



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

January 6, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROPOSITION 218 ASSESSMENT BALLOT - CITY OF LOS ANGELES
CYPRESS PARK STREET LIGHTING MAINTENANCE DISTRICT
(FIRST DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Support the assessment on County-owned property within the boundaries of the new City of Los Angeles Cypress Park Street Lighting Maintenance Assessment District for the operation and maintenance of the street lighting system at a proposed initial maintenance assessment of \$85 per year, subject to an annual inflation adjustment not to exceed the Consumer Price Index (CPI) and direct the Chief Administrative Officer to cast the ballot in support of the assessment for the property.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the proposed Cypress Park Street Lighting Maintenance District will allow for the maintenance, energy, lamp changing, fixture cleaning and repairs, and eventual replacement of deteriorated, obsolete lighting by the City within the proposed district.

The assessment district contains County-owned Assessor's Parcel Number (APN) 5453-002-900, which is occupied by the County's Mental Health Courthouse.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Countywide Strategic Plan directs that that we promote service excellence by providing the public with beneficial and responsive services (Goal 1). Support for the new benefit assessment levied against the County property to facilitate servicing and maintenance of public street lighting fills an identified need and supports this strategy.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

The Honorable Board of Supervisors
January 6, 2004
Page 2

FISCAL IMPACT/FINANCING

The proposed new district's total assessment amount of \$31,350 for Fiscal Year (FY) 2004-05 is to provide for the servicing and maintenance of a public street lighting system. The total assessment to be levied on the County property in FY 2004-05 is \$85. Thereafter, the annual assessments may be adjusted for any increases in the Consumer Price Index (CPI), normal Southern California Edison Company energy increases, or by a re-balloting of property owners.

The assessment will be charged to the Rent Expense Budget. Approximately 48 percent of that amount can be charged to the occupying departments. The remaining 52 percent occupied by Superior Courts will be net County cost in the Rent Expense Budget. The financial cost of paying this new assessment can be absorbed within the departments' FY 2004-05 budget appropriations.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As a result of the passage of Proposition 218, property owned by government agencies, including Los Angeles County, became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties are not exempt from the assessment unless the parcels receive no special benefit. The agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned oppose the action.

We have determined as Proprietor that the services to be financed by the assessment district will be of sufficient benefit to warrant your Board's support. Accordingly, we are recommending that your ballot be completed as supporting the new assessment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this new benefit assessment will contribute to public safety through continued maintenance of the public street lighting system within the assessment district.

The Honorable Board of Supervisors
January 6, 2004
Page 3

CONCLUSION

It is requested that the Executive Office, Board of Supervisors, return the adopted Board letter to the CAO, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
SDH:RC:pe

Attachment

c: County Counsel
Auditor-Controller
District Attorney
Public Defender
Sheriff
Superior Court



**NOTICE OF PUBLIC HEARINGS
AND BALLOT FOR THE OPERATION
OF STREETLIGHTS**

required by Proposition 218, for street lighting within the

CYPRESS PARK LIGHTING DISTRICT

Group 05216-1

- ✓ A majority "Yes" vote OF THOSE VOTING will provide operation and maintenance of the proposed streetlights.
- ✓ A majority "No" vote OF THOSE VOTING will result in the proposed streetlights not being installed.

PARA MAS INFORMACION EN ESPAÑOL, POR FAVOR LLAME AL (213) 485-8213.

■ ***CITY POLICY - STREET LIGHTING MAINTENANCE ASSESSMENTS***

New street lighting is being proposed for installation near your property (at no cost to the property owner) as part of a Department of Water and Power New System Project. This is your Notice of Proceedings necessary to finance the maintenance and operation of this new lighting near your property. Since 1935, Los Angeles City Policy has been that all benefiting property owners pay for the maintenance of street lighting near their property, which includes energy, lamp changing fixture cleaning and repairs, and eventual replacement of deteriorated, obsolete lighting. In accordance with the recently approved Proposition 218 (which requires that new and increased assessments be subject to approval by property owners), this Notice and Ballot is being sent to you for your vote.

