

LANARK ST & WILLIS AVE NO. 1

Miguel Sangalang, BSL
Executive Director
Attn: Prop. 218 Section
1149 S. Broadway, 2nd Fl.
Los Angeles CA 90015

PROJ ID / Elect. No.: 5688
COUNCIL FILE No.: 25-0900-S34

Engineer: Chris Enriquez

Mailing Date: 08/20/25

P.W. Hearing Date: 10/08/25

Council Hearing Date: 10/14/25

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

Calendar Section
Attn: Maria Vizcarra / Mandy Morales
Room 395, City Hall
Mail Stop 160

Councilmember Imelda Padilla
6th District
Room 470, City Hall
Stop 210

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	15987-001	2210-017-010	MRE INVESTMENTS LLC	9701 SUNLAND BLVD, SUNLAND, CA, 91040	\$111.78
2.	15987-002	2210-016-001	NGUYEN V THIET	8055 CEDROS AVE, PANORAMA CITY, CA, 91402	\$111.78
3.	15987-003	2210-016-020	JUAN LOZANO	8054 NATICK AVE, PANORAMA CITY, CA, 91402	\$111.78
4.	15987-004	2210-015-001	SIRANUSH YESAYAN	8055 NATICK AVE, PANORAMA CITY, CA, 91402	\$111.78
5.	15987-005	2210-014-010	ANGELITA DELEON	8101 NATICK AVE, PANORAMA CITY, CA, 91402	\$111.78
6.	15987-006	2210-013-011	MARCO AND ALEJANDRA RODRIGUEZ	8100 NATICK AVE, VAN NUYS, CA, 91402	\$111.76
7.	15987-007	2210-013-010	MARIA A CUBIAS	8101 CEDROS AVE, PANORAMA CITY, CA, 91402	\$111.78
8.	15988-001	2210-008-010	DANIEL J RODRIGUEZ TRUST, ET AL	6205 TIMBERLAKE ST, AGOURA HILLS, CA, 91301	\$101.62
9.	15988-002	2210-008-009	TRANCITO C RODRIGUEZ	14800 LANARK ST, PANORAMA CITY, CA, 91402	\$111.78
10.	15988-003	2210-008-007	MARTIN HERNANDEZ	14807 LORNE ST, PANORAMA CITY, CA, 91402	\$101.62
11.	15988-004	2210-008-008	VIRGINIA M ALAJO	14801 LORNE ST, PANORAMA CITY, CA, 91402	\$111.78
12.	15988-005	2209-039-031	WILLIS LORNE LLC	601 S BRAND BLVD, UNIT 102, SAN FERNANDO, CA, 91340	\$139.73
13.	15988-006	2209-039-024	KATHLEEN HIGGINS AND COLLEEN CROUSE	16624 KNAPP ST, NORTH HILLS, CA, 91343	\$101.62
14.	15988-007	2209-039-025	JEFFEREY L AND LINDA M JOHNSTON	8013 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
15.	15988-008	2209-039-026	ALFONSO JUAREZ AND ANTONIA PEREZ	8007 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
16.	15988-009	2209-039-027	ARMI L PARLADE	8001 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
17.	15988-012	2210-015-011	SUREN MANUKYAN	8004 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
18.	15988-013	2210-015-012	PEDRO AND MARIA L AVELAR	8010 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
19.	15988-014	2210-015-013	HASMIK J OHANIAN TRUST, ET AL	13966 STAGG ST, PANORAMA CITY, CA, 91402	\$101.62
20.	15988-015	2210-015-014	LILLIAN V CARDANO TRUST, ET AL	8024 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
21.	15988-016	2210-015-015	MARTIN FAMILY PROPERTIES LLC C/O BENJAMIN AND MARIA MARTIN	5931 ELLENVIEW AVE, WOODLAND HILLS, CA, 91367	\$101.62
22.	15988-017	2210-015-016	DANIEL J RODRIGUEZ TRUST, ET AL	6205 TIMBERLAKE ST, AGOURA HILLS, CA, 91301	\$101.62
23.	15988-018	2210-015-017	LUIS ALCANTAR	8042 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
24.	15988-019	2210-015-018	FRUTOSO D AND JUANA DENIZ, ET AL	8048 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
25.	15988-020	2210-015-019	BLANCA ALVARENGA TRUST, ET AL	8052 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
26.	15988-021	2210-015-020	MIGUEL LAGOS AND IBETH ROMERO	8058 WILLIS AVE, PANORAMA CITY, CA, 91402	\$111.78
27.	15988-022	2210-014-011	ANA M VELASQUEZ TRUST, ET AL	8102 WILLIS AVE, PANORAMA CITY, CA, 91402	\$111.78
28.	15988-023	2210-014-012	LUSINE HAKOBYAN TRUST, ET AL	7330 WHITE OAK AVE, LAKE BALBOA, CA, 91406	\$101.62
29.	15988-024	2210-014-013	HAYDEE NEPALES	8116 WILLIS AVE, VAN NUYS, CA, 91402	\$101.62
30.	15988-025	2210-014-014	SONIA FORTILLO AND RICARDO A GOMEZ JR.	8122 WILLIS AVE, VAN NUYS, CA, 91402	\$101.62
31.	15988-026	2210-014-015	DAVID ARMAS	8128 WILLIS AVE, VAN NUYS, CA, 91402	\$101.62
32.	15988-027	2210-014-016	MARIA A ANDRADE	8134 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
33.	15988-028	2210-014-017	JOSE E VARGAS	8140 WILLIS AVE, VAN NUYS, CA, 91402	\$101.62
34.	15988-029	2210-014-018	NARINE KHIGHATYAN	8144 WILLIS AVE, VAN NUYS, CA, 91402	\$101.62

