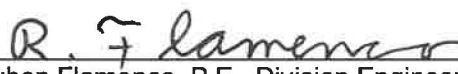
Proposition 218, section 4 (b), requires that "...All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California..." It further requires in section 4 (f) that "...in any legal action contesting the validity of any 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 number 15752.

**Prepared by:**

  
Steven Jew, Prop. 218 Compliance Section CEA II

**Approved by:**

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

R.E. NO. E16069

Date 6/22/23



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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 number 15752
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 (LACLD). 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 XIID 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 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.

## **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
RESIDENTIAL	SINGLE FAMILY		0.75	1	1.25	1.5	1.75	2	2.25	2.5
	MULTI-FAMILY <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
NON-RESIDENTIAL	COMMERCIAL		0.75	1.25	2	4	6	11.5	20	40
	INSTITUTION GOVERNMENT									
	INDUSTRIAL UTILITY		0.5	1	1.25	2.25	4	7	10	25
	MOBILE HOME PARKS		0.35	0.75	1	1.75	3	4.25	7.5	15
	VACANT AGRICULTURE		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.	\$128.23
<b>Zone 2</b>	This zone is a modern lighting system on residential streets.	\$95.06
<b>Zone 3</b>	This zone is a modern lighting system on arterial streets.	\$211.93
<b>Zone 4</b>	This zone is applied to lighting systems that require additional maintenance or energy greater than standard energy efficient lamps.	\$33.55
<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.	\$139.36
<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.	\$84.06
<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.	\$39.07

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 2023-24**
1	\$541,745	\$ 1,175,461.83	\$450,130	\$548,859	\$120,264	34,343.44	\$82.59	\$128.23
2	\$6,008,929	\$10,636,819.25	\$4,992,757	\$6,087,840	\$1,333,943	474,857.79	\$61.20	\$95.06
3	\$2,252,888	\$ 4,622,360.97	\$1,871,902	\$2,282,474	\$500,126	84,486.29	\$136.47	\$211.93
4	\$5,967	\$ 315,887.76	\$0	\$6,045	\$0	15,182.44	\$21.60	\$33.55
5	\$205,715	\$ 536,528.47	\$170,926	\$208,416	\$45,667	13,273.31	\$89.78	\$139.36
6	\$762	\$ 297,504.72	\$14,284	\$772	\$0	6,336.65	\$54.14	\$84.06
<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 7.45% in February 2023 for the annual Consumer Price Index (CPI) for the 2022 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
<b>Security and Safety</b>	1	1	1	1	1	1	0.5
<b>Community Character and Vitality</b>	1	0.5	1	0.5	0	1	0.5
<b>Subtotal:</b>	2	1.5	2	1.5	1	2	1
<b>Applied Benefit Factor</b>	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 2023-24**

**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 number 15752, for the fiscal year ending June 30, 2024, 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**

