

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles CALIFORNIA

OFFICE OF THE
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER



BUSINESS IMPROVEMENT
DISTRICT DIVISION
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
(213) 978-1099
FAX: (213) 978-1079

PATRICE Y. LATTIMORE
DIVISION MANAGER

ERIC GARCETTI
MAYOR

clerk.lacity.org

BALLOT TABULATION RESULTS FOR THE ESTABLISHMENT OF THE VENICE BEACH BUSINESS IMPROVEMENT DISTRICT (CF NO. 16-0749)

SECTION 1. Results of the Proposition 218 ballot tabulation, pursuant to Article XIII D of the California Constitution, Section 36600 et seq. of the California Streets and Highways Code, and Section 53753 of the California Government Code:

	Ballots Cast	Weighted Value	Percent of Ballots Cast
Supporting ("Yes") ballots:	84	\$1,082,584.24	87.225%
Opposing ("No") ballots:	45	\$158,554.32	12.775%

[NOTE: 12 ballots were received that were not completed properly and could not be counted. See final page of attached ballot tabulation spreadsheet for breakdown of total assessment value, total property owners, total parcels and weighted value of each parcel.]

The weighted value of the supporting ballots **exceeds** the weighted value of the opposing ballots.

SECTION 2. Protests received, pursuant to Section 53753(d) of the California Government Code:

Valid Written Protests Received: **2**

Six (6) speaker cards were received from the public.

CONCLUSION: The tabulated value of the opposing ballots cast **does not** exceed the tabulated value of the supporting ballots cast. A majority protest, pursuant to Section 4(e) of Article XIII D of the California Constitution, Section 36623 of the California Streets and Highways Code, and Section 53753(e)(2) of the California Government Code, is **not** found to exist and the **proposed establishment** may be authorized by the City Council at this time.

BY:

Eugene Van Cise

Deputy City Clerk

APPROVED:

Holly L. Wolcott

HOLLY L. WOLCOTT

City Clerk

07/29/2021

Date

07/29/2021

Date

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
1	4226003004	1011 OFW Owner LLC	\$10,560.42	Yes	0.8509%	-	
2	4238011023	120 Westminister Associates	\$2,209.41	Not Cast	-	-	
3	4238011024	120 Westminister Associates	\$5,915.75	Not Cast	-	-	
4	4226006001	1301 OFW Holdings LLC	\$6,988.00	Not Cast	-	-	
5	4226006003	1307 1309 Ocean Front Walk LLC	\$3,285.60	Yes	0.2647%	-	
6	4238011028	1320 Innes Place LLC	\$2,377.70	No	-	0.1916%	
7	4238010014	1330 1390 Main Street LLC	\$6,567.61	Yes	0.5292%	-	
8	4226007002	1415 Ocean Front Walk LLC	\$12,581.75	Yes	1.0137%	-	
9	4238021001	1600 Main LLC	\$8,420.23	Not Cast	-	-	
10	4238014017	1601 Venice LP	\$23,797.42	Not Cast	-	-	
11	4226010013	1711 1715 Pacific LP	\$2,238.52	Not Cast	-	-	
12	4226010014	1711 1715 Pacific LP	\$6,697.76	Not Cast	-	-	
13	4226010012	1711 1715 Pacific LP	\$2,518.93	Not Cast	-	-	
14	4238021025	1716 Main Street LLC	\$1,855.28	Yes	0.1495%	-	
15	4238021026	1716 Main Street LLC	\$7,011.81	Yes	0.5649%	-	
16	4226013016	2015 Pacific Avenue LLC	\$8,304.03	Yes	0.6691%	-	
17	4226013030	2015 Pacific Avenue LLC	\$4,874.59	Yes	0.3928%	-	
18	4286003001	202 Man LLC	\$3,282.86	No	-	0.2645%	
19	4238022001	2022 Pacific Avenue LLC	\$7,460.02	Not Cast	-	-	
20	4226008014	23 Windward Avenue LLC	\$7,840.13	Yes	0.6317%	-	
21	4286017071	235 Main Street #224 LLC	\$454.95	Not Cast	-	-	Incomplete SoA
22	4286017033	245 Venice Property LLC	\$432.02	No	-	0.0348%	
23	4226008023	28 30 Market Street LLC	\$5,123.32	Yes	0.4128%	-	
24	4286030024	305 Ocean Front Walk LLC	\$5,687.93	No	-	0.4583%	
25	4226010011	31 18th Ave LP	\$2,090.82	Not Cast	-	-	
26	4286007021	334 Sunset Avenue LLC	\$2,484.88	Yes	0.2002%	-	
27	4286007020	340 Sunset Avenue LLC	\$2,617.84	Yes	0.2109%	-	
28	4226013010	35 North Venice Blvd LLC	\$2,474.87	Yes	0.1994%	-	
29	4226009015	40 46 Windward Avenue LLC	\$3,831.38	Yes	0.3087%	-	
30	4286029012	511 OFW L P	\$3,857.74	Not Cast	-	-	
31	4226009014	52 Windward LLC	\$4,405.56	Not Cast	-	-	
32	4226013013	55 North Venice Boulevard LLC	\$3,200.58	Yes	0.2579%	-	
33	4226014034	60 North Venice Boulevard LLC	\$11,426.13	Yes	0.9206%	-	
34	4226014019	60 North Venice Boulevard LLC	\$2,379.08	Yes	0.1917%	-	
35	4286007005	612 Hampton Properties LLC	\$4,019.86	Yes	0.3239%	-	
36	4286007029	612 Hampton Properties LLC	\$5,196.16	Yes	0.4187%	-	
37	4226014018	64 North Venice Boulevard LLC	\$2,302.97	Yes	0.1856%	-	
38	4226009021	70 Windward Avenue LLC	\$2,138.14	Not Cast	-	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
39	4286009123	700 Main Street #24 Inc	\$448.76	Not Cast	-	-	
40	4286008008	716 Hampton Venice LLC	\$1,347.56	Not Cast	-	-	
41	4226007011	73 Market Street LLC	\$9,549.40	Not Cast	-	-	
42	4226008011	78 Market Street LLC	\$6,263.31	Not Cast	-	-	
43	4286027010	8 Brooks Ave II LLC	\$9,892.07	Yes	0.797%	-	
44	4226009022	80 Windward Avenue LP	\$6,093.73	Not Cast	-	-	
45	4286009018	805 Hampton LLC	\$4,244.93	Not Cast	-	-	
46	4286027007	811 Ocean Front Walk LLC	\$2,606.76	Yes	0.21%	-	
47	4286027008	815 Ocean Front Walk LLC	\$2,858.71	Yes	0.2303%	-	
48	4286012039	825 Hampton LLC	\$5,206.96	Not Cast	-	-	
49	4238014007	Ace Market Place LP	\$15,096.05	Not Cast	-	-	
50	4286009056	Achuthan Ashoka and Jennifer	\$276.67	No	-	0.0223%	
51	4286009070	Adams Michael S	\$398.65	Yes	0.0321%	-	
52	4286017057	Adams Richard A	\$426.99	Not Cast	-	-	
53	4286004009	ADS CA QRS 11 34 Inc	\$17,325.13	Not Cast	-	-	
54	4286009126	Albert Peter C and Jill W Trs	\$547.00	Not Cast	-	-	
55	4286009106	Alliata Di Montereale Dialta	\$500.80	Yes	0.0404%	-	
56	4286009105	Alliata Dialta A	\$504.33	Yes	0.0406%	-	
57	4226008024	Angelica H LLC	\$8,627.56	Yes	0.6951%	-	
58	4226008018	Angelica H LLC	\$1,886.61	Yes	0.152%	-	
59	4286009137	Argyropoulos James P	\$10,515.87	Not Cast	-	-	
60	4286009100	Armistead Henry W	\$481.04	Not Cast	-	-	
61	4286027015	Arnoldi Charles	\$2,515.47	Not Cast	-	-	
62	4286027019	Arnoldi Charles and Gehry Frank O & Berta A	\$2,529.76	Not Cast	-	-	
63	4286009067	Arnoldi Charles and Katherine	\$4,106.60	Not Cast	-	-	
64	4286009131	Aryeh Sherwin	\$548.06	Not Cast	-	-	
65	4286017036	Avriette Mary C	\$426.99	Not Cast	-	-	
66	4226014032	Azouz David Co Tr and Albert	\$1,902.11	Not Cast	-	-	
67	4286009046	Babazadeh Elizabeth	\$321.21	Not Cast	-	-	
68	4286028017	Bbms OFW LLC Et Al and L and M Seplow LLC	\$9,853.52	Not Cast	-	-	
69	4286006040	Be A Tall Poppy LLC	\$777.91	Not Cast	-	-	
70	4226014024	Beilenson Adam and Lynair	\$2,450.35	Yes	0.1974%	-	
71	4286009118	Berger Christopher A	\$471.69	Not Cast	-	-	
72	4286008003	Berkson Erinn P	\$1,269.32	Non Vote	-	-	
