

FRANK T. MARTINEZ  
City Clerk

KAREN E. KALFAYAN  
Executive Officer

When making inquiries  
relative to this matter  
refer to File No.

04-1862

CD 13

June 14, 2005

CITY OF LOS ANGELES  
CALIFORNIA



JAMES K. HAHN  
MAYOR

Office of the  
CITY CLERK  
Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
Council File Information - (213) 978-1043  
General Information - (213) 978-1133  
Fax: (213) 978-1040

HELEN GINSBURG  
Chief, Council and Public Services Division

PLACE IN FILES

JUN 17 2005

DEPUTY

*J*

Bureau of Engineering  
Bureau of Street Lighting  
City Clerk, Land Records Division  
Board of Public Works  
Councilmember Garcetti

Controller, Room 300  
Accounting Division, F&A  
Disbursement Division  
City Attorney  
Chief Legislative Analyst

RE: ORDINANCE LEVYING THE ASSESSMENTS AND ORDERING THE MAINTENANCE OF THE  
GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT

At the meeting of the Council held May 31, 2005, the following action was  
taken:

Motion adopted to approve Bureau of Street Lighting report.....	_____
Attached resolution ( - ) adopted.....	_____
Mayor concurred.....	_____
FORTHWITH.....	_____
Ordinance adopted.....	_____ X
Ordinance number.....	_____ 176719
Effective date.....	_____ 06-20-05
Posted date.....	_____ 06-10-05
Mayor approved.....	_____ 06-06-05
Motion adopted to approve communication recommendation(s).....	_____
To the Mayor FORTHWITH.....	_____
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____
Generally Exempt.....	_____

*Frank T. Martinez*

City Clerk  
crm

steno\041862



OFFICE OF THE MAYOR  
Mayor's Time Stamp  
RECEIVED  
2005 JUN -2 PM 3:24  
CITY OF LOS ANGELES

TIME LIMIT FILES  
ORDINANCES

RECEIVED  
City Clerk's Time Stamp  
CITY CLERK'S OFFICE  
2005 JUN -2 PM 3:17  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

COUNCIL FILE NUMBER 04-1862 COUNCIL DISTRICT 13  
COUNCIL APPROVAL DATE May 31, 2005 LAST DAY FOR MAYOR TO ACT JUN 13 2005  
ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General  
 Improvement  LAMC  LAAC  CU or Var Appeals - CPC No \_\_\_\_\_

SUBJECT MATTER: ORDINANCE LEVYING THE ASSESSMENTS AND ORDERING THE MAINTENANCE OF THE GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT IN ACCORDANCE WITH SECTIONS 6.95-6.127 OF THE LOS ANGELES ADMINISTRATIVE CODE AND GOVERNMENT CODE SECTION 53753 (PROPOSITION 218)

	APPROVED	DISAPPROVED
PLANNING COMMISSION	_____	_____
DIRECTOR OF PLANNING	_____	_____
CITY ATTORNEY	<u>X</u>	_____
BOARD OF PUBLIC WORKS	<u>X</u>	_____
BUREAU OF STREET LIGHTING	<u>X</u>	_____

RECEIVED  
CITY CLERK'S OFFICE  
2005 JUN -7 PM 4:20  
CITY CLERK  
BY \_\_\_\_\_  
DEPUTY

JUN 06 2005

DATE OF MAYOR APPROVAL DEEMED APPROVED OR \*VETO: \_\_\_\_\_  
\*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR JUN 07 2005 ORDINANCE NO. 176719  
DATE PUBLISHED \_\_\_\_\_ DATE POSTED JUN 10 2005 EFFECTIVE DATE JUN 20 2005  
ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_

ORDINANCE FOR DISTRIBUTION: Yes [] No [x]

JUN 13 2005

ORDINANCE NO. 176719

An Ordinance of the City of Los Angeles ordering the necessary electroliers and appliances in certain public streets and places in the City of Los Angeles, to be maintained and electric current to be furnished for lighting said electroliers.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, and to the requirements of Section 53753 of the California Government Code, the Council of the City of Los Angeles hereby orders that the necessary electroliers and appliances be maintained and electric current be furnished for the period of 12 months ending June 30, 2006 for the lighting of those certain streets and places described in the ordinance hereinafter referred to:

Ordinance No.	Designation
176507	Glendale Boulevard and Berkeley Avenue Lighting District

The ordinance enumerated is the ordinance of intention heretofore adopted by the City Council for the district. Reference is hereby made to the ordinance and the report of the Board of Public Works mentioned therein for further particulars in connection with the improvement.

Sec. 2. The assessments for the lighting of the district designated in Section 1 of this ordinance, made and filed by the Board of Public Works pursuant to the provisions of the Sections 6.95 - 6.127 of the Los Angeles Administrative Code, are hereby approved and confirmed; and said assessments are hereby ordered to be levied upon the lots or parcels of land within said district heretofore declared by the City Council to be the district to be benefitted by said improvement.

Sec. 3. The Board of Public Works is hereby authorized and directed to cause the said improvements to be made in accordance with the plans and specifications therefor and, as may appear to said Board to be necessary, to issue interdepartmental or other purchase orders for each of such improvements or for portions thereof, pursuant to said sections of the Los Angeles Administrative Code.