#### **AMAR STREET CDBG 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.

## AMAR STREET CDBG

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
15752-001	7449-004-001	522 N CENTRE ST	WAVE AND VINES LLC	3902 THE STRAND MANHATTAN BEACH , CA 90266	MFR	0.115	6	2	1	1	\$190.12	1.22%	\$0.00	
15752-002	7449-004-002	267 W AMAR ST	STANGL,FREDERICK R AND ALICE	1915 VESTAL AVE LOS ANGELES , CA 90026	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-003	7449-004-003	261 W AMAR ST	FEDERAL VENTURE INC	904 SILVER SPUR RD STE 322 ROLLING HILLS ESTATES CA 90274	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-004	7449-004-004	257 W AMAR ST	GARCIA,JOSE AND ELVIA TRS J AND E GARCIA TRUST	257 W AMAR ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-005	7449-004-005	247 W AMAR ST	RAMOS,ELENA TR ELENA RAMOS TRUST	522 GULF AVE WILMINGTON, CA 90744	SFR	0.115	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-006	7449-004-006	243 W AMAR ST	AGUILAR,RODRIGO AND PEREZ IBARRA,GUADALUPE	243 W AMAR ST SAN PEDRO , CA 90731	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-007	7449-004-007	239 W AMAR ST	PAIVA,WILLIAM J AND GINA R	341 WOODLAND DR SAN PEDRO , CA 90732	SFR	0.1147	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-008	7449-004-008	231 W AMAR ST	PAIVA,DENNIS	231 W AMAR ST SAN PEDRO , CA 90731	SFR	0.115	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-009	7449-004-009	225 W AMAR ST	TREJO,JAIME D	225 W AMAR ST SAN PEDRO , CA 90731	SFR	0.106	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-010	7449-004-025	203 W AMAR ST	TAYLOR,DONALD AND CHRISTINE	203 W AMAR ST SAN PEDRO , CA 90731	CDO	0.106	1	2	1	1.1	\$91.50	0.59%	\$0.00	
15752-010	7449-004-026	207 W AMAR ST	ROXANNA C GREENE GLETTEN TRUST ET AL	488 E OCEAN BLVD UNIT 515 LONG BEACH , CA 90802	CDO	0.106	1	2	1	1.1	\$91.50	0.59%	\$0.00	
15752-011	7449-004-027	531 N PALOS VERDES ST	STANKO FAMILY TRUST ET AL	59 CHANDLER RANCH RD PALOS VERDES ESTATES CA 90274	SFR	0.1136	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-012	7449-004-028	523 N PALOS VERDES ST	TOVAR,LUZMILA R	523 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.1136	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-013	7449-004-013	519 N PALOS VERDES ST	CHAVEZ,MARISOL	519 N PALOS VERDES ST UNIT 1 SAN PEDRO , CA 90731	SFR	0.114	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-014	7449-004-014	511 N PALOS VERDES ST	CARMEN M BLOESER DECD TRUST ET AL	511 N PALOS VERDES ST UNIT 10 SAN PEDRO , CA 90731	COM	0.114	1	2	1	1	\$118.82	0.76%	\$0.00	
15752-015	7449-004-015	503 N PALOS VERDES ST	STEFFENS,KEVIN AND REBEKAH	503 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.1136	1	2	1	1.1	\$104.57	0.67%	\$0.00	
15752-016	7449-004-016	224 W OLIVER ST	LEDET WILLIS,KESHANA AND DONNA	224 W OLIVER ST SAN PEDRO , CA 90731	SFR	0.109	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-017	7449-004-017	230 W OLIVER ST	COVARRUBIAS,LUPE	320 N BANDINI ST SAN PEDRO , CA 90731	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-018	7449-004-018	234 W OLIVER ST	FAUSTO,MARY L CO TR FAUSTO FAMILY TRUST	1176 W CRESTWOOD AVE SAN PEDRO , CA 90732	SFR	0.115	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-019	7449-004-019	240 W OLIVER ST	WILSON,MINTRA	1901 VIA CORONEL PALOS VERDES ESTATES , CA 90274	MFR	0.115	5	2	1	1	\$190.12	1.22%	\$0.00	
15752-020	7449-004-020	246 W OLIVER ST	DAHLIN,MARSHALL AND AMANDA	2119 250TH ST LOMITA, CA 90717	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	