73	4286003020	Berson-Lessin LLC	\$6,407.82	No	-	0.5163%	
74	4226008025	Bill Gerard A Tr	\$7,520.76	Not Cast	-	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
75	4226008009	Bill Gerard A Tr	\$2,539.86	Not Cast	-	-	
76	4286009115	Binen Travis	\$432.89	Not Cast	-	-	
77	4286029017	Blu House LLC	\$5,135.09	Not Cast	-	-	
78	4226006002	Boardwalk Capital Partners and Faramarzi Investments LLC	\$3,985.46	Not Cast	-	-	
79	4286028001	Boardwalk Sunset LLC	\$15,430.89	Not Cast	-	-	
80	4226007009	Bojo LLC	\$2,439.04	Not Cast	-	-	
81	4286009128	Brennan Neal	\$547.88	Not Cast	-	-	
82	4286017031	Brody Andrew M and Merson Michelle A	\$426.99	Not Cast	-	-	
83	4286009038	Brosh Avi and Pratt Kirsten L	\$321.21	Not Cast	-	-	
84	4286008037	Bushnaq Firas W Co Tr	\$702.58	Not Cast	-	-	
85	4286009085	Buxie Richard and Ann Trs	\$398.83	Not Cast	-	-	
86	4286008002	Cagnolatti Randy Co Tr	\$1,275.38	Not Cast	-	-	
87	4238011022	Capri Equities LP	\$2,425.32	Not Cast	-	-	
88	4238012001	Cates Horizon Inc	\$4,122.90	No	-	0.3322%	
89	4238012002	Cates Horizon Inc	\$3,859.39	No	-	0.311%	
90	4286017046	Celce Murcia Daniel Co Tr	\$426.99	Not Cast	-	-	
91	4238013001	Chaing Jung Y and Hoon Ae Trs	\$8,690.59	Yes	0.7002%	-	
92	4238013002	Chaing Jung Y and Hoon Ae Trs	\$2,286.87	Yes	0.1843%	-	
93	4238013005	Chaing Jung Y and Hoon Ae Trs	\$2,766.89	Yes	0.2229%	-	
94	4238013006	Chaing Jung Y Co Tr	\$3,007.62	Yes	0.2423%	-	
95	4286009049	Chamales Gerald and Kathleen Trs	\$335.24	Not Cast	-	-	
96	4286009063	Chamales Gerald and Kathleen Trs	\$313.01	Not Cast	-	-	
97	4286017027	Chase Daniel K Hilton Naiby and Lord Scott R Co Tr	\$426.99	Not Cast	-	-	
98	4286009053	Chaudry Krishan K Co Tr	\$313.01	Not Cast	-	-	
99	4286030013	Checkmate LP	\$10,819.43	Not Cast	-	-	
100	4286010029	Chevalier Lori M Tr	\$3,498.97	Not Cast	-	-	
101	4226001901	City of Los Angeles	\$33,609.63	Yes	2.708%	-	
102	4226002900	City of Los Angeles	\$78,754.77	Yes	6.3454%	-	
103	4238002900	City of Los Angeles	\$30,444.68	Yes	2.453%	-	
104	4238018900	City of Los Angeles	\$68,463.52	Yes	5.5162%	-	
105	4238024905	City of Los Angeles	\$2,899.29	Yes	0.2336%	-	
106	4238024906	City of Los Angeles	\$1,449.64	Yes	0.1168%	-	
107	4238024907	City of Los Angeles	\$27,536.48	Yes	2.2186%	-	
108	4238024908	City of Los Angeles	\$4,487.03	Yes	0.3615%	-	
109	4238025903	City of Los Angeles	\$7,256.66	Yes	0.5847%	-	
110	4226001900	City of Los Angeles	\$57,306.83	Yes	4.6173%	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
111	4238014900	City of Los Angeles	\$8,202.92	Yes	0.6609%	-	
112	4238024900	City of Los Angeles	\$17,823.73	Yes	1.4361%	-	
113	4238024902	City of Los Angeles	\$9,057.76	Yes	0.7298%	-	
114	4238024903	City of Los Angeles	\$3,245.12	Yes	0.2615%	-	
115	4238024909	City of Los Angeles	\$775.28	Yes	0.0625%	-	
116	4238024910	City of Los Angeles	\$1,449.64	Yes	0.1168%	-	
117	4238024911	City of Los Angeles	\$4,913.36	Yes	0.3959%	-	
118	4238025901	City of Los Angeles	\$4,491.14	Yes	0.3619%	-	
119	4238025902	City of Los Angeles	\$24,444.00	Yes	1.9695%	-	
120	4286027902	City of Los Angeles	\$18,798.01	Yes	1.5146%	-	
121	4286028902	City of Los Angeles	\$14,375.47	Yes	1.1582%	-	
122	4286030903	City of Los Angeles	\$29,601.72	Yes	2.385%	-	
123	4288029900	City of Los Angeles	\$1,184.92	Yes	0.0955%	-	
124	4286029902	City of Los Angeles	\$19,760.06	Yes	1.5921%	-	
125	4286017032	Cole Vivian D	\$432.02	No	-	0.0348%	
126	4286003019	Congregation Mishkon Tephilo Ch	\$7,161.84	Not Cast	-	-	
127	4286006038	Cooper Ryan	\$777.91	Not Cast	-	-	
128	4286009108	Corkin Andrew	\$493.74	Yes	0.0398%	-	
129	4286009057	Crawford Veronica R	\$277.38	Not Cast	-	-	
130	4238012005	Debeikes Brittany D	\$0.00	Not Cast	-	-	
131	4238012004	Debeikes Brittany D	\$0.00	Not Cast	-	-	
132	4286017086	Deutsch Susan	\$445.60	No	-	0.0359%	
133	4238011031	Dill Guy and Mary A Trs	\$7,097.01	No	-	0.5718%	
134	4238011036	Dill Guy and Mary A Trs	\$9,947.73	No	-	0.8015%	
135	4286009124	Dogtown Main St LLC	\$536.08	Not Cast	-	-	
136	4286009132	Dosch John Co Tr	\$533.15	Not Cast	-	-	
137	4286003010	Dunes Development LLC	\$1,750.80	Yes	0.1411%	-	
138	4286009077	Dyer Geoffrey J Co Tr	\$390.45	Not Cast	-	-	
139	4286009073	Eberth Linda and Winsryg Marian M	\$362.13	Yes	0.0292%	-	
140	4286008009	Electric Bowery LLC	\$1,378.31	Not Cast	-	-	
141	4286008010	Electric Bowery LLC	\$2,910.85	Not Cast	-	-	
142	4238010011	Eliot Jefferson	\$2,433.79	No	-	0.1961%	
143	4286009092	Embla Properties LLC	\$377.22	Not Cast	-	-	
144	4286009081	Enders Craig K	\$354.11	Not Cast	-	-	
145	4286009043	Fair Harbor Fund LLC	\$284.70	Not Cast	-	-	
146	4286009075	Farhang Amir M	\$397.50	Yes	0.032%	-	
147	4286009009	Farnham Robert Tr	\$1,782.28	Not Cast	-	-	