Sec. 4. 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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles MAY 24 2005 and was passed at its meeting of MAY 31 2005

FRANK T. MARTINEZ, City Clerk

Approved JUN 06 2005

By [Signature] Deputy  
[Signature] Mayor

Approved as to Form and Legality  
ROCKARD J. DELGADILLO, City Attorney

By [Signature]  
[Signature] City Attorney

Date: 5-12-05

File No. 04-1862

**DECLARATION OF POSTING ORDINANCE**

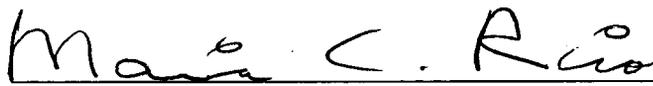
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176719 - Final Ordinance - Glendale Blvd and Berkeley Ave Lighting District - Ordinance of Intention 176507 adopted 2/23/05 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 31, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on June 10, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on June 10, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 10th day of June 2005 at Los Angeles, California.

  
\_\_\_\_\_  
Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: June 20, 2005 Council File No. 04-1862

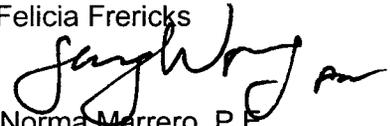
**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** May 11, 2005

**TO:** Rockard J. Delgadillo, City Attorney  
7<sup>th</sup> Floor, City Hall East - 140

**Attn:** Felicia Frericks

**FROM:** Ed Ebrahimian, Interim Director  
Bureau of Street Lighting

**By:**   
Norma Marrero, P.E.  
Senior Street Lighting Engineer  
Bureau of Street Lighting

**SUBJECT: FINAL ORDINANCE FOR GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT- C.F. 04-1862**

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Transmitted herewith is the Final Ordinance for the subject Street Lighting Maintenance District. The Ordinance of Intention for this project was adopted by City Council on February 23, 2005; the Final Public Hearing was on April 27, 2005; and the continued Council Hearing to confirm the assessments is scheduled for **May 24, 2005**.

Please approve the Final Ordinance as to form and legality. Upon approval of the Final Ordinance, please call Lowell Labez for pick-up at (213) 473-5377.

Thank you.

FRANK T. MARTINEZ  
CITY CLERK

KAREN E. KALFAYAN  
EXECUTIVE OFFICER

CITY OF LOS ANGELES  
CALIFORNIA



JAMES K. HAHN  
MAYOR

OFFICE OF THE  
CITY CLERK  
ELECTION DIVISION

ROOM 285  
200 N. SPRING STREET  
LOS ANGELES, CA 90012  
(213) 978-0444  
FAX (213) 978-0376

ARLEEN P. TAYLOR  
CHIEF OF ELECTIONS

May 9, 2005

The Los Angeles City Council  
City Hall, Los Angeles, California

REGARDING: ASSESSMENT BALLOT PROCEEDING FOR:  
GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT  
COUNCIL FILE NUMBER 04-1862

Honorable Councilmembers:

In accordance with Proposition 218, the City of Los Angeles provided notice to the property owners of the parcels in the proposed Glendale Boulevard and Berkeley Avenue Lighting District, as specified in the subject Council File. Along with that notice, each property owner received an assessment ballot weighted by the amount of the parcel's proposed assessment. I have tabulated the assessment ballots delivered to my office by the final hearing date of April 27, 2005.

The Street Lighting Maintenance Assessment District received a majority of weighted ballots in favor of the assessment. As a result, the City may impose the proposed additional annual maintenance assessments for the District. The certified results of the tabulations are attached. I have also forwarded a copy of these results to the Department of Public Works, Bureau of Street Lighting, for their information.

RECOMMENDATIONS FOR COUNCIL ACTION:

1. DENY the protests and confirm the assessments.
2. ADOPT the Ordinance levying the assessments and ordering the maintenance of the lighting system.

Sincerely,

  
FRANK T. MARTINEZ  
City Clerk

Attachments

c: Department of Public Works, Bureau of Street Lighting





**Proposition 218 Assessment Ballot Tabulation for  
Glendale Boulevard and Berkeley Avenue Lighting District**

**Group 06053-1**

**Election # 732**

**Final Public Hearing April 27, 2005**

**Council File 04-1862**

**Ballot Tally**

Assmnt No.	County APN	Owner	Assessment Weight	Ballot Vote Y/N	Weighted Vote		No Vote/ Challenged
					Yes	No	
1	5419-018-020	Ennabe	\$245.65	Y	\$ 245.65		
2	5419-002-014	Kim	\$139.20	N		\$ 139.20	
		TOTAL	\$384.85		\$245.65	\$139.20	
	2	TOTAL VOTES		2	1	1	0



