

CLARK ST. & ETIWANDA AVE.

Norma Isahakian, Executive Director
 Bureau of Street Lighting
 Attn: Prop. 218 Section
 1149 S. Broadway, 2nd Flr.
 Los Angeles CA 90015

PROJ ID / Elect. No.: 5026
COUNCIL FILE No.: 19-0900-S75

Engineer: Lang Dam

Mailing Date: 08/29/19
P.W. Hearing Date: 10/09/19
Council Hearing Date: 10/15/19

Election Division
 Attn: Nelly Lopez
 Piper Technical Center, 3rd FL
 Mail Stop 168

Calendar Section
 Attn: Candy Rosales
 Room 395, City Hall
 Mail Stop 160

Councilmember Bob Blumenfield
 3rd District
 Room 415, City Hall
 Stop 204

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15297-001	2160-011-031	PROVIDENCE HEALTH SYSTEM C/O REAL ESTATE GROUP	20555 EARL ST TORRANCE, CA 90503	\$5,440.80
2.	15297-002	2160-011-028	PROVIDENCE HEALTH SYS SO CA LOR C/O FTTWK INVESTMENTS INC	425 W CAPITAL AVE STE 300 LITTLE ROCK, AR 72201	\$701.64
3.	15297-003	2160-001-024	TARZANA OFFICES AND MEDICAL C/O MOIEZ BENYAMINOV	629 S HILL ST # 1202 LOS ANGELES, CA 90014	\$1,088.16
4.	15297-004	2160-010-033	STORAGE EQUITIES INC C/O DEPT-PT-CA-20435	PO BOX 25025 GLENDALE, CA 91221	\$362.72
5.	15297-005	2160-008-037	ABJO	18403 VENTURA BLVD TARZANA, CA 91356	\$1,813.60
6.	15297-006	2160-009-020	ABJO	18403 VENTURA BLVD TARZANA, CA 91356	\$325.40
7.	15297-007	2160-009-024	RENTON LLC	2828 THORNDYKE AVE W, STE 635 SEATTLE, WA 98199	\$1,029.08
8.	15297-008	2160-009-032	MAHJOURI, MARJANEH ET AL	4061 E CASTRO VALLEY BLVD UNIT 291 CASTRO VALLEY, CA 94552	\$3.39
9.	15297-008	2160-009-033	HOROWICZ, RICARDO AND YOON H	18133 OSBORNE ST NORTHRIDGE, CA 91325	\$3.39
10.	15297-008	2160-009-034	LOOYZADEH, LADAN	18324 CLARK ST UNIT 103 TARZANA, CA 91356	\$3.39
11.	15297-008	2160-009-035	BIRNBERG, MYRIAM F	18324 CLARK ST UNIT 104 TARZANA, CA 91356	\$3.39
12.	15297-008	2160-009-036	REFAHZADEH, SINA	19500 NORMANDIE AVE TORRANCE, CA 90502	\$3.39
13.	15297-008	2160-009-037	HERTZ, LINDA AND ET AL	18324 CLARK ST NO 106 TARZANA, CA 91356	\$3.39
14.	15297-008	2160-009-038	CRAVEN, SHANE AND MICHELLE L	18324 CLARK ST UNIT 107 TARZANA, CA 91356	\$3.39
15.	15297-008	2160-009-039	MAGHEN, KHOSROW ET AL	18324 CLARK ST NO 108 TARZANA, CA 91356	\$3.39
16.	15297-008	2160-009-040	PERLA, HAROLD F AND BEVERLY S	18324 CLARK ST 109 TARZANA, CA 91356	\$3.39
17.	15297-008	2160-009-041	NAMDAR, MELODY	20215 RUSTON RD WOODLAND HILLS, CA 91364	\$3.39
18.	15297-008	2160-009-042	KOVZHUN, OLEH	18324 CLARK ST NO 111 TARZANA, CA 91356	\$3.39
19.	15297-008	2160-009-043	ABOLINS, JANIS AND IRINA	4950 ALONZO AVE ENCINO, CA 91316	\$3.39
20.	15297-008	2160-009-044	KHROMENKOVA, OKSANA	5638 ETIWANDA AVE NO 8 TARZANA, CA 91356	\$3.39