148	4286017079	Farr Edward L	\$445.60	Not Cast	-	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
149	4286017078	Field Alexander R	\$445.60	Not Cast	-	-	
150	4286017049	Fields Fletcher K L Tr and Sorkin Joshua	\$426.99	Yes	0.0344%	-	
151	4286017067	Fisher Evan	\$426.99	Yes	0.0344%	-	
152	4286006042	Fishman William F	\$779.67	Not Cast	-	-	
153	4226007010	Five Oceans Capital So2 LLC	\$4,891.31	Not Cast	-	-	
154	4226008008	Five Oceans Capital So2 LLC	\$2,595.04	Not Cast	-	-	
155	4238011011	Flinkman Ruth E Co Tr	\$7,338.24	Not Cast	-	-	
156	4238011033	Flinkman Ruth E Co Tr	\$4,780.44	Not Cast	-	-	
157	4286012047	Fogelre Fund III LLC	\$9,486.51	Not Cast	-	-	
158	4286013031	Fogelre Fund III LLC	\$4,651.88	Not Cast	-	-	
159	4286013034	Fogelre Fund III LLC	\$5,372.59	Not Cast	-	-	
160	4286006013	Fourth Ave Ltd Ptnshp	\$3,950.26	Not Cast	-	-	
161	4286006035	Fourth Avenue Ltd Partnership	\$7,355.90	Not Cast	-	-	
162	4286009048	Freed Lancee Tr and Casanova C Tr	\$321.21	Not Cast	-	-	
163	4286009127	Friedman Max	\$551.94	Not Cast	-	-	
164	4238011027	Fritsch Larry	\$2,380.96	Not Cast	-	-	
165	4286008006	Gardner Marc	\$1,242.15	Not Cast	-	-	
166	4286009044	Gardner Marc	\$284.70	Not Cast	-	-	
167	4286027016	Gehry Frank O	\$2,533.47	Not Cast	-	-	
168	4286027017	Gehry Frank O	\$2,528.17	Not Cast	-	-	
169	4286027018	Gehry Frank O and Arnoldi Charles	\$2,532.05	Not Cast	-	-	
170	4286029013	Gingerbread Court L P	\$7,029.36	Not Cast	-	-	
171	4286009074	Glendon Spencer P and Tung Lisa Y	\$362.13	Not Cast	-	-	
172	4286009042	Glick Janine S Tr	\$284.70	Not Cast	-	-	
173	4238011005	Gold Betty Tr	\$7,300.23	Yes	0.5882%	-	
174	4286017089	Goldberg Daniel M	\$444.89	Not Cast	-	-	
175	4286009121	Goldman Scott & Erin	\$454.94	Yes	0.0367%	-	
176	4286009060	Goodman Sebastian	\$277.38	Not Cast	-	-	
177	4238011043	Grady Michael Co Tr	\$1,582.08	Yes	0.1275%	-	
178	4286009086	Green Jennifer	\$398.83	Not Cast	-	-	
179	4238011026	Green On Main LLC	\$2,458.75	Yes	0.1981%	-	
180	4286028010	Gregory Frederick P	\$2,780.28	Not Cast	-	-	
181	4286009052	Guest Anne L	\$335.24	Not Cast	-	-	
182	4286009101	Guidotti Judy M Tr	\$452.29	No	-	0.0364%	
183	4286017042	Gutbezahl Rachel L	\$426.99	Not Cast	-	-	
184	4286003007	Hamada Leiko Tr	\$4,727.60	Not Cast	-	-	
185	4238010012	Hamlin Larry R	\$2,677.77	No	-	0.2158%	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
186	4238011014	Hammer Melvyn B and Mckeown Hammer Linda S	\$2,582.32	No	-	0.2081%	
187	4286027013	Hancock Orange LLC Lessor Snapshot Partners LLC Et Al Lessee	\$17,671.09	Not Cast	-	-	
188	4286017083	Happy Clown LLC	\$442.69	Not Cast	-	-	
189	4286009130	Hellberg Stefan	\$547.88	Not Cast	-	-	
190	4226010001	Herrera Marc D Co Tr and Alexander Elaine	\$9,318.15	No	-	0.7508%	
191	4286017065	Hilary William and Jacqueline	\$426.99	Not Cast	-	-	
192	4226007007	Hoffman Jack V	\$2,425.81	Yes	0.1955%	-	
193	4238011004	Hoffman Jack V	\$4,791.73	Yes	0.3861%	-	
194	4226008010	Hoffmann Jack V	\$2,483.54	Yes	0.2001%	-	
195	4286009093	Hooker West T	\$383.13	Yes	0.0309%	-	
196	4286017069	Hotta Yukiko	\$454.95	Not Cast	-	-	
197	4226013009	Hoy Kerrin Et Al Trs	\$2,373.35	No	-	0.1912%	
198	4286009116	Hribar Christina M	\$406.43	Not Cast	-	-	
199	4286009045	Huarte Anne M	\$284.70	No	-	0.0229%	
200	4286009054	Hunsaker David C and Calkins Annie R	\$313.01	Not Cast	-	-	Incomplete SoA
201	4286009122	Hurlbut Brandon and Smith Sally	\$453.17	Not Cast	-	-	
202	4286017048	Husar Linda S	\$449.48	Yes	0.0362%	-	
203	4286008001	Jae Lynn F Tr	\$3,470.66	Not Cast	-	-	
204	4286028002	Jema OFW LLC	\$4,320.65	Not Cast	-	-	
205	4286030001	Jewish Federation Council	\$6,470.18	Not Cast	-	-	
206	4286017080	Johannessen Jon Co Tr	\$442.69	Yes	0.0357%	-	
207	4286030002	JSB Properties Inc	\$6,997.49	Yes	0.5638%	-	
208	4286030003	JSB Properties Inc	\$2,899.14	Yes	0.2336%	-	
209	4286017030	Kahn Brian	\$426.99	Not Cast	-	-	
210	4286017038	Kamins Philip J	\$426.99	No	-	0.0344%	
211	4286017058	Kapadia Rishi M and Madhukar B	\$426.99	No	-	0.0344%	
212	4286009107	Kaplan James E	\$499.04	Not Cast	-	-	
213	4226006004	Kievitz Jules and Bagdasarian L G	\$10,093.23	Not Cast	-	-	
214	4226011032	Kim Jenny H Et Al Choi Susan H	\$8,421.12	Not Cast	-	-	
215	4286017045	Kim Stacy M	\$426.99	Not Cast	-	-	
216	4286017053	Kirk Christopher W	\$426.99	Not Cast	-	-	
217	4238011012	Kitchen Elizabeth F Tr	\$4,711.56	Not Cast	-	-	Incomplete SoA
218	4238011013	Kitchen Elizabeth F Tr	\$2,209.41	Not Cast	-	-	Incomplete SoA
219	4238014016	Kleinman Alan N Tr	\$9,881.13	Not Cast	-	-	
220	4286009091	KND Properties 76 LLC	\$377.22	Not Cast	-	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