## AMAR STREET CDBG

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
15752-021	7449-004-021	256 W OLIVER ST	ANTIPOLO,EVA E AND	256 W OLIVER ST SAN PEDRO , CA 90731	SFR	0.115	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-022	7449-004-022	260 W OLIVER ST	AGUAYO,JOSE R	537 W 13TH ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-023	7449-004-023	266 W OLIVER ST	HERNANDEZ,MARLEEN AND HERNANDEZ,ANTONIO	268 W OLIVER ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$123.58	0.79%	\$0.00	
15752-024	7449-004-024	500 N CENTRE ST	LOY,RICHARD AND ANGELICA	500 N CENTRE ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-025	7449-008-001	430 N CENTRE ST	MARTINEZ,MARIA L TR MARIA L MARTINEZ TRUST	430 N CENTRE ST SAN PEDRO , CA 90731	SFR	0.132	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-026	7449-008-002	267 W OLIVER ST	SURFSIDE PROPERTIES 13 LLC	550 DEEP VALLEY DR STE 151 ROLLING HILLS , CA 90274	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-027	7449-008-003	261 W OLIVER ST	LUERA,ALFRED	1157 W SEPULVEDA ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-028	7449-008-004	255 W OLIVER ST	GUTIERREZ,ANTONIO AND ESMERALDA	255 W OLIVER ST SAN PEDRO , CA 92831	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-029	7449-008-005	249 W OLIVER ST	FEINBERG,ALAN AND NARCISSA E TRS FEINBERG TRUST	1930 W 25TH ST SAN PEDRO , CA 90732	SFR	0.1147	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-030	7449-008-006	243 W OLIVER ST	TAPIA,JOSE AND BETANCOURT,OFELIA P	243 W OLIVER ST SAN PEDRO , CA 90731	SFR	0.1147	2	2	1	1	\$95.06	0.61%	\$0.00	
15752-031	7449-008-024	237 W OLIVER ST	DELGADO,ANTONIO AND ANGELINA TRS ET AL	749 REPOSADO DR LA HABRA HEIGHTS , CA 90631	SFR	0.115	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-032	7449-008-025	233 W OLIVER ST	ECOLOGY RECYCLING LLC	728 W PINE AVE EL SEGUNDO , CA 90245	SFR	0.115	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-033	7449-008-026	225 W OLIVER ST	EDELIA P NEGRON TRUST ET AL	114 BUENA VISTA DR FULLERTON FULLERTON , CA 92833	SFR	0.112	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-034	7449-008-010	437 N PALOS VERDES ST	AL JADIR,ABDUL Q	437 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.1033	1	2	1	1.1	\$104.57	0.67%	\$0.00	
15752-035	7449-008-011	431 N PALOS VERDES ST	SANCHEZ,KATHRYN	PO BOX 6612 SAN PEDRO , CA 90734	SFR	0.103	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-036	7449-008-012	417 N PALOS VERDES ST	CC FUND I LLC C/O C/O RICHARD HU	3015 KASHIWA ST TORRANCE , CA 90505	MFR	0.207	14	2	1	1	\$356.48	2.28%	\$0.00	
15752-037	7449-008-014	405 N PALOS VERDES ST	SOLIZ,JOSE N AND CORTES,JONATHAN	405 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.103	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-038	7449-008-015	403 N PALOS VERDES ST	DELGADO,GRISelda AND DELGADO,FRANCISCO	PO BOX 1563 SAN PEDRO , CA 90733	SFR	0.1033	1	2	1	1.1	\$104.57	0.67%	\$0.00	
15752-039	7449-008-028	226 W OFARRELL ST	KWON,HYOK SONG AND WOOJOUNG TRS KWON TRUST	226 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.115	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-040	7449-008-027	234 W OFARRELL ST	234 W OFARRELL ST LLC	10736 JEFFERSON BLVD PMB 501 CULVER CITY , CA 90230	MFR	0.115	5	2	1	1	\$190.12	1.22%	\$0.00	
15752-041	7449-008-017	238 W OFARRELL ST	CORREA,SERGIO	637 SANDSIDE CT CARLSBAD , CA 92011	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	