21.	15297-008	2160-009-045	YOUNESSI, DJAMSHID CO TR	15130 VENTURA BLVD STE 201 SHERMAN OAKS, CA 91403	\$3.39
22.	15297-008	2160-009-046	KATZ, HARLAN AND ROSEANN S	18324 CLARK ST UNIT 115 TARZANA, CA 91356	\$3.39
23.	15297-008	2160-009-047	LUBKO, ELAINE	18324 CLARK ST UNIT 116 LOS ANGELES, CA 91356	\$3.39
24.	15297-008	2160-009-048	KAKOLI, PAYMAN CO TR	18375 VENTURA BLVD UNIT 727 TARZANA, CA 91356	\$3.39
25.	15297-008	2160-009-049	KAKOLI, PAYMAN CO TR	18375 VENTURA BLVD UNIT 727 TARZANA, CA 91356	\$3.39
26.	15297-008	2160-009-050	FAYAZRAD, HAMID ET AL	18324 CLARK ST UNIT 119 TARZANA, CA 91356	\$3.39
27.	15297-008	2160-009-051	REUT, OLEG	18324 CLARK ST UNIT 120 TARZANA, CA 91356	\$3.39
28.	15297-008	2160-009-052	VOLOSHIN, MARINA	18324 CLARK ST #121 TARZANA, CA 91356	\$3.39
29.	15297-008	2160-009-053	RAYMAN, ANNETTE R CO TR	8125 CIELO VISTA DR WHITTIER, CA 90605	\$3.39
30.	15297-008	2160-009-054	GREENSPAN, JACQUELINE B AND HOWARD	18324 CLARK ST UNIT 123 TARZANA, CA 91356	\$3.39
31.	15297-008	2160-009-055	BAMSHAD, SOHEIL ET AL	3625 CARIBETH DR ENCINO, CA 91436	\$3.39
32.	15297-008	2160-009-056	POLYAK, MICHAEL AND ZOYA	5420 LINDLEY AVE UNIT 13 ENCINO, CA 91316	\$3.39
33.	15297-008	2160-009-057	RANU, ALEX ET AL	18324 CLARK ST #202 TARZANA, CA 91356	\$3.39
34.	15297-008	2160-009-058	BINGHAM, FLORA AND ERIC	18324 CLARK ST UNIT 203 TARZANA, CA 91356	\$3.39
35.	15297-008	2160-009-059	MOTAMEDI, AHMAD TR	18324 CLARK ST #204 TARZANA, CA 91356	\$3.39
36.	15297-008	2160-009-060	ZAHIRI, MEHDI TR	18324 CLARK ST #205A TARZANA, CA 91356	\$3.39
37.	15297-008	2160-009-061	IZRAILSON, LEONID ET AL	18324 CLARK ST UNIT 206 TARZANA, CA 91356	\$3.39
38.	15297-008	2160-009-062	ALYESHMERNI, GITA	20 SHAMROCK CT SYOSSET, NY 11791	\$3.39
39.	15297-008	2160-009-063	ABRAMS, ALAN K	18324 CLARK ST #208 TARZANA, CA 91356	\$3.39
40.	15297-008	2160-009-064	WAGNER, ELLEN	18324 CLARK ST #209 TARZANA, CA 91356	\$3.39
41.	15297-008	2160-009-065	SHIRAZIAN, JOSEPH	18324 CLARK ST #210 TARZANA, CA 91356	\$3.39
42.	15297-008	2160-009-066	YOUNESI, ROSETTE TR ET AL	19753 JEFFREY PL WOODLAND HILLS, CA 91364	\$3.39
43.	15297-008	2160-009-067	CAMPBELL, DARLA J	18324 CLARK ST UNIT 212 TARZANA, CA 91356	\$3.39
44.	15297-008	2160-009-068	SAPOZHNIKOV, DANIL TR	4269 REYES DR TARZANA, CA 91356	\$3.39
45.	15297-008	2160-009-069	KASMAN, SVETLANA	15506 VIA CANTARE ST LOS ANGELES, CA 90077	\$3.39
46.	15297-008	2160-009-070	WAARY, INNA	18324 CLARK ST 215 B TARZANA, CA 91356	\$3.39
47.	15297-008	2160-009-071	MINES, EILEEN L TR	16601 ADLON RD ENCINO, CA 91436	\$3.39
48.	15297-008	2160-009-072	217 CLARK LP C/O JADE ENTERTAINMENT	888 S FIGUEROA ST NO 1900 LOS ANGELES, CA 90017	\$3.39
49.	15297-008	2160-009-073	DARDASHTI, BAHRAM CO TR	5152 HESPERIA AVE ENCINO, CA 91316	\$3.39
50.	15297-008	2160-009-074	KAKOLI, PAYMAN TR	18375 VENTURA BLVD UNIT 727 TARZANA, CA 91356	\$3.39
51.	15297-008	2160-009-075	DARDASHTI, DAN E	18324 CLARK ST UNIT 220 TARZANA, CA 91356	\$3.39
52.	15297-008	2160-009-076	KASHANIROKH, PARVIN TR	18324 CLARK ST UNIT 221 TARZANA, CA 91356	\$3.39
53.	15297-008	2160-009-077	AZIZZADEH, ELIAS TR	18324 CLARK ST UNIT 222 TARZANA, CA 91356	\$3.39
54.	15297-008	2160-009-078	ZEICHICK PARKAN, STEPHANIE TR	18324 CLARK ST UNIT 223 TARZANA, CA 91356	\$3.39
55.	15297-008	2160-009-079	TEHRANCHI, MARJAN	18324 CLARK ST UNIT 224 TARZANA, CA 91356	\$3.39
56.	15297-008	2160-009-080	BINMAN, MARK	133 S REXFORD DR APT 201 BEVERLY HILLS, CA 90212	\$3.39
57.	15297-008	2160-009-081	BASSERI, BAHAR T	18324 CLARK ST UNIT 302 TARZANA, CA 91356	\$3.39