221	4226007006	Kohner Alexander Tr and Kohner Melissa	\$2,404.64	Not Cast	-	-	Incomplete SoA
222	4286017034	Kotick Scott L Co Tr	\$426.99	Not Cast	-	-	
223	4286009114	Koudsi John C Co Tr	\$506.09	Yes	0.0408%	-	
224	4286017085	Kurland Lee & Erin	\$445.60	Not Cast	-	-	
225	4286017026	Kuwata Kai T Tr	\$448.60	Not Cast	-	-	
226	4286009089	La Londe Donald J	\$393.27	Not Cast	-	-	
227	4286015900	LACMTA	\$37,757.85	Not Cast	-	-	
228	4286030018	Lapicque LLC	\$1,010.40	Not Cast	-	-	
229	4286030019	Lapicque LLC	\$1,036.86	Not Cast	-	-	
230	4286030017	Lapicque LLC	\$918.67	Not Cast	-	-	
231	4238002902	LAUSD	\$26,483.01	Not Cast	-	-	
232	4286017060	Lee Alvin T	\$426.99	Not Cast	-	-	
233	4286009071	Lee Janet	\$405.88	Not Cast	-	-	
234	4226010022	Lee Tae Moo and Christina E Trs	\$4,389.01	No	-	0.3536%	
235	4286017056	Lentz Alec H	\$426.99	Not Cast	-	-	
236	4226014030	Levine Cary M and Ashley Trs	\$1,902.11	Not Cast	-	-	
237	4286028016	Liss Jason I Co Tr	\$2,766.32	No	-	0.2229%	
238	4286007019	Logaan Zimmer Bonnie Tr	\$2,629.68	Not Cast	-	-	
239	4286009087	Maddock Robin Young Laura D	\$393.27	Not Cast	-	-	
240	4238012006	Main and Market LLC	\$8,730.55	Not Cast	-	-	
241	4286003016	Main Street Studios LLC	\$3,556.97	Not Cast	-	-	
242	4286003021	Main Street Studios LLC	\$6,796.96	Not Cast	-	-	
243	4286009051	Manek Shawn and Lee Alexandra	\$321.21	Not Cast	-	-	
244	4286009058	Mansfield Scott Co Tr and Rae A Nichole	\$277.38	Yes	0.0223%	-	
245	4286017055	Marafioti Peter	\$432.02	Not Cast	-	-	
246	4226009020	Marina Pacific Hotel and Suites LLC	\$32,956.90	Yes	2.6554%	-	
247	4286009012	Marquez Teresa C Tr	\$1,386.95	Not Cast	-	-	
248	4286009013	Marquez Teresa C Tr	\$1,436.34	Not Cast	-	-	
249	4286017074	Marti Jill	\$442.69	Yes	0.0357%	-	
250	4286009104	Mckelvey John and Melissa	\$506.09	Not Cast	-	-	
251	4286017040	Melaugh Coast To Coast Ptrs LLC	\$432.02	No	-	0.0348%	
252	4286010044	Mericos Real Estate Co Inc	\$12,999.82	Yes	1.0474%	-	
253	4238011021	Merthin LLC	\$2,533.28	Yes	0.2041%	-	
254	4286017076	Mesdag Kira and Healey Dustin	\$442.69	Not Cast	-	-	
255	4286017082	Metzger Michael	\$444.89	Not Cast	-	-	
256	4286009062	Meyer Sebastien	\$313.01	Not Cast	-	-	
257	4238010015	Miletic Jack and Christiane A	\$2,500.79	Not Cast	-	-	
258	4286017059	Militello Elizabeth M	\$426.99	No	-	0.0344%	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
259	4286017050	Morten George and Sharon	\$426.99	Not Cast	-	-	
260	4286009135	Mueller Robert T and Matulick Kylie	\$418.05	Not Cast	-	-	
261	4238014006	Mullen William Sr and Doris Trs and Eagle One Inc	\$16,147.46	Not Cast	-	-	
262	4286012044	Murez James and Melanie G Trs	\$947.93	Yes	0.0764%	-	
263	4286012045	Murez James and Melanie G Trs	\$1,770.33	Yes	0.1426%	-	
264	4226010023	Nakash Brothers Realty	\$7,365.32	Not Cast	-	-	
265	4286017039	Nanji Ameeta	\$432.02	Not Cast	-	-	
266	4286009109	Navasargian Andre Tr	\$490.22	Yes	0.0395%	-	
267	4286017084	Navon David D Co Tr	\$442.69	Not Cast	-	-	
268	4226013007	Nazarian Shulamit Tr	\$5,213.26	Not Cast	-	-	
269	4238011016	New Town Homes Development	\$3,289.86	Yes	0.2651%	-	
270	4286009129	Newman David W and Mahnaz N Trs	\$547.88	Not Cast	-	-	
271	4286017068	Nicholson John J Tr	\$426.99	Not Cast	-	-	
272	4226013011	North Venice Blvd Gallery Ptnshp	\$2,436.41	Not Cast	-	-	
273	4226013012	North Venice Blvd Gallery Ptnshp	\$2,436.41	Not Cast	-	-	
274	4286030012	Northwestern Engineering Company	\$8,960.73	No	-	0.722%	
275	4286017077	Nott Benjamin G	\$442.69	Not Cast	-	-	
276	4226008012	Ocean Walk Properties Ltd	\$2,662.54	Yes	0.2145%	-	
277	4226008013	Ocean Walk Properties Ltd	\$10,043.78	Yes	0.8092%	-	
278	4226008001	Ocean Walk Properties Ltd	\$5,989.75	Yes	0.4826%	-	
279	4226008002	Ocean Walk Properties Ltd	\$2,281.96	Yes	0.1839%	-	
280	4226008022	Ocean Walk Properties Ltd	\$380.36	Yes	0.0306%	-	
281	4286009094	Ochikubo Craig F Co Tr	\$383.13	No	-	0.0309%	
282	4286030006	Odonnell Adrienne M Tr and Bill Antoinette E	\$6,910.02	No	-	0.5567%	
283	4286009134	Offspring LLC	\$586.95	Not Cast	-	-	
284	4286008004	OK LLC	\$1,437.06	Not Cast	-	-	
285	4286007001	Okulick John A and Marlene J Trs	\$4,646.38	No	-	0.3744%	
286	4226005001	One B LLC	\$9,843.09	Yes	0.7931%	-	
287	4286017051	Orell Zachary D	\$426.99	Not Cast	-	-	
288	4286009090	Ovitz Michael and Kimberly	\$393.27	Not Cast	-	-	
289	4286008005	Padilla Isabel G Tr	\$1,251.25	Not Cast	-	-	
290	4286027014	Park Plaza Partnership	\$15,277.65	Yes	1.2309%	-	
291	4286006039	Patel Mona	\$777.91	Not Cast	-	-	
292	4238011042	Perazzolo Brian	\$1,582.08	Not Cast	-	-	
293	4286004007	Perloff Bernard Tr Et Al and Rosenfield H Tr	\$8,447.53	Not Cast	-	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