## AMAR STREET CDBG

City Assmt ID	APN	Situs	Owner name	Owner address	Land Use	Acres	Dwelling Units	Ben zone	Partial Ltg	Lot Shape	Assmt	Pct Total	Existing Assmt	NOTE
15752-042	7449-008-018	244 W OFARRELL ST	TORRES,ANTONIO	244 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-043	7449-008-019	250 W OFARRELL ST	MARTINEZ FAMILY TRUST ET AL	250 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-044	7449-008-020	254 W OFARRELL ST	FAUSTO FAMILY TRUST ET AL	1176 W CRESTWOOD AVE SAN PEDRO , CA 90732	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-045	7449-008-021	260 W OFARRELL ST	GARCIA,GRACIE ET AL	262 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-046	7449-008-022	268 W OFARRELL ST	VRCIC,KRISTINA TR KRISTINA VRCIC TRUST	1719 244TH ST LOMITA , CA 90717	SFR	0.115	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-047	7449-008-023	420 N CENTRE ST	CARRILLO,JESSIE	420 N CENTRE ST SAN PEDRO , CA 90731	SFR	0.132	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-048	7449-013-001	261 W OFARRELL ST	HILL,VICTOR V	261 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-049	7449-013-002	249 W OFARRELL ST	WALRATH,ALISON AND STEVEN	249 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-050	7449-013-003	245 W OFARRELL ST	RUIZ,MARIA E TR HECTOR L RUIZ TRUST	245 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-051	7449-013-004	239 W OFARRELL ST	MATSON,JOHN C	2201 VIA CARRILLO UNIT 1B PALOS VERDES ESTATES CA 90274	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-052	7449-013-005	233 W OFARRELL ST	PEREZ,STEPHANIE	941 W BLOOMWOOD RD SAN PEDRO , CA 90731	SFR	0.1205	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-053	7449-013-007	223 W OFARRELL ST	LOERA,INES TR INES LOERA TRUST	223 W OFARRELL ST SAN PEDRO , CA 90731	SFR	0.1291	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-054	7449-013-008	341 N PALOS VERDES ST	GARCIA,CYNTHIA TR IRENE MONTANO DECD TRUST	341 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.1136	1	2	1	1.1	\$104.57	0.67%	\$0.00	
15752-055	7449-013-009	335 N PALOS VERDES	ANGULO,ROBERT P SR TR ROBERT P ANGULO SR TRUST	335 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.114	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-056	7449-013-010	325 N PALOS VERDES ST	MDP PROPERTY GROUP LLC	1184 W 11TH ST UNIT 4 SAN PEDRO , CA 90731	SFR	0.114	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-057	7449-013-011	319 N PALOS VERDES ST	LLAMAS,SALVADOR AND MARIA I	315 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.114	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-058	7449-013-012	311 N PALOS VERDES ST	BANUELOS,RONALD	313 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.1136	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-059	7449-013-013	204 W SEPULVEDA ST	MARSCH,CARL AND MARIA L	211 W SEPULVEDA ST SAN PEDRO , CA 90731	SFR	0.114	3	2	1	1.1	\$146.39	0.94%	\$0.00	
15752-060	7449-013-014	222 W SEPULVEDA ST	SEPULVEDA BUNGALOWS LLC	3110 BUTLER AVE LOS ANGELES , CA 90066	MFR	0.25	7	2	1	1	\$356.48	2.28%	\$0.00	
15752-061	7449-013-015	238 W SEPULVEDA ST	WILLIS,INGRID	238 W SEPULVEDA ST SAN PEDRO , CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-062	7449-013-025	244 W SEPULVEDA ST	BARRETT,PETER A AND POPPY S TRS EAGLES NEST TRUST	6650 W STATE ST MILWAUKEE, WI 53213	SFR	0.115	4	2	1	1	\$142.59	0.91%	\$0.00	



