

VAN NUYS BLVD & NORDHOFF ST

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.: 5524
COUNCIL FILE No.: 23-0900-S52

Engineer: Jaime Moran

Mailing Date: 09/13/23
P.W. Hearing Date: 10/25/23
Council Hearing Date: 10/31/23

Election Division
Attn: Galina Hayrapetyan
Piper Technical Center, 3rd Fl.
Mail Stop 168

Calendar Section
Attn: Shane Bentley / Erika Pulst
Room 395, City Hall
Mail Stop 160

Councilmember Vacant
6th District
Room 470, City Hall
Stop 210

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15806-001	2639-008-025	PANORAMA CENTER I LLC C/O EDMOND HAGOOLI	1919 WESTWOOD BLVD LOS ANGELES, CA 90025	\$1,398.74
2.	15806-002	2639-008-135	PANORAMA CENTER I LLC C/O EDMOND HAGOOLI	1919 WESTWOOD BLVD LOS ANGELES, CA 90025	\$635.79
3.	15806-003	2639-008-011	PANORAMA CENTER I LLC C/O EDMOND HAGOOLI	1919 WESTWOOD BLVD LOS ANGELES, CA 90025	\$847.72
4.	15806-004	2639-008-012	PANORAMA CENTER I LLC C/O EDMOND HAGOOLI	1919 WESTWOOD BLVD LOS ANGELES, CA 90025	\$847.72
5.	15806-005	2639-008-134	PANORAMA CENTER I LLC C/O EDMOND HAGOOLI	1919 WESTWOOD BLVD LOS ANGELES, CA 90025	\$264.91
6.	15806-006	2639-008-023	GENUINE ENERGY PROPERTY LLC	110 LONGDEN AVE STE A BALDWIN PARK, CA 91706	\$423.86
7.	15806-007	2639-008-082	MARIA CORTEZ	9119 WAKEFIELD AVE UNIT 1 PANORAMA CITY, CA 91402	\$79.47
8.	15806-007	2639-008-083	VIOLET & RAFAEL COHEN	22742 SYLVAN ST WOODLAND HILLS, CA 91367	\$79.47
9.	15806-007	2639-008-084	RICARDO CORTEZ	9119 WAKEFIELD AVE NO. 3 PANORAMA CITY, CA 91402	\$79.47
10.	15806-007	2639-008-085	MIGUEL & MARIBEL GARCIA	9119 WAKEFIELD AVE NO. 4 PANORAMA CITY, CA 91402	\$79.47
11.	15806-007	2639-008-086	ALFRED ABELIAN	13158 MESA VERDE WAY SYLMAR, CA 91342	\$79.47
12.	15806-007	2639-008-087	LIKHOLIT,OLEG AND IRINA	19201 BESSEMER ST TARZANA, CA 91335	\$79.47
13.	15806-007	2639-008-088	CHIL GEVORKYAN,VEGANUSH TR	1229 IRVING AVE GLENDALE, CA 91201	\$79.47
14.	15806-007	2639-008-089	AVELAR LEVERON,REYNA E	9119 WAKEFIELD AVE UNIT 8 PANORAMA CITY, CA 91402	\$79.47
15.	15806-007	2639-008-090	ROLANDO FLORES	11925 STRATHERN ST NORTH HOLLYWOOD, CA 91605	\$79.47
16.	15806-007	2639-008-091	VASQUEZ,EZEQUIEL	9119 WAKEFIELD AVE UNIT 10 PANORAMA CITY, CA 91402	\$79.47
17.	15806-007	2639-008-092	CARLO MORATAYA	9119 WAKEFIELD AVE NO. 11 PANORAMA CITY, CA 91402	\$79.47
18.	15806-007	2639-008-093	MONTENEGRO,LEYRI D	9119 WAKEFIELD AVE NO. 12 PANORAMA CITY, CA 91402	\$79.47
19.	15806-007	2639-008-094	MAURICIO & JOHN MONCADA	9119 WAKEFIELD AVE NO. 14 PANORAMA CITY, CA 91402	\$79.47
20.	15806-007	2639-008-095	EVELYN ADLAWAN	9119 WAKEFIELD AVE NO. 15 PANORAMA CITY, CA 91402	\$79.47