■ ***ASSESSMENT - AMOUNT AND BASIS***

Only those properties with nearby streetlights have special benefit, and pay an assessment. The amount assessed is based on the size, frontage(s) and zoning of the property, the lighting level, street classification and the type of street lighting equipment. About 490,000 parcels, or 2/3 of the parcels in the City benefit from streetlights and are assessed (in accordance with City Policy) annually for street lighting maintenance.

Your property, being near the new street lighting, has special benefit, and is proposed to pay a street lighting maintenance assessment consistent with Council Policy. Assessments for maintenance of street lighting are collected through the County Property Tax Bill. This proposed assessment, if confirmed, will first appear on your 2004/2005 Tax Bill.

This is an annual assessment which covers a 12 month operation period from July 1, 2004 to June 30 of each following year. The proposed assessments for your property and for the entire district are summarized below:

■ ***ASSESSMENT INFORMATION***
(Maintenance and Operation)

	Proposed Annual Maintenance Assessment for the proposed streetlights
Entire District: (518 Parcels)	\$31,350.00
Your Parcel: ("City Assessment No." 22-0133-002)	\$84.91

* The above new annual assessment is based on the following benefit footage(s) and rate(s):
80 Benefit Feet X 1.0613 ('B' Rate for Residential Lighting Level)

For information, please call (213) 485-8213, Bureau of Street Lighting, 600 S. Spring St., 7th Floor, Los Angeles, CA 90014.

■ **HOW PROPOSITION 218 BALLOTING WORKS**

Votes are evaluated according to the following guidelines:

1. Only property owners, or their duly authorized representatives, may vote.
2. You must actually vote for your ballot to be counted. Only those ballots received can affect the outcome.
3. Your ballot is weighted proportionally by the amount of the proposed assessment. Ballots representing larger assessments have a larger weight than ballots for smaller assessments.
4. The assessment will be levied only if the weighted "yes" ballots equal or exceed the weighted "no" ballots.
5. If there is a weighted majority of "no" ballots received, regardless of how few ballots are returned, the assessment shall not be imposed and the proposed streetlights will not be installed.

■ **BALLOT PROCEDURES**

In order for ballots to be counted, they must be received by the City no later than the date of the "Final Public Hearing", indicated in this Notice. Return the pink ballot sheet by following the instructions at the top of the ballot. The weighted count of yes and no votes will be counted by the City Clerk and reported to the Council at a meeting after the Final Public Hearing. The Council will then consider the vote results and other information, and may confirm and levy the assessments, unless there is a majority of "no" votes.

- A "YES" VOTE is "for" the street lighting maintenance assessment.
- A "NO" VOTE is against the street lighting maintenance assessment. A majority of "NO" votes will result in the proposed streetlights not being installed.
- IF YOU DO NOT VOTE, the decision on the maintenance assessment will be made only by those who do vote.

■ **PROTEST PROCEDURE**

There is a protest procedure provided by State and City law (2 and 3 referenced below). Protests presented for consideration of the Council are not binding, regardless of their number. The Council may accept or deny the protest at their discretion. Only a majority weighted vote against the assessment, of those voting, is binding.

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 or grounds 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, and be delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

■ **TIME AND PLACE OF PUBLIC HEARINGS**

Proposition 218, and other State and City laws, require a hearing at the Board of Public Works, a hearing at the Council, and a mailed Notice of the hearings and proceedings accompanied by a ballot.

Public Hearing: At 1:00 p.m. on 1/5/2004, IN THE THIRD FLOOR HEARING ROOM, 200 N. SPRING ST., the Board of Public Works will hold a public hearing at which time property owners or other interested persons may discuss any errors, omissions, or irregularities in the proceedings or assessments for this new street lighting district.