58.	15297-008	2160-009-082	SHNAIDER, MICHELLE TR	17660 ROYCE DR W ENCINO, CA 91316	\$3.39
59.	15297-008	2160-009-083	SALKINDER, GUSTAV	5245 WHITE OAK AVE UNIT 6 ENCINO, CA 91316	\$3.39
60.	15297-008	2160-009-084	IRAN, TULIA E TR	18324 CLARK ST UNIT 305 TARZANA, CA 91356	\$3.39
61.	15297-008	2160-009-085	AMID, BIJAN	18324 CLARK ST UNIT 306 TARZANA, CA 91356	\$3.39
62.	15297-008	2160-009-086	LOUIZADEH, SHADI	18324 CLARK ST UNIT 307 TARZANA, CA 91356	\$3.39
63.	15297-008	2160-009-087	MESRI, BAHRAM CO TR	14839 HUSTON ST SHERMAN OAKS, CA 91403	\$3.39
64.	15297-008	2160-009-088	RAD, SAMI A	18324 CLARK ST UNIT 309 TARZANA, CA 91356	\$3.39
65.	15297-008	2160-009-089	AHOUBIM, PAYAM	4175 ALONZO AVE ENCINO, CA 91316	\$3.39
66.	15297-008	2160-009-090	GUTTMAN, MOSHE ET AL	18324 CLARK ST UNIT 311 TARZANA, CA 91356	\$3.39
67.	15297-008	2160-009-091	BUGYIK, PAUL L TR	18324 CLARK ST UNIT 312 TARZANA, CA 91356	\$3.39
68.	15297-008	2160-009-092	LIN, JERRY K AND EVA ET AL	127 W ARTHUR AVE ARCADIA, CA 91007	\$3.39
69.	15297-008	2160-009-093	GRIGORYAN, MELINE	18324 CLARK ST UNIT 314 TARZANA, CA 91356	\$3.39
70.	15297-008	2160-009-094	HYATT, KRISTIN K	18324 CLARK ST UNIT 315 TARZANA, CA 91356	\$3.39
71.	15297-008	2160-009-095	BARZILLI, RICK S TR	18324 CLARK ST UNIT 316 TARZANA, CA 91356	\$3.39
72.	15297-008	2160-009-096	FARZANEH, FARZIN A	18324 CLARK ST UNIT 317 TARZANA, CA 91356	\$3.39
73.	15297-008	2160-009-097	AFSHAR, TAHOMURES A CO TR	18324 CLARK ST UNIT 318 TARZANA, CA 91356	\$3.39
74.	15297-008	2160-009-098	YEH, CAROLYN	18324 CLARK ST UNIT 319 TARZANA, CA 91356	\$3.39
75.	15297-008	2160-009-099	NAOSHY, NABIL N AND DIANA A TRS	18324 CLARK ST BUILDING C UNIT 320 TARZANA, CA 91356	\$3.39
76.	15297-008	2160-009-100	HAMMER, RICHARD E TR	18324 CLARK ST BUILDING C UNIT 321 TARZANA, CA 91356	\$3.39
77.	15297-008	2160-009-101	HARWAYNE, THOMAS W CO TR	10234 RUE CHAMONIX SAN DIEGO, CA 92131	\$3.39
78.	15297-008	2160-009-102	SILVA, TINA K	18324 CLARK ST UNIT 323 TARZANA, CA 91356	\$3.39
79.	15297-008	2160-009-103	GUIV, SHAPOUR	7 BRENTWOOD IRVINE, CA 92620	\$3.39