## AMAR STREET CDBG

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
15752-063	7449-013-026	250 W SEPULVEDA ST	ANGULO,ALMA	501 W 169TH ST GARDENA, CA 90248	SFR	0.115	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-064	7449-013-018	258 W SEPULVEDA ST	DE SANTIAGO,TOMAS TR TOMAS DE SANTIAGO TRUST	258 W SEPULVEDA ST SAN PEDRO, CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-065	7449-013-019	264 W SEPULVEDA ST	BOWLING FAMILY LLC	1379 W PARK WESTERN DR SAN PEDRO, CA 90732	SFR	0.114	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-066	7449-013-020	310 N CENTRE ST	PEREDES,JOVANNY AND PEREDES,VANESSA D	310 N CENTRE ST SAN PEDRO , CA 90731	SFR	0.114	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-067	7449-013-021	318 N CENTRE ST	RODRIGUEZ,JOSE L	2018 S CAPELLA CT COSTA MESA, CA 92626	COM	0.114	2	2	1	1	\$118.82	0.76%	\$0.00	
15752-068	7449-013-022	326 N CENTRE ST	ARTAVIA,ROYCE C TR ROYCE C ARTAVIA TRUST ET AL	326 N CENTRE ST SAN PEDRO , CA 90731	SFR	0.1136	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-069	7449-013-023	328 N CENTRE ST	STAHNKE,MARK A AND DIMASSA STAHNKE,MARIE A	3606 S WALKER AVE SAN PEDRO, CA 90731	SFR	0.114	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-070	7449-013-024	267 W OFARRELL ST	BADAWI,SILVANA N TR BADAWI FAMILY TRUST	4624 W 169TH ST LAWDALE , CA 90260	SFR	0.114	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-071	7449-019-001	230 N CENTRE ST	KRUEGER,ROSE M	26203 OCEAN VIEW AVE LOMITA, CA 90717	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-072	7449-019-002	267 W SEPULVEDA ST	PEREZ,ABEL AND MARIA D	856 W 7TH ST SAN PEDRO , CA 90731	SFR	0.115	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-073	7449-019-003	261 W SEPULVEDA ST	JOHNSON,DONELL ET AL	261 W SEPULVEDA ST SAN PEDRO, CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-074	7449-019-004	247 W SEPULVEDA ST	JUNG,PAUL AND IRENE	2349 AMELIA CT SIGNAL HILL , CA 90755	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-075	7449-019-005	245 W SEPULVEDA ST	ALMARAZ,YOLANDA AND ALMARAZ,ALDO	245 W SEPULVEDA ST SAN PEDRO, CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-076	7449-019-006	243 W SEPULVEDA ST	MORA,ALDO A AND VALDIVIA,MARY K	245 W SEPULVEDA ST SAN PEDRO, CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-077	7449-019-007	239 W SEPULVEDA ST	IVANCICH,JOHN M AND NEL TRS J M AND N O IVANCICH TRUST	53600 AVENIDA MONTEZUMA LA QUINTA, CA 92253	SFR	0.115	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-078	7449-019-008	229 W SEPULVEDA ST	PAIVA,WILLIAM J AND GINA R	341 WOODLAND DR SAN PEDRO, CA 90732	SFR	0.1147	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-079	7449-019-009	223 W SEPULVEDA ST	SINGER,GEORGE W TR GEORGE W SINGER TRUST	223 W SEPULVEDA ST SAN PEDRO, CA 90731	SFR	0.1147	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-080	7449-019-010	215 W SEPULVEDA ST	MARSCH,CARL AND MARIA L	211 W SEPULVEDA ST SAN PEDRO, CA 90731	VAC	0.115	0	2	1	1	\$23.76	0.15%	\$0.00	
15752-081	7449-019-011	211 W SEPULVEDA ST	MARSCH,CARL AND MARIA L	211 W SEPULVEDA ST SAN PEDRO, CA 90731	SFR	0.1262	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-082	7449-019-012	201 W SEPULVEDA ST	MARSCH,CARL AND MARIA L	211 W SEPULVEDA ST SAN PEDRO, CA 90731	SFR	0.126	1	2	1	1	\$95.06	0.61%	\$0.00	
15752-083	7449-019-024	204 W SANTA CRUZ ST	DO,KIM U	3345 W ORANGE AVE ANAHEIM, CA 92804	SFR	0.129	2	2	1	1.1	\$135.94	0.87%	\$0.00	