04-1862

# CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN  
MAYOR

## OFFICE OF THE BOARD OF PUBLIC WORKS

200 NORTH SPRING STREET  
ROOM 361, CITY HALL  
LOS ANGELES, CA 90012

JAMES A. GIBSON  
EXECUTIVE OFFICER

GENERAL INFORMATION  
Tel: 213-978-0261 Fax: 213-978-0278

## BOARD OF PUBLIC WORKS MEMBERS

14

VALERIE LYNNE SHAW  
PRESIDENT

ELLEN STEIN  
VICE PRESIDENT

JANICE WOOD  
PRESIDENT PRO-TEMPORE

RONALD LOW  
COMMISSIONER

YOLANDA FUENTES  
COMMISSIONER

April 18, 2005

Council Hearing: 4/27/05

City Council  
Room 395, CH

Honorable Members:

Inasmuch as no one protested the assessments pursuant to the hearing scheduled this date in connection with the maintenance of Glendale Boulevard and Berkeley Avenue Lighting District-Street Lighting Maintenance Assessments, the Board of Public Works recommends that the assessments therefore be confirmed.

Respectfully submitted,

James A. Gibson  
Executive Officer  
Board of Public Works

JAG:cg

cc: Chairperson Public Works Committee  
Director, Bureau of Street Lighting  
City Engineer

# CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN  
MAYOR

FRANK T. MARTINEZ  
City Clerk

KAREN E. KALFAYAN  
Executive Officer

When making inquiries  
relative to this matter  
refer to File No.

04-1862

CD 13

March 9, 2005

Office of the  
**CITY CLERK**  
Council and Public Services  
Room 305, City Hall  
Los Angeles, CA 90012  
Council File Information - (213) 978-1043  
General Information - (213) 978-1133  
Fax: (213) 978-1040

**HELEN GINSBURG**  
Chief, Council and Public Services Division

Bureau of Engineering  
Bureau of Street Lighting  
City Clerk, Land Records Division  
Board of Public Works  
Councilmember Garcetti

Controller, Room 300  
Accounting Division, F&A  
Disbursement Division  
City Attorney  
Chief Legislative Analyst

RE: SETTING **APRIL 27, 2005** AS THE HEARING DATE FOR THE MAINTENANCE OF  
GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT

At the meeting of the Council held February 23, 2005, the following action  
was taken:

Motion adopted to approve Bureau of Street Lighting report.....	_____
Attached resolution ( - ) adopted.....	_____
Mayor concurred.....	_____
FORTHWITH.....	_____
Ordinance of Intention adopted.....	X
Ordinance number.....	176507
Effective date.....	03-18-05
Posted date.....	03-08-05
Mayor approved.....	03-02-05
<b>Set for Hearing</b> .....	<b>04-27-05</b>
Motion adopted to approve communication recommendation(s).....	X
To the Mayor FORTHWITH.....	_____
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____
Generally Exempt.....	_____

*Frank T. Martinez*

City Clerk  
SOS

steno\041862



Mayor's Time Stamp

TIME LIMIT FILES  
ORDINANCES

RECEIVED  
City Clerk's Time Stamp  
CITY CLERK'S OFFICE

OFFICE OF THE MAYOR  
RECEIVED  
MAY  
2005 ~~11~~ AM 9:13  
CITY OF LOS ANGELES

2005 MAR -1 AM 9:07

CITY CLERK

BY \_\_\_\_\_ DEPUTY

COUNCIL FILE NUMBER 04-1862

COUNCIL DISTRICT 13

COUNCIL APPROVAL DATE February 23, 2005

LAST DAY FOR MAYOR TO ACT MAR 11 2005

ORDINANCE TYPE:  Ord of Intent  Zoning  Personnel  General  
 Improvement  LAMC  LAAC  CU or Var Appeals - CPC No \_\_\_\_\_

SUBJECT MATTER: SETTING THE DATE OF APRIL 27, 2005 AS THE HEARING DATE FOR THE MAINTENANCE OF GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT

	APPROVED	DISAPPROVED
PLANNING COMMISSION	_____	_____
DIRECTOR OF PLANNING	_____	_____
CITY ATTORNEY	<u>X</u>	_____
BOARD OF PUBLIC WORKS	<u>X</u>	_____
BUREAU OF STREET LIGHTING	<u>X</u>	_____

RECEIVED  
CITY CLERK'S OFFICE  
2005 MAR -2 PM 4:07  
CITY CLERK  
BY \_\_\_\_\_ DEPUTY

MAR 02 2005

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR \*VETO: \_\_\_\_\_  
\*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR MAR 02 2005 ORDINANCE NO. 176507

DATE PUBLISHED \_\_\_\_\_ DATE POSTED MAR 08 2005 EFFECTIVE DATE MAR 18 2005

ORD OF INTENT: HEARING DATE \_\_\_\_\_ ASSESSMENT CONFIRMATION \_\_\_\_\_

ORDINANCE FOR DISTRIBUTION: Yes [] No []

MAR 08 2005  
STLIGHT

30

# ORDINANCE OF INTENTION

04-1862  
CD 13

COMMUNICATION FROM THE BUREAU OF STREET LIGHTING and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to establishing a hearing date for the maintenance of GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the report of the Director, Bureau of Street Lighting, dated September 15, 2004.
2. PRESENT and ADOPT the accompanying ORDINANCE OF INTENTION setting the date of **APRIL 27, 2005** as the hearing date for the maintenance of Glendale Boulevard and Berkeley Avenue Lighting District, in accordance with Proposition 218, Articles XIII C and XIII D of the California Constitution and Government Code Sections 50078.6, 54954.6 and 54960.1.