294	4238013004	Perloff Bernard Tr Et Al and Rosenfield Properties LLC	\$2,795.54	Not Cast	-	-	
295	4238014009	Perloff Bernard Tr Et Al and Rosenfield Properties LLC	\$2,841.01	Not Cast	-	-	
296	4226007001	Piazza Partnership	\$9,768.29	Yes	0.787%	-	
297	4286017087	Post Charles J Co Tr	\$442.69	Not Cast	-	-	
298	4286017088	Prawer Arik Co Tr	\$442.69	Not Cast	-	-	
299	4286017070	Prawer Arik Co Tr	\$465.27	Not Cast	-	-	
300	4286009113	Protean Image Group Inc	\$483.16	Not Cast	-	-	
301	4286006034	Public Storage Institutional Fund II	\$50,077.03	Not Cast	-	-	
302	4286017062	Purzycki Roseanna L Tr	\$432.02	Not Cast	-	-	
303	4286009050	Quintero Nelson	\$321.21	Yes	0.0259%	-	
304	4238011029	Ragsdale Kevin	\$2,405.92	No	-	0.1938%	
305	4286009117	Ricagni Leonardo and Rippe Noel	\$491.98	Not Cast	-	-	
306	4286009102	Richardson Jennifer	\$482.28	Not Cast	-	-	
307	4286004002	Richlar Partnership	\$10,529.68	Yes	0.8484%	-	
308	4286004004	Richlar Partnership	\$4,481.67	Yes	0.3611%	-	
309	4286004006	Richlar Partnership	\$22,059.70	Yes	1.7774%	-	
310	4286006016	Richlar Partnership	\$1,751.65	Yes	0.1411%	-	
311	4286006018	Richlar Partnership	\$3,964.59	Yes	0.3194%	-	
312	4286005010	Richlar Partnership	\$40,680.91	Yes	3.2777%	-	
313	4286005011	Richlar Partnership	\$19,084.98	Yes	1.5377%	-	
314	4286006015	Richlar Partnership	\$4,247.11	Yes	0.3422%	-	
315	4286017066	Riotto Andrew and Dahlman Ana	\$426.99	Not Cast	-	-	
316	4226009001	RMJD Partnership LP	\$16,497.58	Yes	1.3292%	-	
317	4226009019	RMJD Partnership LP	\$6,108.17	Yes	0.4921%	-	
318	4238011015	Roderick Jones Alan Co Tr	\$4,037.97	Not Cast	-	-	
319	4286006041	Rofel Justin	\$777.91	Yes	0.0627%	-	
320	4238011008	Roley LLC	\$2,419.33	Yes	0.1949%	-	
321	4286003008	Rose Studios LLC	\$2,771.48	Not Cast	-	-	
322	4286003009	Rose Studios LLC	\$5,243.43	Not Cast	-	-	
323	4286003011	Rosenfield Harold A Co Tr Et Al and Perloff B Tr	\$3,108.74	Not Cast	-	-	
324	4286017090	Rosner Harris	\$442.69	Not Cast	-	-	
325	4286017091	Rosner Harris	\$442.69	Not Cast	-	-	
326	4286017092	Rosner Harris	\$442.69	Not Cast	-	-	
327	4286009041	Ross Matthew B Co Tr	\$284.70	Not Cast	-	-	
328	4286009035	Rossman Ruth Family Partnership	\$3,260.75	No	-	0.2627%	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
329	4286009040	Roth Steven L and Melhuish Ashley M	\$284.70	Not Cast	-	-	
330	4286009059	Rudner Lanny	\$276.67	Yes	0.0223%	-	
331	4286009047	Russo Giorgia	\$321.21	Not Cast	-	-	
332	4286017035	Salem Ciema L	\$426.99	Not Cast	-	-	
333	4286008038	Schafer Peter and Linda	\$744.65	Yes	0.06%	-	
334	4226003037	Scharff Family & Kurt Simon Trusts and 1007 OFW Owner LLC Lessee	\$6,188.05	Yes	0.4986%	-	
335	4226010019	Scharff Simone Tr	\$2,358.91	Yes	0.1901%	-	
336	4226010020	Scharff Simone Tr	\$2,223.96	Yes	0.1792%	-	
337	4226010021	Scharff Simone Tr	\$6,651.53	Yes	0.5359%	-	
338	4226007023	Scharff Simone Tr and Simon Kurt W Tr	\$10,236.73	Yes	0.8248%	-	
339	4286009080	Schild Patricia A and Hans H	\$354.81	No	-	0.0286%	
340	4286009072	Schmitt Burkard M and Katrina B	\$398.65	No	-	0.0321%	
341	4286006037	Sedarat Alireza	\$779.67	Not Cast	-	-	
342	4286030011	Shemaria Joseph	\$2,652.13	Not Cast	-	-	
343	4226008006	Sherman Russell G Tr	\$2,475.60	Not Cast	-	-	Incomplete SoA
344	4226008007	Sherman Russell G Tr	\$2,514.53	Not Cast	-	-	Incomplete SoA
345	4286009136	Shlepnev Yuriy and Gonchar Irina	\$359.49	Not Cast	-	-	
346	4286017052	Silverman William and Gail Trs	\$426.99	No	-	0.0344%	
347	4226013008	Singer Edward Howard and Myrna Et Al	\$2,380.58	No	-	0.1918%	
348	4286007026	Slenzak Ronald J Co Tr	\$2,650.43	Yes	0.2135%	-	
349	4238011038	Smith Andrew H	\$1,590.55	Not Cast	-	-	
350	4286007018	Smith Jacqueline	\$2,643.80	Not Cast	-	-	
351	4286017063	Smith Roberta J	\$426.99	Not Cast	-	-	
352	4286009039	Sobolewski Martin J	\$321.21	Not Cast	-	-	
353	4226009016	Sokol Arthur and Frances	\$1,844.80	Yes	0.1486%	-	
354	4226009017	Sokol Arthur and Frances	\$1,844.58	Yes	0.1486%	-	
355	4226001902	State – Dept Gen Services	\$11,476.48	Not Cast	-	-	
356	4226001903	State – Dept Gen Services	\$22,846.96	Not Cast	-	-	
357	4288029916	State – Dept Gen Services	\$0.00	Not Cast	-	-	
358	4288029906	State – Dept Gen Services	\$0.00	Not Cast	-	-	
359	4288029909	State – Dept Gen Services	\$5,613.26	Not Cast	-	-	
360	4288029910	State – Dept Gen Services	\$827.51	Not Cast	-	-	
361	4288029914	State – Dept Gen Services	\$368.11	Not Cast	-	-	
362	4286009078	Stoltz Steven	\$390.45	Not Cast	-	-	
363	4286030009	Stone Robert A Co Tr	\$2,941.00	Not Cast	-	-	
364	4286009133	Stremmel Peter and Turkey Trs	\$558.73	Not Cast	-	-	
365	4286028013	Studio Claire LLC	\$2,656.65	Not Cast	-	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