## AMAR STREET CDBG

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
15752-084	7449-019-013	214 W SANTA CRUZ ST	MADRIGAL,MARTIN	1840 S GAFFEY ST PMB 114 SAN PEDRO , CA 90731	MFR	0.126	5	2	1	1	\$190.12	1.22%	\$0.00	
15752-085	7449-019-014	220 W SANTA CRUZ ST	MARES,FRANCISCA G CO TR FRANCISCA G MARES FAMILY TRUST	220 W SANTA CRUZ ST SAN PEDRO , CA 90731	SFR	0.1147	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-086	7449-019-035	226 W SANTA CRUZ ST	SANTA CRUZ PARTNERS LLC C/O GADERA PROPERTY MGMT CO	PO BOX 10419 TORRANCE, CA 90505	MFR	0.2296	10	2	1	1	\$356.48	2.28%	\$0.00	
15752-087	7449-019-025	240 W SANTA CRUZ ST	SANTA CRUZ PARTNERS LLC C/O GADERA PROPERTY MGMT CO	PO BOX 10419 TORRANCE, CA 90505	MFR	0.2295	10	2	1	1	\$356.48	2.28%	\$0.00	
15752-088	7449-019-019	252 W SANTA CRUZ ST	VANDA,MANUEL E	254 W SANTA CRUZ ST SAN PEDRO , CA 90731	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-089	7449-019-020	260 W SANTA CRUZ ST	CUEVAS,MARIA TR CUEVAS TRUST	260 W SANTA CRUZ ST SAN PEDRO , CA 90731	SFR	0.115	2	2	1	1	\$123.58	0.79%	\$0.00	
15752-090	7449-019-028	268 W SANTA CRUZ ST	SANTA CRUZ PARTNERS LLC C/O GADERA PROPERTY MGMT CO	PO BOX 10419 TORRANCE, CA 90505	MFR	0.2295	10	2	1	1	\$356.48	2.28%	\$0.00	
15752-091	7449-019-034	204 N CENTER ST	SAKAO,MASANAKA	222 N PACIFIC COAST HWY STE 1770 EL SEGUNDO , CA 90245	SFR	0.1331	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-092	7449-018-900	N/A	L A CITY HOUSING AUTHORITY	N/A LOS ANGELES , CA N/A	MFR	3.65	0	2	1	1	\$1,330.84	8.53%	\$101.89	
15752-093	7449-007-001	400 N PALOS VERDES ST	NUNEZ,JOSE AND SARA J	864 W SANTA CRUZ ST SAN PEDRO , CA 90731	SFR	0.208	3	2	1	1.1	\$182.99	1.17%	\$0.00	
15752-094	7449-007-002	406 N PALOS VERDES ST	SEVILLA,CARMEN G TR CARMEN G SEVILLA TRUST	1275 W 2ND ST SAN PEDRO , CA 90732	SFR	0.189	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-095	7449-007-003	412 N PALOS VERDES ST	HERNANDEZ,LEONARDO AND GRACIELA	414 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.189	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-096	7449-007-004	418 N PALOS VERDES ST	H AND H ALVAREZ TRUST ET AL	412 N MESA ST SAN PEDRO , CA 90731	SFR	0.189	4	2	1	1	\$142.59	0.91%	\$0.00	
15752-097	7449-007-005	424 N PALOS VERDES ST	PAPPAS,TIMOTHY TR PAPPAS TRUST	14020 PANAY WAY APT 417 MARINA DEL REY , CA 90292	SFR	0.189	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-098	7449-007-006	430 N PALOS VERDES ST	LAWYERSUNITED LLC	1221 11TH ST MANHATTAN BEACH , CA 90266	MFR	0.227	6	2	1	1	\$356.48	2.28%	\$0.00	
15752-099	7449-007-007	500 N PALOS VERDES ST	BARCOT,THOMAS R	28515 VISTA TIERRA RANCHO PALOS VERDES , CA 90275	SFR	0.227	4	2	1	1	\$178.24	1.14%	\$0.00	
15752-100	7449-007-008	508 N PALOS VERDES ST	BARCOT,THOMAS R	28515 VISTA TIERRA RANCHO PALOS VERDES , CA 90275	SFR	0.227	4	2	1	1	\$178.24	1.14%	\$0.00	
15752-101	7449-007-009	516 N PALOS VERDES ST	BANUELOS TRUST ET AL	2338 W 37TH ST SAN PEDRO , CA 90732	SFR	0.227	4	2	1	1	\$178.24	1.14%	\$0.00	
15752-102	7449-007-010	524 N PALOS VERDES ST	LEZAJA TRUST ET AL	1127 W 22ND ST SAN PEDRO , CA 90731	SFR	0.189	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-103	7449-007-011	530 N PALOS VERDES ST	RIMOLDI,ANDRES A AND ALICIA	530 N PALOS VERDES ST SAN PEDRO , CA 90731	SFR	0.189	3	2	1	1	\$133.08	0.85%	\$0.00	