Fiscal Impact Statement: The Bureau of Street Lighting reports that if adopted, \$384.85 will be collected annually starting with tax year 2004-05 that will go into a dedicated street lighting maintenance assessment account for the use in the operation and maintenance of this street lighting system.

(Board of Public Works Hearing Date: April 18, 2005)

(ord of intent in Ccl. on 2-23-05)

cc: City Engineer  
Bureau of Street Lighting  
Land Records  
Chief Clerk, City Clerk  
Councilmember Garcetti

**ADOPTED**

FEB 23 2005

**LOS ANGELES CITY COUNCIL**

ORDINANCE NO. 176507

An Ordinance 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), declaring the intention of the Council of the City of Los Angeles to order the necessary street lighting systems to be operated, maintained, and repaired, including furnishing electric energy, for the current Fiscal Year of 2004-2005, for the lighting of that certain district designated as the:

**GLENDALE BOULEVARD AND BERKELEY AVENUE  
LIGHTING DISTRICT**

**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, to wit:

That the necessary street lighting equipment be operated, maintained and repaired and that electric energy be furnished for the current Fiscal Year of 2004-2005, for the lighting of:

**Berkeley Avenue,**

centerline of Glendale Blvd. to 220' east of centerline of Glendale Blvd.,

in the City of Los Angeles. 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:

**GLENDALE BOULEVARD AND BERKELEY AVENUE  
LIGHTING DISTRICT**

Section 2. All of the said 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, therefore, approved by the City Council and on file in the office of the City Clerk. Reference to said report is hereby made for a full and detailed description of the proposed improvement and of the assessments to be levied.

Section 3. The said Council hereby makes all the costs and expenses of said improvement, including incidental expenses, chargeable upon the district to be benefited thereby, with no additional portion of the costs to be paid out of the City Treasury.

Section 4. The Council hereby determines and declares that the district which receives special benefit from said improvement, and is to be assessed to pay the costs and expenses thereof, is described by the diagram with City page number 12301 and accompanying assessment roll included by reference in the said 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 said report and diagram for a full and complete description of said district, which diagram shall govern for all details as to the extent thereof. All public streets and alleys or portions thereof are hereby excepted therefrom.

Section 5. That the proceedings for the said improvement shall be had and taken under and 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).

Section 6. The Board of Public Works shall prepare notices and ballots of said improvement to be mailed by the City Clerk 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.

Section 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). Ballots shall be mailed with the hearing notices. The Clerk shall count, certify, and report the results to the Council. The Council shall not impose the proposed assessment if the count of the weighted "no" votes is greater than the weighted "yes" votes, and the specified lighting system will not be installed. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property due to the improvement.

Section 8. The proposed street lighting maintenance assessments referenced herein 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.

Section 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 Los Angeles-Anaheim-Riverside CA, 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).

Section 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 such administrative combination is provided in the establishing ordinance. Such 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.

Section 11. Notwithstanding that the assessments specified in the assessment roll are imposed for the 2004/05 fiscal year, only if the street lighting system is energized on or before July 1, 2005 shall those assessments be transferred to the 2004/05 property tax rolls and collected. If the system is not energized on or before that date, the assessments approved herein, may be levied in the fiscal year following the year in which the system is energized, without further notice or ballot.

Section 12. That APR 27 2005 at the hour of 10 o'clock a.m. is the time, and the Council Chamber on the third floor in City Hall the City of Los Angeles is the place, when and where a public hearing on the proposed improvement and assessment will be held by the City Council. 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. Such protest must contain a description of the property in which each signer thereof 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 or on the day of the hearing by City Council. The City Clerk shall prepare a report of the assessment ballot proceeding results to the City Council.

Section 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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of FEB 23 2005.

FRANK T. MARTINEZ, City Clerk

By *Marin Blewett*  
Deputy

Approved MAR 02 2005

*Robert Phil*  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By *Hetherington*  
*Deputy* City Attorney

Date: *7/2/04*

File No. *04-1862*

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 176507 - Ordinance of Intention - Glendale Blvd & Berkeley Ave Lighting District - Hearing set 4/27/05 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on February 23, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on March 8, 2005, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on March 8, 2005 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 8th day of March 2005 at Los Angeles, California.