366	4226007008	Summers Andrew	\$2,525.56	Not Cast	-	-	
367	4286007025	Sunset Studios LLC	\$7,452.90	Yes	0.6005%	-	
368	4286007015	Sunset Studios LLC	\$7,452.90	Yes	0.6005%	-	
369	4286009088	Swanson Daniel G and Anita L	\$393.27	Not Cast	-	-	
370	4286009103	Tabor Sean	\$461.99	Not Cast	-	-	
371	4286017064	Tager Jacqueline	\$426.99	Not Cast	-	-	
372	4226014033	Tang Brianne and Arriane	\$1,900.26	Not Cast	-	-	
373	4286017072	Tang Karen Y	\$465.09	Yes	0.0375%	-	
374	4286009111	Tenkhoff Karen E	\$481.40	No	-	0.0388%	
375	4238011039	Thomas Krista D	\$1,590.55	Not Cast	-	-	
376	4286028021	Thornton Venice Owner LLC	\$2,756.39	Yes	0.2221%	-	
377	4286028022	Thornton Venice Owner LLC	\$2,725.52	Yes	0.2196%	-	
378	4286028023	Thornton Venice Owner LLC	\$2,685.83	Yes	0.2164%	-	
379	4286028024	Thornton Venice Owner LLC	\$2,774.91	Yes	0.2236%	-	
380	4286028030	Thornton Venice Owner LLC	\$2,617.65	Yes	0.2109%	-	
381	4286028031	Thornton Venice Owner LLC	\$2,587.66	Yes	0.2085%	-	
382	4286028020	Thornton Venice Owner LLC	\$2,446.81	Yes	0.1971%	-	
383	4286028025	Thornton Venice Owner LLC	\$2,127.90	Yes	0.1714%	-	
384	4286028026	Thornton Venice Owner LLC	\$2,623.83	Yes	0.2114%	-	
385	4286028027	Thornton Venice Owner LLC	\$2,669.69	Yes	0.2151%	-	
386	4286028028	Thornton Venice Owner LLC	\$2,684.68	Yes	0.2163%	-	
387	4286028029	Thornton Venice Owner LLC	\$2,679.39	Yes	0.2159%	-	
388	4238012003	Three on the Tree LLC	\$2,279.73	No	-	0.1837%	
389	4238012004	Three on the Tree Venice LLC	\$2,370.48	No	-	0.191%	
390	4238012005	Three on the Tree Venice LLC	\$2,369.80	No	-	0.1909%	
391	4238010013	Thrift Jean T Tr	\$6,456.96	No	-	0.5202%	
392	4238011040	Tilly John J and Barry Sean W	\$1,587.55	Not Cast	-	-	
393	4286017081	TNA Productions LLC	\$442.69	No	-	0.0357%	
394	4286017061	TNA Productions LLC	\$432.02	No	-	0.0348%	
395	4238013003	Tohidi Sascha	\$2,716.22	No	-	0.2188%	
396	4238011034	Tomeoni Thomas Tr	\$6,112.25	No	-	0.4925%	
397	4238011035	Tomeoni Thomas Tr	\$4,517.60	No	-	0.364%	
398	4286009125	Tonkin Robert J Tr	\$590.22	Not Cast	-	-	
399	4286017075	Tossani Riccardo	\$444.89	Not Cast	-	-	
400	4286017044	Trapani Mark	\$426.99	Not Cast	-	-	
401	4238010016	Treager Louis V	\$2,370.95	No	-	0.191%	
402	4286009031	Trumpower Max	\$48.51	Yes	0.0039%	-	
403	4286010036	Trumpower Max N Co Tr	\$4,792.77	Yes	0.3862%	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
404	4286012016	Trumpower Max N Co Tr	\$916.05	Yes	0.0738%	-	
405	4286012029	Trumpower Max N Co Tr	\$704.02	Yes	0.0567%	-	
406	4286009084	Tulloch Joyce P and J Trs	\$398.83	Not Cast	-	-	
407	4226014031	Turbin Richard & Derek A and Chu Rai S	\$1,900.26	Not Cast	-	-	
408	4286017029	Turo James S	\$426.99	Not Cast	-	-	
409	4238011007	Twinstler LLC	\$2,394.63	Not Cast	-	-	
410	4238011006	Twinstler LLC	\$4,873.05	Not Cast	-	-	
411	4286009061	Van Vliet Jason and Simona Trs	\$313.01	Not Cast	-	-	
412	4226004001	Venice Beach House Apartments LLC	\$24,801.49	Yes	1.9983%	-	
413	4226003001	Venice Breeze Suites LLC	\$7,967.37	Yes	0.6419%	-	
414	4226011033	Venice OFW Investments LLC	\$9,629.85	Yes	0.7759%	-	
415	4226011034	Venice OFW Investments LLC	\$3,814.78	Yes	0.3074%	-	
416	4286017047	Venice Renaissance LLC	\$1,295.67	Yes	0.1044%	-	
417	4286017093	Venice Renaissance LLC	\$9,572.22	Yes	0.7712%	-	
418	4226005004	Venice Waldorf LLC Et Al and BLD Associates III Ltd	\$8,311.70	Yes	0.6697%	-	
419	4226005023	Venice Waldorf LLC Et Al and BLD Associates III Ltd	\$6,192.82	Yes	0.499%	-	
420	4226009018	Venice Windward LLC	\$6,377.78	Yes	0.5139%	-	
421	4286017037	Vinters Harry V Tr	\$426.99	Yes	0.0344%	-	
422	4226013006	Walker Venice Properties LLC	\$6,889.41	Yes	0.5551%	-	
423	4238011041	Wallerstein Michael and Michonski Karin F	\$1,587.55	Yes	0.1279%	-	
424	4286017028	Washington David O	\$426.99	Not Cast	-	-	
425	4238010001	Webster Leone Tr and R E Co Tr	\$14,153.12	No	-	1.1403%	
426	4286003003	Webster Roger & Jean Marie and Sewell Thomas Trs	\$1,366.15	Not Cast	-	-	
427	4286003004	Webster Roger & Jean Marie and Sewell Thomas Trs	\$1,366.15	Not Cast	-	-	
428	4286003013	Webster Roger & Jean Marie and Sewell Thomas Trs	\$1,429.66	Not Cast	-	-	
429	4286003014	Webster Roger & Jean Marie and Sewell Thomas Trs	\$1,366.15	Not Cast	-	-	
430	4286003015	Webster Roger & Jean Marie and Sewell Thomas Trs	\$7,113.95	Not Cast	-	-	
431	4238014004	Webster Roger and Jean M Trs	\$5,189.89	Not Cast	-	-	Incomplete SoA
432	4238014005	Webster Roger and Jean M Trs	\$5,217.86	Not Cast	-	-	Incomplete SoA
433	4238014003	Webster Roger and Jean M Trs	\$1,538.30	Not Cast	-	-	Incomplete SoA
434	4286009083	Webster Roger E and Jean M Trs	\$398.83	Not Cast	-	-	