Final Public Hearing: At 10:00 a.m. on 1/13/2004, the Los Angeles City Council will hold a public hearing in the COUNCIL CHAMBERS, ON THE THIRD FLOOR IN CITY HALL. This is also the final day for ballots to be received by the City Clerk. The City Clerk will count the ballots received by this date and report the results to the City Council at a later meeting, at which time the Council may confirm and levy the assessments.

BALLOT RESULTS MAY BE VIEWED BY VISITING THE FOLLOWING INTERNET SITE:

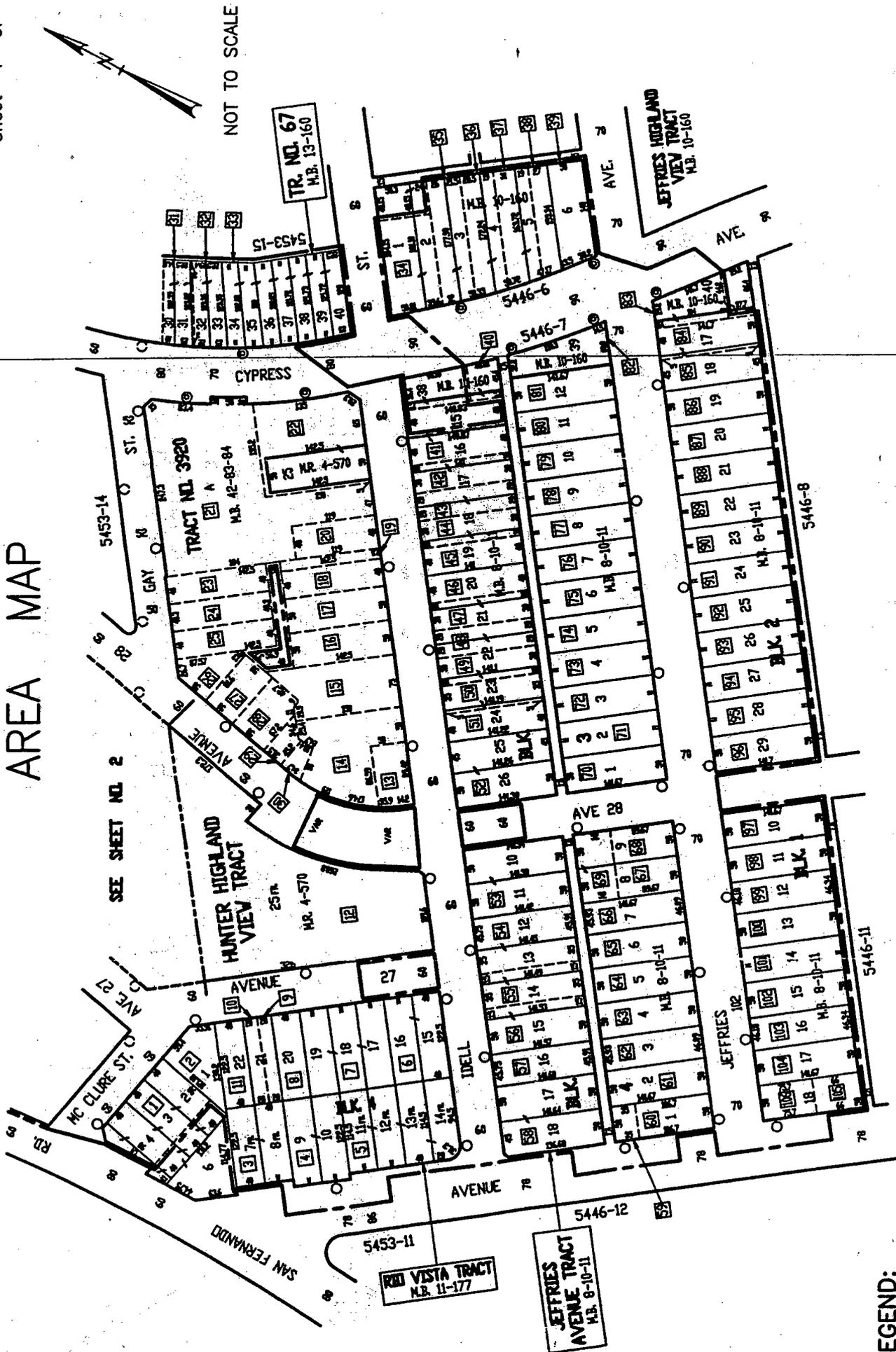
<http://www.cityofla.org/BSL/prop218.htm>