  
\_\_\_\_\_  
Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Mar. 18, 2005

Council File No. 04-1862

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF PUBLIC WORKS  
MEMBERS

VALERIE LYNNE SHAW  
PRESIDENT

ELLEN STEIN  
VICE PRESIDENT

JANICE WOOD  
PRESIDENT PRO-TEMPORE

RONALD LOW  
COMMISSIONER

CYNTHIA M. RUIZ  
COMMISSIONER



JAMES K. HAHN  
MAYOR

OFFICE OF THE  
BOARD OF PUBLIC WORKS  
200 N. Spring St., Rm. 355, City Hall  
LOS ANGELES, CA 90012

JAMES A. GIBSON  
EXECUTIVE OFFICER

GENERAL INFORMATION  
(213) 978-0261  
FAX: (213) 978-0278  
TDD: (213) 978-2310

September 15, 2004

#2 SL

CD 13

City Council  
Room 395  
City Hall

Subject: GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT -  
STREET LIGHTING MAINTENANCE ASSESSMENTS PROCESSING CONFORMING  
TO PROPOSITION 218

As recommended in the accompanying report of the Director of the Bureau of Street Lighting, which this Board has adopted, the Board of Public Works recommends that the City Council adopt this report and the Ordinance of Intention for Glendale Boulevard and Berkeley Avenue Lighting District - Street Lighting Maintenance Assessments. The Board further requests that the Street Lighting Assessment Proceedings for this project be conducted in conformance with Proposition 218 as discussed in the report.

Respectfully submitted,

James A. Gibson, Executive Officer  
Board of Public Works

JAG:mp

EX - 111 - 111  
C  
11 11 11 11

RECEIVED  
CITY CLERK'S OFFICE

2004 SEP 17 AM 7: 22

CITY CLERK  
BY vm  
DEPUTY

**DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET LIGHTING  
REPORT NO. 2**

September 15, 2004

C.D. 13

Honorable Board of Public Works  
of the City of Los Angeles

ADOPTED BY THE BOARD OF  
PUBLIC WORKS OF THE CITY  
of Los Angeles, California  
AND REFERRED TO THE CITY COUNCIL  
SEP 15 2004

  
Secretary

**GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT –  
STREET LIGHTING MAINTENANCE ASSESSMENTS PROCESSING CONFORMING TO PROPOSITION 218**

**RECOMMENDATIONS:**

1. That this report be adopted by your Board and forwarded, together with the transmittals, to the City Clerk and City Council with your Board's recommendations that:
  - a. 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 district.
  - b. Upon Council adoption of the Ordinance of Intention, the City Clerk be instructed to: 1) Mail notices of the assessment ballot proceedings, 2) Mail assessment ballots (as required by Prop. 218) prepared by the Bureau of Street Lighting and the City Clerk, to the property owners in the lighting district, and 3) Conduct the assessment ballot proceedings.
  - c. Upon completion of **Item b** above, the City Clerk be instructed to count, certify and report the results of the assessment ballot proceedings to the Council.
  - d. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to or in excess of weighted "NO" votes, Council deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If 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 will not be constructed.
2. That a copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

**FISCAL IMPACT STATEMENT:**

If adopted, \$384.85 will be collected annually starting with tax year 2004/05 that will go into a dedicated street lighting maintenance assessment account for the use in the operation and maintenance of the district's street lighting system.

**TRANSMITTALS:**

1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Diagram delineating those lands proposed to be assessed.
3. Proposed assessment roll.
4. Engineer's report as required by Proposition 218.

**DISCUSSION:**

This report submits the proposed Ordinance of Intention to institute **maintenance** assessment proceedings for one street lighting project. The following is a brief description of the street lighting improvements within the district:

**Glendale Boulevard and Berkeley Avenue Lighting District - C.D. 13**

This is a DOT project, which proposes to **install** 1 new streetlight on the northeast corner of Berkeley Avenue and Glendale Boulevard. This project is proposed to **assess** 2 parcels for operation and maintenance.

The proposed annual assessment amounts for the lighting district are as follows:

	<u>12 mos.</u>
<b>Glendale Boulevard and Berkeley Avenue Lighting District</b>	<b>\$384.85</b>

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET LIGHTING  
REPORT NO.2

-2-

**FISCAL IMPACT STATEMENT:**

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	<u>12 mos.</u>
<b>Glendale Boulevard and Berkeley Avenue Lighting District</b>	<b>\$384.85</b>

COUNCIL VOTE

May 24, 2005 11:06:09 AM, #1

ITEM(S)

Voting on Item(s): 1,2,3,4,5,6,7,8,9,10

Roll Call

CARDENAS	Absent
GARCETTI	Yes
GREUEL	Yes
HAHN	Absent
LABONGE	Absent
LUDLOW	Yes
MISCIKOWSKI	Yes
PARKS	Absent
PERRY	Absent
REYES	Yes
SMITH	Yes
VILLARAIGOSA	Yes
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 10, Yes: 10 No: 0

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET LIGHTING  
REPORT NO. 1

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.

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 will set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by your Board will be scheduled at least one week prior to the date of the public hearing before the City Council to review and resolve any appeals concerning the proposed maintenance assessments. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments.

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. The **Glendale Boulevard and Berkeley Avenue** Lighting District has no public properties in this district.

The protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a majority vote against the assessment is binding.