**Venice Beach 2022-2026
Proposition 218 Ballot Tabulation - Official Results
July 28, 2021**

#	APN	Owner Name	Total Assessment	Vote	% Yes ballots	% No ballots	Comments
435	4286006017	Webster Roger E Co Tr	\$2,394.19	Not Cast	-	-	Incomplete SoA
436	4286007024	Webster Roger E Co Tr	\$4,439.11	Not Cast	-	-	Incomplete SoA
437	4286007031	Webster Roger E Co Tr	\$7,860.83	Not Cast	-	-	Incomplete SoA
438	4286009119	Wechsler Leonard M Tr	\$466.40	Not Cast	-	-	
439	4238010010	Weller Kristan L Et Al and Dean Erika K	\$2,418.80	Not Cast	-	-	
440	4238010009	White Harry J and Bearling White Emily B	\$2,418.80	Not Cast	-	-	
441	4286009120	Wilson Edward S and Jill S	\$465.52	Not Cast	-	-	
442	4226009012	Windward Properties 44 LLC	\$2,251.83	Not Cast	-	-	
443	4226009013	Windward Properties 44 LLC	\$2,037.73	Not Cast	-	-	
444	4286009055	Winfield Susan F	\$277.38	Not Cast	-	-	
445	4286017054	Winter Pasternack Mavis A and Pasternack C Trs	\$432.02	Yes	0.0348%	-	
446	4286017073	Wolf Jon G	\$442.69	Not Cast	-	-	
447	4226008021	Wurm Moses and Esther	\$9,237.63	Not Cast	-	-	
448	4286009112	Yamin Solly	\$476.99	No	-	0.0384%	
449	4286017043	Yee Kelvin K Co Tr and Kao Chuan	\$426.99	Not Cast	-	-	
450	4226008003	Yerkovich Anthony H	\$2,364.37	Not Cast	-	-	
451	4226008004	Yerkovich Anthony H	\$2,245.57	Not Cast	-	-	
452	4226008005	Yerkovich Anthony H	\$4,967.43	Not Cast	-	-	
453	4286017041	Yoder Patrick and Meckes Amy	\$426.99	Not Cast	-	-	
454	4238011030	Yoon Janet	\$4,978.89	No	-	0.4012%	
455	4238011017	Younis Esma K Tr	\$4,906.92	No	-	0.3954%	
456	4286009110	Zamagias Octavia E	\$482.28	Not Cast	-	-	
457	4286009079	Ziff David and Bell Alan	\$390.45	Yes	0.0315%	-	
Totals		344 Property Owners	\$2,039,410.82	\$1,241,138.56	\$1,082,584.24 (87.225%)	\$158,554.32 (12.775%)	

	NON VOTE	YES	NO	TOTAL
# of ballots:	1	84	45	130
# of parcels:	1	149	50	200