Total: **\$11,005.48**

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). 186257 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 29, 2019 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:

CLARK STREET AND ETIWANDA AVENUE

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 29, 2019.

Date


DEPUTY CITY CLERK

SAMPLE BALLOT

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "CLARK ST. & ETIWANDA AVE."

PROPERTY OWNER :

VOTE HERE

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$5,440.80 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: 5026
City Parcel: 15297-001
County APN: 2160-011-031

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 15, 2019

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 5026
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:

CLARK ST. & ETIWANDA AVE.

NOTE: Ballots must be received by Tuesday, October 15, 2019



*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 08/13/19 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 19-0900-S75. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Wednesday, October 9, 2019, 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Tuesday, October 15, 2019, 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):** \$5,440.80 for FY 2019-20. *
2. **Proposed Annual Assessment (Entire District):** \$11,005.48 for FY 2019-20.
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.)

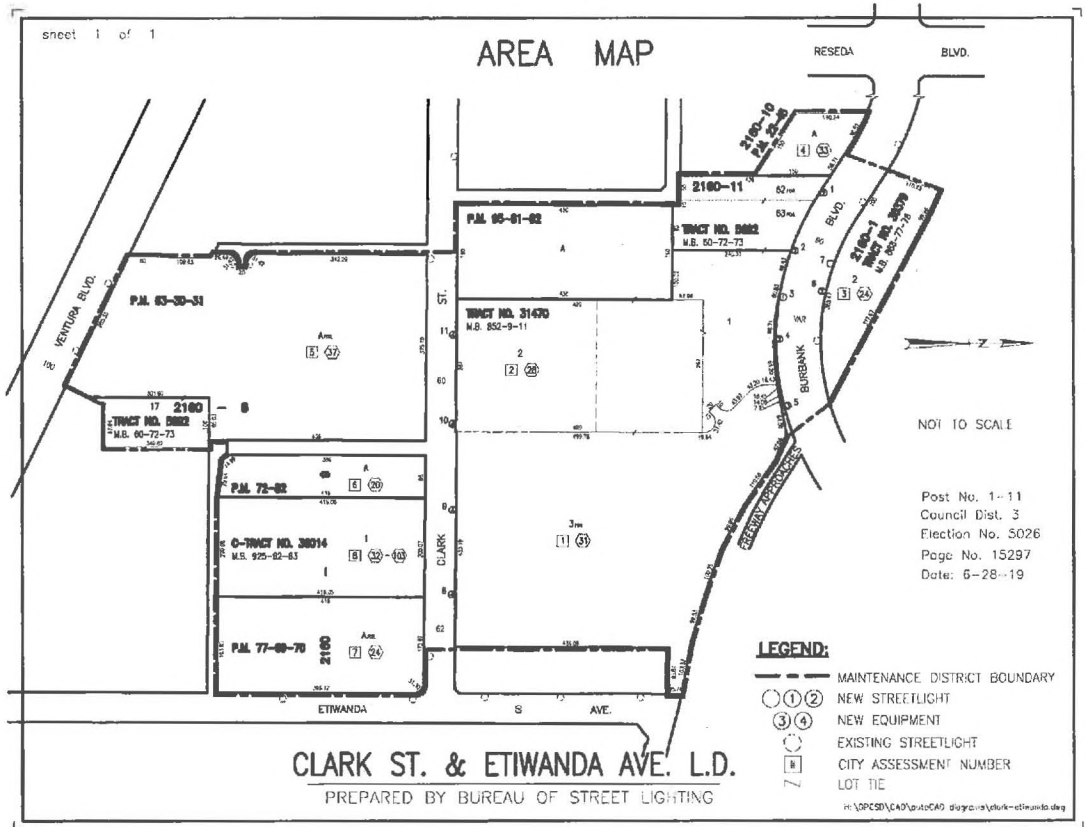


Proposed Assessment Calculation

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: 2160-011-031
- Fiscal Year: 2019-20
- Acreage: 10.7000
- Land Use: INS
- Dwell Units: 204
- Current Assessment: \$0.00
- Proposed Assessment: \$5,440.80 *
(this equates to about \$453.40 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

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.

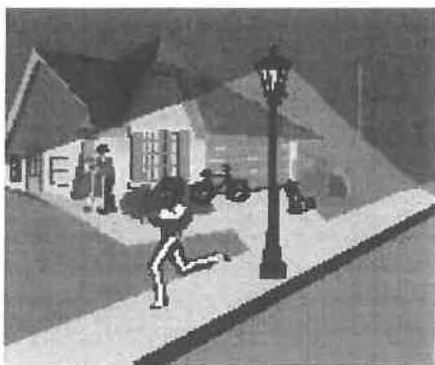
Street Lighting Operation and Maintenance Ballot

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.

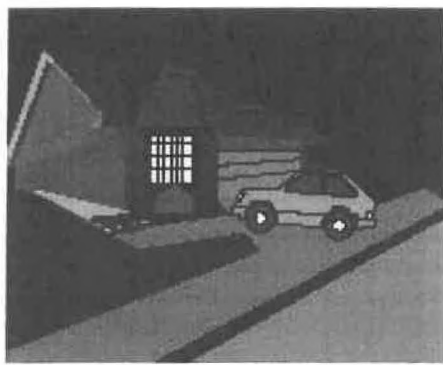
Please return your ballot!

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.

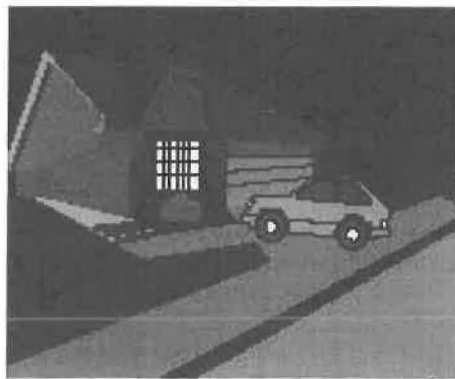
¡Favor de Regresar la Balota!

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>