Report prepared by:  
Community Services Division  
Prop. 218 Compliance Section  
Rommel Navarro, St. Lighting Assoc. II  
Jay Wong, P.E., St. Lighting Assoc. III  
Norma Marrero, P.E., Sr. Street Lighting Engineer  
(213) 847-6404

Respectfully submitted,

  
Phil Reed, Director  
Bureau of Street Lighting

**ADOPTED**

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION  
FEB 23 2005

**LOS ANGELES CITY COUNCIL**

ORD ADOPTED

SET FOR HEARING APR 27, 2005

MAY 24 2005 - PUBLIC HEARING CLOSED

PROTESTS DENIED -  
ASSESSMENTS CONFIRMED

ORD - OVER ONE WEEK TO MAY 31, 2005

APR 27 2005 - Public Hearing Held  
Continue Hearing AND ORD to  
be presented MAY 24, 2005

ORD.  
**ADOPTED**

MAY 31 2005

**LOS ANGELES CITY COUNCIL**

COUNCIL VOTE

Feb 23, 2005 11:50:33 AM, #5

Items for Which Public Hearings Have Not Been Held - Items 25-61  
Voting on Item(s): 27-48,50-58,60-61  
Roll Call

CARDENAS	Yes
GARCETTI	Yes
GREUEL	Yes
HAHN	Absent
LABONGE	Yes
LUDLOW	Yes
MISCIKOWSKI	Yes
PARKS	Yes
PERRY	Absent
REYES	Yes
SMITH	Yes
VILLARAIGOSA	Yes
WEISS	Yes
ZINE	Absent
*PADILLA	Yes

Present: 12, Yes: 12 No: 0

ENGINEER'S REPORT  
FOR THE  
CITY OF LOS ANGELES  
BUREAU OF STREET LIGHTING



REGARDING STREET LIGHTING MAINTENANCE ASSESSMENTS IN THE  
GLENDALE BOULEVARD AND BERKELEY AVENUE  
LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED June 28, 2004

Group No. 06053

Transmittal No. 4 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 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).

**Prepared by:** Rommel Navarro  
Rommel Navarro, Prop. 218 Compliance Section Associate II

**Checked by:** Michael Sivan  
for Jay Wong, P.E., Prop. 218 Compliance Section Associate III

**Approved by:** Norma Marrero, P.E., Senior Street Lighting Engineer, Bureau of Street Lighting

Norma Marrero

R.E. NO. E13696 Date 8-11-04

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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)
3. Assessment Roll(s) for the Proposed Assessment District(s)

#### 1. SUMMARY

On November 5, 1996 the voters of California approved Proposition 218, which became part of the California Constitution. It imposes additional requirements on local government when assessments for street lighting maintenance are proposed. This engineer's report will explain the methodology for the calculation of the assessments, the City's policy between special and general benefit and information about the subject project.

City funding is provided for street lighting, which light tunnels, bridges, and minimal traffic safety lighting installed on wooden power poles. Under City Policy, funding for permanent street lighting, which directly benefits nearby properties, is financed by assessments only.

#### 2. DEFINITIONS OF SPECIAL BENEFIT AND GENERAL BENEFIT STREET LIGHTING

**Special Benefit** is the direct 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.

**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. Proposition 218 requires the City to finance general benefit costs from other than property assessments. These costs are financed from public funds.

The types of lighting that fall into these benefit categories are further outlined below.

### 3. **STREET LIGHTING TYPES AND FINANCING**

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** – 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** - General Benefit lighting systems are permanent street light system and which illuminate vehicular and pedestrian bridges and tunnels 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** - 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.

### 4. **HOW STREET LIGHTING MAINTENANCE ASSESSMENTS ARE CALCULATED**

#### **General**

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 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 calculation method takes into account the following:

**Benefit Zones** – The type of street lighting system that is installed. These will be identified as benefit zones. These zones may indicate a modern system that provides the minimum illumination levels adopted by the City or may include pedestrian lighting. Each zone requires a certain average energy usage, maintenance and eventual replacement.

**Equivalent Dwelling Units** – The calculation will take into account the different land uses on the properties for comparative purposes. (ex. A vacant property vs. a multiple family property vs. a commercial property.)

**Benefit Factors** – Benefit Factors will define the special benefit associated with the use of the property. Special Benefit Factors will be applied to properties that demonstrate a different use pattern.

**Partial Lighting Factors** – Partial Lighting Factors will define the amount of frontage lit by the streetlights.

**Rates** – The current rates have been set due to the Bureau's current maintenance district. These rates include energy, maintenance, administration and eventual replacement at the end of life.

All these factors will be evaluated and formulated into Benefit Units, utilizing Equivalent Dwelling Units and Benefit Factors, which will then be multiplied by the corresponding rate per the Benefit Zone. The following explains each factor in more detail.

### **Benefit Zones**

**Benefit Zones** are used to differentiate between the different types of lighting service parcels receive. All parcels served by a similar kind of lighting system spaced a similar distance apart might be considered to be in the same Benefit Zone.

Each benefit zone will have a specific Assessment Rate associated with it, and a parcel can be in more than one benefit zone.

An area with a very high level of lighting, with twice the number of lights installed, could be in a specific benefit zone that would be charged twice the rate of those types of lights. If that area

also included pedestrian lights, it could be in two zones of 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 five (5) 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.

Zone 1 – This zone is an ornamental lighting system on residential streets. This lighting system generally is used to illuminate the roadway and sidewalk areas.

Zone 2 – This zone is a modern lighting system on residential streets.