■ **REFERENCES**

1. City Council duly adopted Ordinance of Intention and the report of the Board of Public Works which includes the Engineer's Report, copies of which are available from the City Clerk (C.F. 03-1896).
2. Sections 6.95 - 6.127 of the Los Angeles Administrative Code
3. Sections 50078.6, 54954.6 and 54960.1 of the California Government Code
4. Proposition 218, Articles XIII C and XIII D of the California State Constitution
5. Street Lighting Policy, Council File 97-0843, regarding majority protests.

AREA MAP

NOT TO SCALE



Group No. 5216
 Council Dist. 1
 Election No. 576
 Page No. 12131
 Date: 10-21-03

H:/data/dpcsd/cad/autocad/cypress.dwg

CYPRESS PARK LIGHTING DISTRICT

PREPARED BY BUREAU OF STREET LIGHTING

LEGEND:

- MAINTENANCE DISTRICT BOUNDARY
- NEW STREETLIGHT
- EXISTING STREETLIGHT
- # CITY ASSESSMENT NUMBER
- Z LOT TIE

AREA MAP

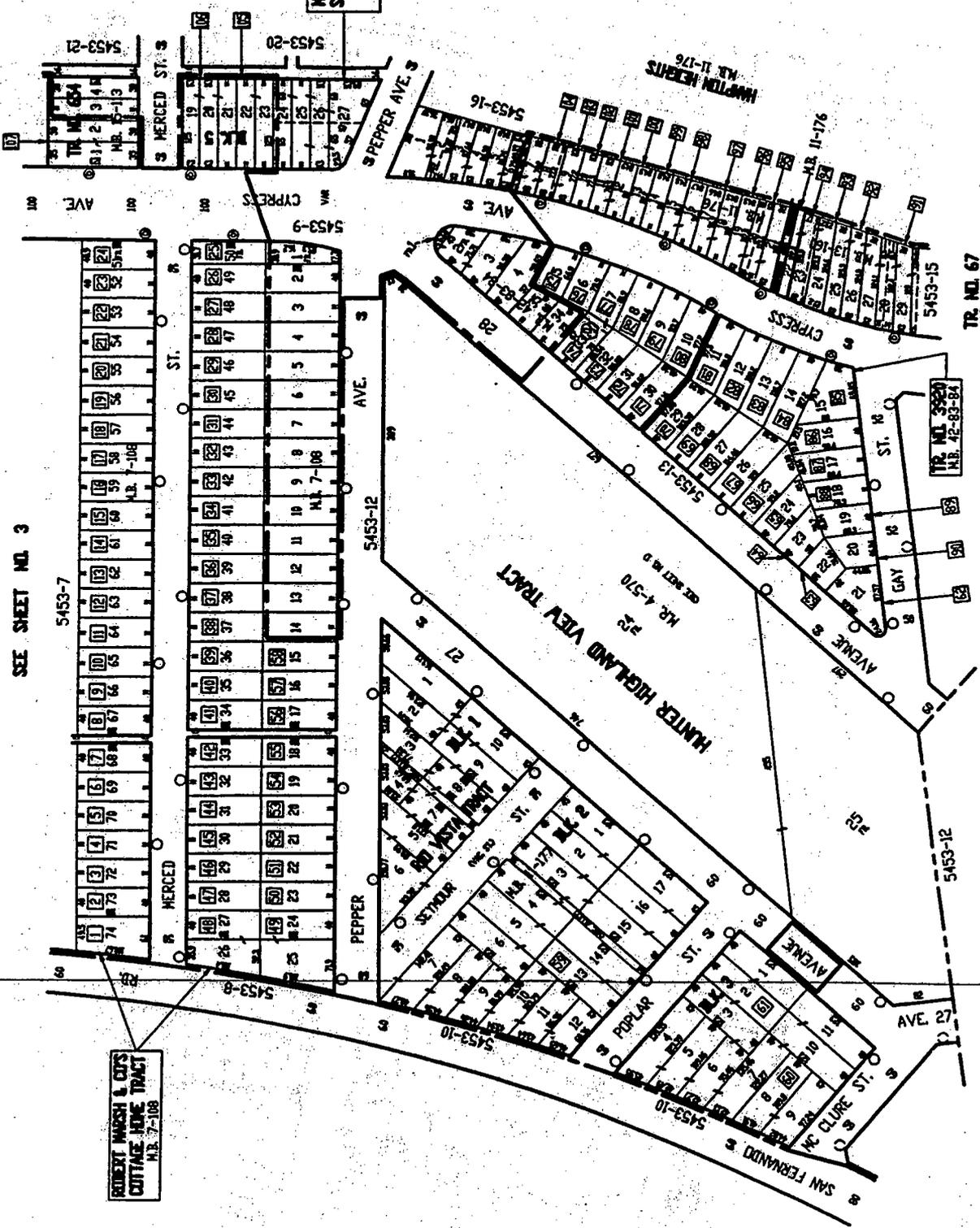
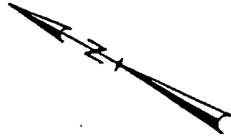
SEE SHEET NO. 3