AMAR STREET CDBG

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
15752-104	7449-007-012	536 N PALOS VERDES ST	RAHIMI,MOSTAFA S AND MAHSA S	1548 VIA MARTINEZ PALOS VERDES ESTATES , CA 90274	SFR	0.189	3	2	1	1	\$133.08	0.85%	\$0.00	
15752-105	7449-007-023	600 N PALOS VERDES ST	SIMICH,JOHN M AND DIANA H TRS SIMICH FAMILY TRUST	716 VIA SOMONTE PALOS VERDES ESTATES , CA 90274	SFR	0.331	3	2	1	1	\$166.36	1.07%	\$0.00	

TOTAL VOTING PARCELS: 106

Total: \$15,603.69 100%

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**

***AMAR STREET CDBG***

***LIGHTING DISTRICT***

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

Page 0752, for the Fiscal Year of 2023-2024, 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
\$6,756	00
\$6,273	00
\$2,575	00
\$15,604	00
\$0	00
\$15,604	00
\$15,604	00

# 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	0752 as " 001 "	MFR	0.12	2	\$190.12	7449-004-001		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 002 "	SFR	0.12	2	\$123.58	7449-004-002		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 003 "	SFR	0.12	2	\$123.58	7449-004-003		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 004 "	SFR	0.11	2	\$95.06	7449-004-004		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 005 "	SFR	0.12	2	\$133.08	7449-004-005		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 006 "	SFR	0.12	2	\$123.58	7449-004-006		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 007 "	SFR	0.11	2	\$123.58	7449-004-007		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 008 "	SFR	0.12	2	\$133.08	7449-004-008		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 009 "	SFR	0.11	2	\$123.58	7449-004-009		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 010 "	CDO	0.11	2	\$91.50	7449-004-025		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 010 "	CDO	0.11	2	\$91.50	7449-004-026		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 011 "	SFR	0.11	2	\$123.58	7449-004-027		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 012 "	SFR	0.11	2	\$123.58	7449-004-028		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 013 "	SFR	0.11	2	\$142.59	7449-004-013		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 014 "	COM	0.11	2	\$118.82	7449-004-014		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 015 "	SFR	0.11	2	\$104.57	7449-004-015		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 016 "	SFR	0.11	2	\$95.06	7449-004-016		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 017 "	SFR	0.12	2	\$123.58	7449-004-017		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 018 "	SFR	0.12	2	\$133.08	7449-004-018		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 019 "	MFR	0.12	2	\$190.12	7449-004-019		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 020 "	SFR	0.12	2	\$123.58	7449-004-020		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 021 "	SFR	0.12	2	\$142.59	7449-004-021		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 022 "	SFR	0.11	2	\$95.06	7449-004-022		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 023 "	SFR	0.11	2	\$123.58	7449-004-023		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 024 "	SFR	0.11	2	\$95.06	7449-004-024		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 025 "	SFR	0.13	2	\$142.59	7449-008-001		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 026 "	SFR	0.12	2	\$123.58	7449-008-002		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752 as " 027 "	SFR	0.11	2	\$95.06	7449-008-003		