Zone 3 – This zone is a modern lighting system on arterial streets.

Zone 4 – This zone is applied to lighting systems that require additional maintenance or energy than energy efficient lamps. This will apply to metal halide lamps and the zone will be combined with another zone.

Zone 5 – 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.

Zone 6 – 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.

### **Equivalent Dwelling Units**

In order to allocate benefit fairly between the parcels, an Equivalent Dwelling Unit (EDU) methodology is proposed which equates different residential and non-residential land uses to each other, thereby allowing a uniform method of assessment.

The EDU method uses the single-family home as the basic unit of apportionment. The average single-family residential parcel for the City of Los Angeles has a lot size of approximately 7,500 square feet (sf). This is considered a medium-density single-family residential parcel and has been selected as the basic unit for calculation of assessments; therefore, the medium density single-family residential parcel is defined as one Equivalent Dwelling Unit (EDU).

### **Single Family Residential (SFR) Parcels.**

A medium-density SFR lot equals 1 EDU. All SFR parcels with lot sizes equal to 1/8 acre and up to 1/4 acre (5,445 sf and 10,890 sf) are considered medium density SFR's.

SFR parcels larger than 1/4 acre are considered low density SFR's. Because these parcels are larger than the medium density SFR's, and occupy more street frontage per parcel, it makes sense that there are more street lights associated with these larger parcels; therefore, low density SFR's are assigned 1.25 EDU.

SFR parcels smaller than 1/8 acre are considered high density SFR's. Because these parcels are smaller than the medium density SFR's, and occupy less street frontage per parcel, it makes sense that there are fewer street lights associated with these smaller parcels; therefore, high density SFR's are assigned 0.75 EDU.

### **Other Residential Properties.**

The equivalencies of other residential land uses are determined by multiplying the number of dwelling units on each parcel by EDU Factors that are based on the relative population density of these residential land uses. These factors are based on trip generation rates and estimated wastewater usage, which are both related to population density.

Multi-family Residential (MFR) parcel (Apartments and Condominiums) equivalencies are determined by multiplying the number of dwelling units on each parcel by a factor, which is used to approximate the relative population density of these types of dwelling units and reduced unit size as compared to the typical density and size of a SFR. The MFR parcels are broken into three density categories as follows:

MFR parcels with 1 – 4 dwelling units (duplexes, triplexes, 4-plexes and condominiums) are considered low-density MFR's and are assigned EDU's based on a factor of 0.75 EDU per Dwelling Unit (DU).

MFR parcels with 5 to 15 dwelling units on the property are considered medium density MFR. For these properties, the first 4 DU's are assigned 0.75 EDU/DU and the next 5 to 15 units are assigned 0.5 EDU/DU.

MFR parcels with 16 or more dwelling units on the property are considered to be high-density MFR. The break between medium density and high density is considered to be at 15 dwelling units, because after 15 dwelling units apartment complexes must have a manager on the premises at all times. For these properties, the first 4 DU's are assigned 0.75 EDU/DU, the next 5 to 15 units are assigned 0.5 EDU/DU, and units over 15 are assigned 0.25 EDU/DU.

Mobile Home Park equivalencies are determined by multiplying the number of dwelling units on each parcel by 0.5 due to the relative population density of these types of dwelling units and reduced unit size compared to the typical density and size of a SFR.

### **Non-Residential Parcels.**

Non-residential properties are converted to EDU's using the City of Los Angeles' average size for a SFR lot. As stated above, the average SFR lot is approximately 7,500 sf, which is approximately 6 dwelling units per acre. Therefore, non-residential parcels are assigned 6 EDU per acre or any portion thereof.

Non-residential properties include commercial, industrial, and institutional uses (such as schools, churches and hospitals). Utility properties are assessed the same as non-residential property, and Governmental properties are assessed based on how they are used (this could be residential or non-residential).

### **Vacant Parcels.**

Vacant property consists of parcels with few or no improved structures. Based upon the opinions of professional appraisers, appraising current market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value.

Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. Therefore, vacant SFR lots will be assigned 0.25 EDU, and all other vacant parcels (including park and agricultural parcels) will be assigned benefit at the rate of 25% of the non-residential rate, or 1.5 EDU per acre or any portion thereof.

Table 1, below, shows the EDU rates assigned to the various land uses.