21.	15806-007	2639-008-096	RUBEN ROMERO	9119 WAKEFIELD AVE NO. 16 PANORAMA CITY, CA 91402	\$79.47
22.	15806-007	2639-008-097	ROBERT & MORGAN SAFFARI FAMILY TRUST	11451 CURRY AVE GRANADA HILLS, CA 91344	\$79.47
23.	15806-007	2639-008-098	ANA RUELAS	9119 WAKEFIELD AVE NO. 18 PANORAMA CITY, CA 91402	\$79.47
24.	15806-007	2639-008-099	PAULO & MARIA ZANTUA TRUST	1532 HAZELWOOD AVE LOS ANGELES, CA 90041	\$79.47
25.	15806-007	2639-008-100	BEATRIZ & VENANCIO CABRERA	7338 VISTA DEL MONTE AVE UNIT 5 VAN NUYS, CA 91405	\$79.47
26.	15806-007	2639-008-101	VEGEN AMBARACHYAN	1229 JUSTIN AVE GLENDALE, CA 91201	\$79.47
27.	15806-007	2639-008-102	ARMEN DOVLATIAN TRUST, SIMA TRUST	213 N ORANGE ST UNIT A GLENDALE, CA 91203	\$79.47
28.	15806-007	2639-008-103	ALVARO MEDRANDO & TERESA GUZMAN	9119 WAKEFIELD AVE NO. 23 PANORAMA CITY, CA 91402	\$79.47
29.	15806-007	2639-008-104	HAMM,ANDREA	9119 WAKEFIELD AVE UNIT 24 PANORAMA CITY, CA 91402	\$79.47
30.	15806-007	2639-008-105	MARTHA TORRES	9119 WAKEFIELD AVE NO. 25 PANORAMA CITY, CA 91402	\$79.47
31.	15806-007	2639-008-106	ALFRED ABELYAN	13158 MESA VERDE WAY SYLMAR, CA 91342	\$79.47
32.	15806-007	2639-008-107	ALFRED ABELYAN	13158 MESA VERDE WAY SYLMAR, CA 91342	\$79.47
33.	15806-007	2639-008-108	LUBRICO,ARNEL B	9119 WAKEFIELD AVE UNIT 28 PANORAMA CITY, CA 91402	\$79.47
34.	15806-007	2639-008-109	RAMIREZ,GUILLERMO	9119 WAKEFIELD AVE UNIT 29 PANORAMA CITY, CA 91402	\$79.47

Total: \$6,643.90

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)

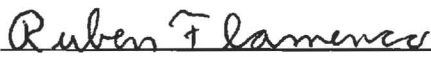
I, Ruben Flamenco, hereby certify and declare that I am and was at all times herein mentioned a Deputy City Clerk of the City of Los Angeles; that, acting for and under the direction of the City Clerk and in accordance with the direction contained in Ordinance of Intention No(s). 187978 relating to the 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 September 13, 2023 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:

VAN NUYS BOULEVARD AND NORDHOFF STREET

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
September 13, 2023.

Date


DEPUTY CITY CLERK

SAMPLE BALLOT

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "VAN NUYS BLVD & NORDHOFF ST"

PROPERTY OWNER :

VOTE HERE

☐

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$1,398.74 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: 5524
City Parcel: 15806-001
County APN: 2639-008-025

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 31, 2023

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 5524
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:

VAN NUYS BLVD & NORDHOFF ST

NOTE: Ballots must be received by **Tuesday, October 31, 2023**



*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 08/29/2023 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 23-0900-S52. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing:

Wednesday, October 25, 2023. 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing:

Tuesday, October 31, 2023, 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):** \$1,398.74 for FY 2022-23. *
2. **Proposed Annual Assessment (Entire District):** \$6,643.90 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.)