That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 090 "	MFR	0.23	2	\$356.48	7449-019-028
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 091 "	SFR	0.13	2	\$133.08	7449-019-034
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 092 "	MFR	3.65	2	\$1,330.84	7449-018-900
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 093 "	SFR	0.21	2	\$182.99	7449-007-001
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 094 "	SFR	0.19	2	\$133.08	7449-007-002
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 095 "	SFR	0.19	2	\$133.08	7449-007-003
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 096 "	SFR	0.19	2	\$142.59	7449-007-004
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 097 "	SFR	0.19	2	\$133.08	7449-007-005
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 098 "	MFR	0.23	2	\$356.48	7449-007-006
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 099 "	SFR	0.23	2	\$178.24	7449-007-007
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 100 "	SFR	0.23	2	\$178.24	7449-007-008
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 101 "	SFR	0.23	2	\$178.24	7449-007-009
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 102 "	SFR	0.19	2	\$133.08	7449-007-010
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 103 "	SFR	0.19	2	\$133.08	7449-007-011
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 104 "	SFR	0.19	2	\$133.08	7449-007-012
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	25	at page	0752	as " 105 "	SFR	0.33	2	\$166.36	7449-007-023
						** DISTRICT ** ASSESSMENT =	\$15,603.69			
AMAR STREET CDBG										



PRIOR TO THE FOLLOWING DATES, THE LISTED  
PARCELS WERE ASSESSED UNDER THE REFERENCE  
NUMBERS AS SHOWN:

[illegible]

7449	4,7,8,13,18,19
C.M.B.	Page(s)

In Serv.	Date	by	D.M.	0188201
Drown	5-18-23	A.T.	W.O.	Plan
Checked	5-18-23	C.E.	L2399779	

By Ruben F. Lawrence For  
Engineer

In Serv.	Date	by	D.M.	0188201
Drown	5-18-23	A.T.	W.O.	Plan
Checked	5-18-23	C.E.	L2399779	

Page	Grid	4C
15752		Sheet N 1 of

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**7449-4**  
**TRACT NO. 2312**  
M.B. 22-116  
BLK. 5

AMAR 50 3 ST. 4

92  
1  
900

SUBDIVISION OF LOT M OF  
ORIGINAL PARTITION OF THE  
RANCHO PALOS VERDES  
L.S. 1-47

7449-7  
TRACT NO. 12275  
M.B. 259-40-41

KERNEY R. MARINE, JR., ASSISTANT DIRECTOR - BUREAU OF STREET LIGHTING  
THE EXTERIOR BOUNDARIES OF THE ASSESSMENT DISTRICT ARE SHOWN

Grid	Revision Description	Date	by
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**(I)** Indicates L.A. County APN  
**(A)** Indicates L.A. City Assessment Number  
 Ⓢ Indicates New Electroliner .....B.Z. 2  
 Ⓣ Indicates New Electroliner .....B.Z.  
 Ⓤ Indicates New Electroliner .....B.Z.  
 Ⓦ Indicates New Electroliner .....B.Z.

Ⓧ Indicates New Electroliner .....B.Z.  
 Ⓨ Indicates New Electroliner .....B.Z.  
 Ⓩ Indicates New Electroliner .....B.Z.  
 ■ Indicates Future Electroliner .....B.Z.  
 ◐ Indicates Adjacent System

AMAR STREET CDBG