<b>TABLE 1 - Equivalent Dwelling Unit (EDU)</b>			
<b>Code</b>	<b>Land Use</b>	<b>Basic Unit</b>	<b>EDU Rate</b>
<b>Single Family Res. (SFR)</b>			
SFRL	SFR - Low Density (larger than 1/4 acre lot or 10,890 sf)	1 D.U.	1.25 EDU / DU
SFRM	SFR - Medium Density (1/8 - 1/4 acre lot)	1 D.U.	1.00 EDU / DU
SFRH	SFR - High Density (less than 1/8 acre lot or 5,445 sf)	1 D.U.	0.75 EDU / DU
SFV	<b>Single Family Vacant</b>	1 Parcel	0.25 EDU / pcl
<b>Multi-family Res. (MFR)</b>			
CNDO	Condominium	1 D.U.	0.75 EDU / DU
MFRL	MFR - Low Density (2 - 4 units)	1 D.U.	0.75 EDU / DU
MFRM	MFR - Medium Density (5 - 15 units)	1 D.U.	3 + 0.5 EDU / DU over 4 DU
MFRH	MFR - High Density (16 or more units)	1 D.U.	8.5 + 0.25 EDU / DU over 15 DU
MH	<b>Mobile Home Parks</b>	1 D.U.	0.5 EDU / DU
COM	<b>Commercial</b>	1 Acre	6 EDU / ac
INS	<b>Institutional</b>	1 Acre	6 EDU / ac
IND	<b>Industrial</b>	1 Acre	6 EDU / ac
UTL	<b>Utility Properties</b>	1 Acre	6 EDU / ac
PRK	<b>Park</b>	1 Acre	1.5 EDU / ac
VAC	<b>Vacant</b>	1 Acre	1.5 EDU / ac
AGR	<b>Agriculture</b>	1 Acre	1.5 EDU / ac
EXE	<b>Exempt</b>	1 Parcel	0 EDU / pcl

The EDU rates are modified by Benefit Factors and Partial Lighting Factors, and the overall benefit to each property is defined as follows:

$$(\text{Equivalent Dwelling Units}) \times (\text{Benefit Factor}) \times (\text{Partial Lighting Factor}) = \text{Benefit Units}$$

**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 total 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 institutional properties benefit similarly to residential property and therefore are assigned the same benefit factors. Parks, which are assessed as vacant land, also benefit similarly to residential property.

Industrial and utility properties receive benefits from added security and safety, but really receive 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 developed property, but really receive no benefit from additional community character and vitality.

Table 2 provides a summary of the Benefit Factors that are applied.

<b>Table 2 – Street Lighting Benefit Factors</b>							
Land Use	Residential	Res. On Private Street	Commercial	Institutional	Industrial / Utility	Park	Vacant / Agriculture
Security and Safety	1.0	0.25	1.0	1.0	1.0	1.0	0.25
Community Character and Vitality	1.0	0.25	1.0	0.5	0.0	1.0	0.00
Subtotal:	2.0	0.50	2.0	1.5	1.0	2.0	0.25
<b>Applied Benefit Factor:</b>	<b>1.0</b>	<b>0.25</b>	<b>1.0</b>	<b>0.75</b>	<b>0.5</b>	<b>1.0</b>	<b>0.125</b>

**Partial Lighting Factors**

The EDU rates are further modified by Partial Lighting Factors that take into consideration the amount of 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.

**5. ASSESSMENT RATES**

Based on 2004/05 estimated annual budget, the following table provides the Maximum Assessment Rates for each of the Zones:

ZONE	ADMIN & Eng.	Energy (ECA, Utility Users Tax)	Replacement	Repair	Tree Trim	Total BU	Total FY 2004-05 Maximum \$/BU *
1	\$541,745	\$ 1,175,461.83	\$450,130	\$548,859	\$120,264	34,343.44	\$82.59
2	\$6,008,929	\$10,636,819.25	\$4,992,757	\$6,087,840	\$1,333,943	474,857.79	\$61.20

3	\$2,252,888	\$ 4,622,360.97	\$1,871,902	\$2,282,474	\$500,126	84,486.29	\$136.47
4	\$5,967	\$ 315,887.76	\$0	\$6,045	\$0	15,182.44	\$21.60
5	\$205,715	\$ 536,528.47	\$170,926	\$208,416	\$45,667	13,273.31	\$87.94
6	\$762	\$ 297,504.72	\$14,284	\$772	\$0	6,336.65	\$47.21
<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>\$45,234,970</b>

\*The maximum annual maintenance assessment rates will be increased each year by 2%, not to exceed the annual change in the Consumer Price Index (CPI) for all Urban Consumers for the Los Angeles, Riverside, Orange County Areas.

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.**

Assessment Calculation for a Parcel

Benefit Units = (Equivalent Dwelling Units) x (Benefit Factor) x (Partial Lighting Factor)

Assessment Cost = (Zone Assessment Rate) x (Benefit Units)

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 2004-05**

**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," for the fiscal year ending June 30, 2005, 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**

**Glendale Boulevard and Berkeley Avenue 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.

**GLENDALE BOULEVARD AND BERKELEY AVENUE LIGHTING DISTRICT**

CITY ASS'MNT I.D. NO	COUNTY ASSESSOR'S NUMBER	12 MONTH ASSESSMENT DUE TO NEW DISTRICT							12 MONTH ASSESSMENT EXISTING			NOTE	
		LAND USE	PRIVATE STREET	ACREAGE	DWELLING UNITS	BENEFIT ZONE	ASSESSMENT	PERCENT OF TOTAL	CITY BPP	BENEFIT FOOTAGE	ASS'MNT		
1	5419-018-020	COM	No	0.3	0	3	\$245.65	63.83%	199278001	102'/B	\$108.26		
2	5419-002-014	COM	No	0.17	0	3	\$139.20	36.17%	199278005	60'/B	\$63.68		
TOT. # VOTING PARCELS:		2						TOTALS:	\$384.85	100%			

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