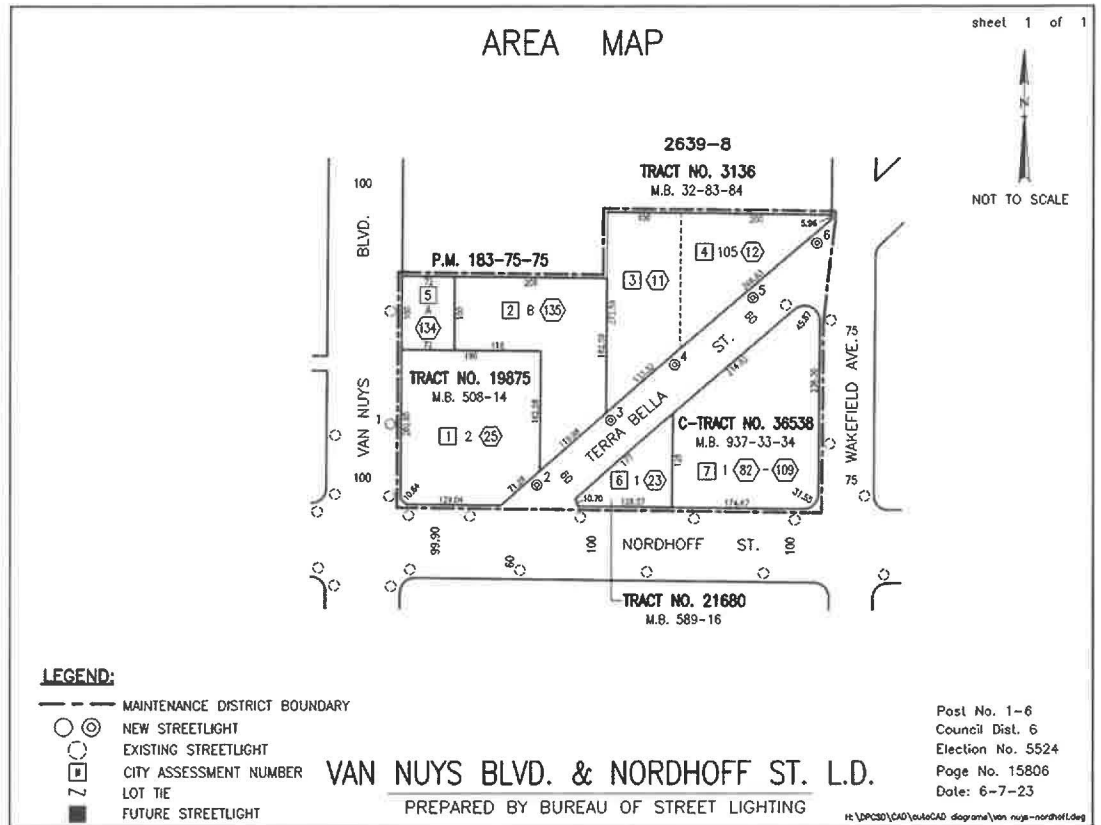


Proposed Assessment Calculation

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: 2639-008-025
 - Fiscal Year: 2022-23
 - Acreage: .8899
 - Land Use: COM
 - Dwell Units: 0
 - Current Assessment: \$477.60
 - Proposed Assessment: \$1,398.74 *
- (this equates to about \$116.56 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 BALLOT

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.

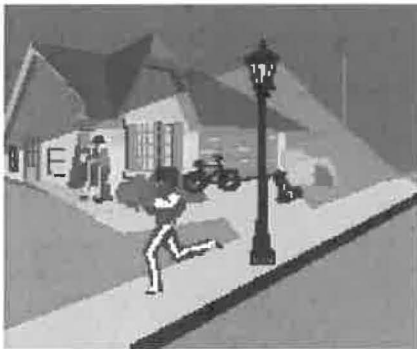
It shows the proposed assessment amount for your property

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.
<https://bsl.lacounty.org>

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 colectar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado se mantenga encendido y aceptar que los cargos se agregen a los impuestos de su propiedad.

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

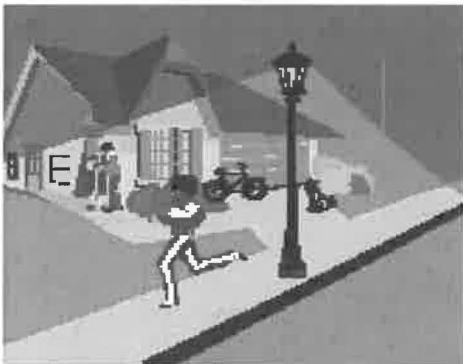
Balota para la Operación y Mantenimiento del Alumbrado Público

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

¡Favor de Regresar la Balota!

Aviso Para Propietarios

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



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



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

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



¿Preguntas? ¿No puede pagar?
Llame al 213 847-1500 o visite
la página de internet del Buró de
Alumbrado publico:
<https://bsl.lacity.org>

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.