5453-7

ROBERT WASH & CITY
COTTAGE HOME TRACT
M.B. 7-108

NOT TO SCALE

MITCHELL & EMBODY'S
SUBDIVISION OF THE
BENNINGTON TRACT
M.B. 23-15



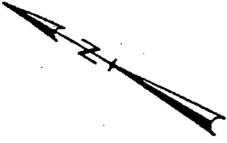
- LEGEND:**
- MAINTENANCE DISTRICT BOUNDARY
 - NEW STREETLIGHT
 - EXISTING STREETLIGHT
 - # CITY ASSESSMENT NUMBER
 - Z LOT TIE

SEE SHEET NO. 1

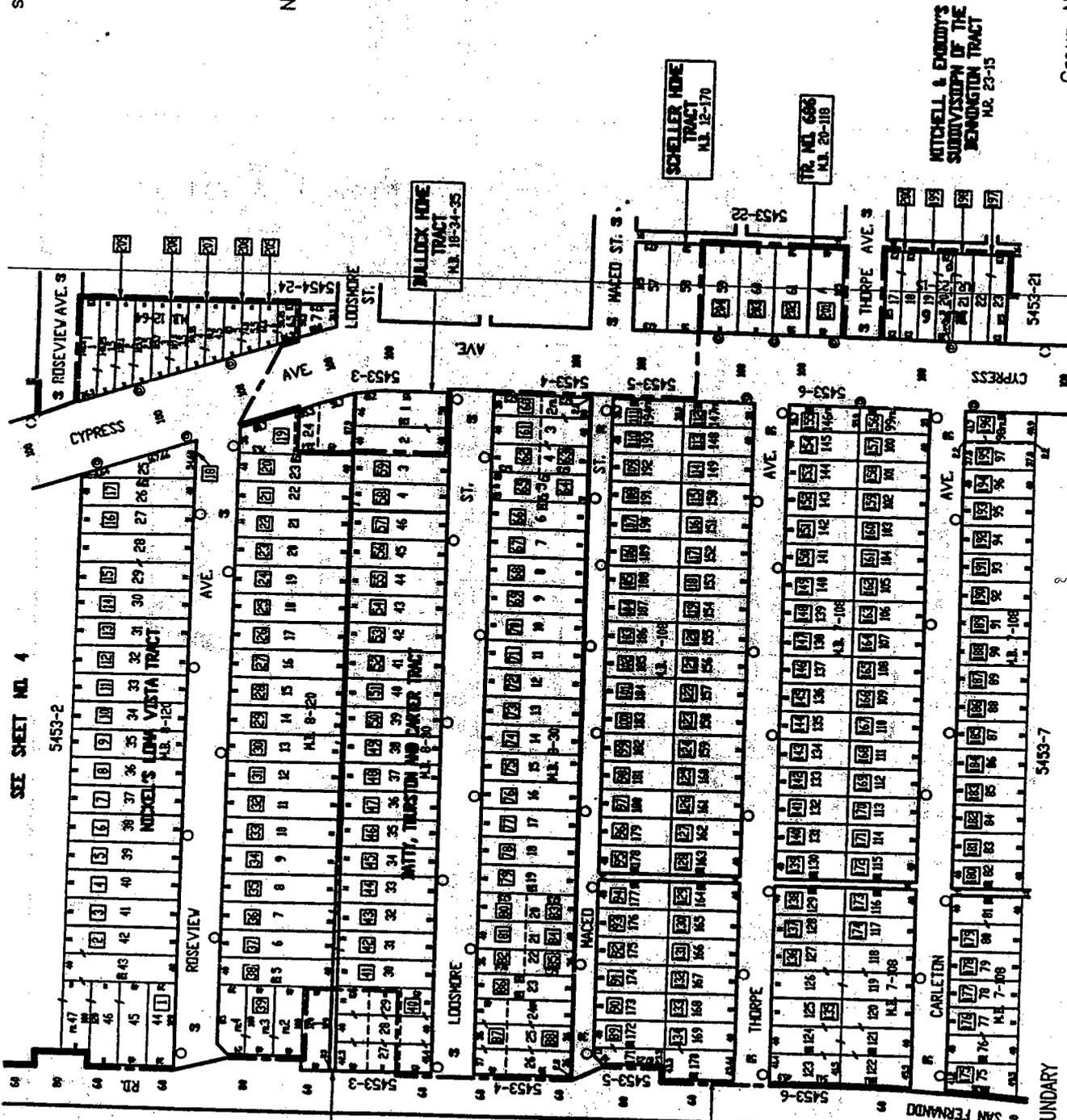
CYPRESS PARK LIGHTING DISTRICT

PREPARED BY BUREAU OF STREET LIGHTING

Group No. 5216
 Council Dist. 1
 Election No. 576
 Page No. 12132
 Date: 10-21-03



NOT TO SCALE



HUNTER HIGHLAND VIEW TRACT
M.B. 4-570

ROBERT WASH & OATS COTTAGE HOME TRACT
M.B. 7-108

SCHELLER HOME TRACT
M.B. 12-170

TR. M.B. 686
M.B. 20-118

BULLOCK HOME TRACT
M.B. 18-34-35

MITCHELL & EMORY'S SUBDIVISION OF THE BENDINGTON TRACT
M.B. 23-15

Group No. 5216
Council Dist. 1
Election No. 576
Page No. 12133
Date: 10-21-03

Hi:/data/apcsw/cad/autocad/cyprss.dwg

SEE SHEET NO. 2

LEGEND:

MAINTENANCE DISTRICT BOUNDARY

NEW STREETLIGHT

EXISTING STREETLIGHT

ASSESSMENT NUMBER

6mp:ssa:tds/poc/poc/poc/poc

CYPRESS PARK LIGHTING DISTRICT
PREPARED BY BUREAU OF STREET LIGHTING

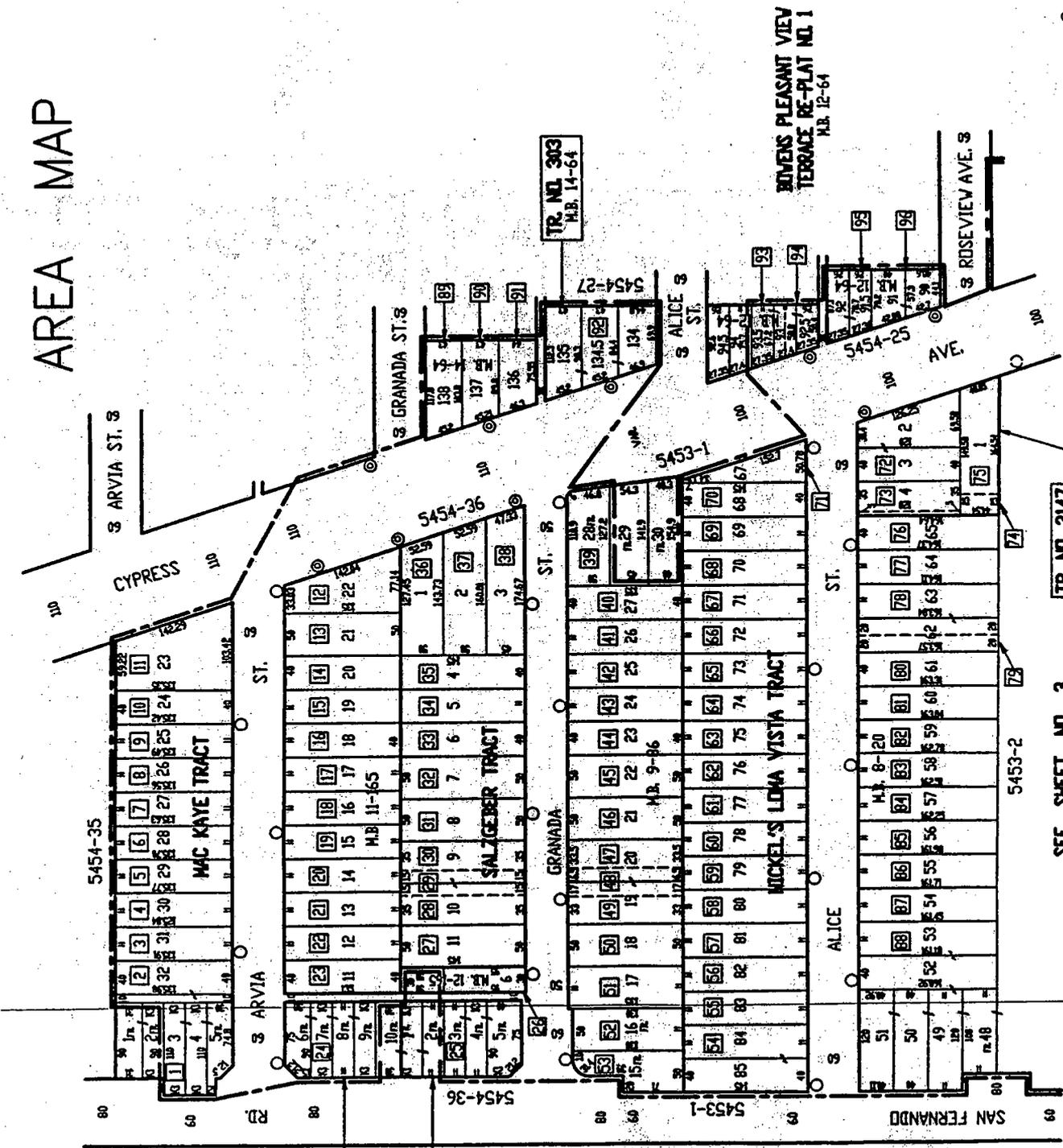
AREA MAP



NOT TO SCALE

Group No. 5216
Council Dist. 1
Election No. 576
Page No. 12134
Date: 10-21-03

H:/data/dpcsd/cod/autocad/cypress.dwg



TR. NO. 3147
M.B. 32-57

SEE SHEET NO. 3

CYPRESS PARK LIGHTING DISTRICT

PREPARED BY BUREAU OF STREET LIGHTING

LEGEND:

- MAINTENANCE DISTRICT BOUNDARY
- NEW STREETLIGHT
- EXISTING STREETLIGHT
- # CITY ASSESSMENT NUMBER
- ~ LOT TIE