35.	15988-030	2210-014-019	OLGA MELKONIAN AND MELKON MELKONIAN	8150 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
36.	15988-031	2210-014-020	RAMIRO C AND MARIA L PAREDES	8156 WILLIS AVE, PANORAMA CITY, CA, 91402	\$111.78
37.	15988-034	2210-003-007	ROSA REYES	8163 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
38.	15988-035	2210-003-006	FROILAN AVILA AND ROSA M DEAVILA	8155 WILLIS AVE, PANORAMA CITY, CA, 91402	\$111.78
39.	15988-037	2210-004-014	MANUEL C AND BERTHA J LARA	14806 CANTARA ST, PANORAMA CITY, CA, 91402	\$76.22
40.	15988-038	2210-004-013	JESUS AND FELIPA AGUINALDO	14800 CANTARA ST, PANORAMA CITY, CA, 91402	\$111.78
41.	15988-039	2210-004-012	JOSE RODRIGUEZ AND RITA RODRIGUEZ	8135 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
42.	15988-040	2210-004-011	GEORGE AND VIRGINIA ISKENDERIAN	8129 WILLIS AVE, PANORAMA CITY, CA, 91402	\$76.22
43.	15988-041	2210-004-010	FERNANDO MEZA	8123 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
44.	15988-042	2210-004-009	ARTURO DE LA TORRE, ET AL	19137 CHASE ST, NORTHRIDGE, CA, 91324	\$101.62
45.	15988-043	2210-004-008	CLEOTILDE H LOPEZ	8111 WILLIS AVE, PANORAMA CITY, CA, 91402	\$101.62
46.	15988-044	2210-004-007	JUAN M ARIAS	8103 WILLIS AVE, PANORAMA CITY, CA, 91402	\$111.78

Total: \$4,814.23

END - THIS LIST IS SUBJECT TO CORRECTION

**CERTIFICATION OF MAILING NOTICES OF
STREET LIGHTING MAINTENANCE**

(Section 6.95 to 6.127 of the
Los Angeles Administrative Code)

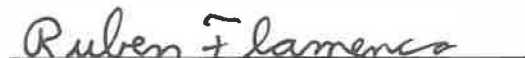
I, Ruben Flamenco, hereby certify and declare that I am and was at all times herein mentioned a Deputy City Clerk of the City of Los Angeles; that, acting for and under the direction of the City Clerk and in accordance with the direction contained in Ordinance of Intention No(s). 188707 relating to the proposed maintenance of lighting posts and appliances and furnishing of electric current thereto in the above designated lighting district, under provisions of Sections 6.95 to 6.127 of the Los Angeles Administrative Code. I, on August 20, 2025 deposited in the United States mail at Los Angeles, California, a notice entitled "Notice of Public Hearings and Ballot for Operation of Streetlights," to each of the owners of real property within the Street Lighting maintenance assessment district:

LANARK STREET & WILLIS AVENUE NO. 1

whose names and addresses appear on the last equalized assessment roll of the County of Los Angeles, or on file in the office of, and known to the City Clerk of the City of Los Angeles and that a true copy of such notice is attached hereto and made a part hereof.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. At Los Angeles, California
August 20, 2025.

Date


DEPUTY CITY CLERK

SAMPLE BALLOT

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "LANARK ST & WILLIS AVE NO. 1"

PROPERTY OWNER :

VOTE HERE

☐

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$111.78 annually for the operation and maintenance of the street light(s) adjacent to my property.

☐

NO, I am OPPOSED to the proposed Street Lighting Assessment District. I understand that a majority NO vote will cause the streetlight(s) not to be installed.

Election: 5688
City Parcel: 15987-001
County APN: 2210-017-000

*I hereby declare, under penalty of perjury under the laws of the State of California, that I am the record owner, or the authorized representative of the record owner, of the parcel identified above.
(Both Name and Original Signature must be completed in order for your ballot to be counted.)*

PRINT NAME

(Property Owner, Authorized Rep., etc.)

ORIGINAL SIGNATURE

DATE

INSTRUCTIONS

1. Vote by marking one of the boxes on the reverse side of this ballot - Mark only one box.
2. Mark your ballot with blue or black ink – Do not use pencil.
3. Print your name, sign and date the ballot - If more than one owner, only one owner needs to sign.
4. Return the ballot using the enclosed envelope.
5. Make sure the Los Angeles City Clerk address on the back of the ballot appears in the window of the return envelope.
6. Ballot must be received by Tuesday, October 14, 2025

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 5688
555 RAMIREZ STREET, SPACE 300
LOS ANGELES, CA 90099-9716

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.



SAMPLE NOTICE TO PROPERTY OWNERS

FOR THE FORMATION OF THE CITY OF LOS ANGELES
STREET LIGHTING MAINTENANCE DISTRICT:

LANARK ST & WILLIS AVE NO. 1

NOTE: Ballots must be received by Tuesday, October 14, 2025



*This package contains a ballot to determine if streetlights adjacent to your property will be installed.
Este paquete contiene una boleta de votación si a luces adyacentes a su propiedad son instalada.*

In order to provide street lighting services near your property, an assessment district must be created to collect the annual cost for street lighting operation and maintenance from the adjacent property owners. This is your opportunity to vote (see instructions on back of ballot) on whether you want to have streetlights and accept the assessment added to your property taxes to pay for these costs.

NOTICE

This notice informs you, as record owner of property within the proposed assessment district, which on Tuesday, August 12, 2025 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 25-0900-S34. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Wednesday, October 08, 2025, 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Tuesday, October 14, 2025, 10:00 AM
Los Angeles City Council – 3rd fl., Rm. 340, City Hall, 200 N. Spring Street.

Protest Procedure: Protests presented for consideration to the Council are not binding, regardless of the number. The Council may accept or deny the protest(s) at its discretion. Any person may file a written protest or appeal with the City Clerk at any time prior to, or on the day of, the final public hearing by the City Council on this matter. Written protests shall specify the ground(s) upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, the Council File number, and be mailed or delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

ASSESSMENT INFORMATION

The proposed assessment described in this Notice is new and, if approved, will appear on your property tax bill. Proposition 218, the "Right to Vote on Taxes Act", was approved on the November 1996 statewide ballot, and added Article XIID to the California Constitution. It requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

1. **Proposed Annual Assessment (Your Property):** \$ 111.78 for FY 2025-26. *
2. **Proposed Annual Assessment (Entire District):** \$4,814.23 for FY 2025-26.
3. **Duration of the Proposed Assessment:** Annually on your Property Tax Bill.
4. **Reason for the Assessment:** To pay for the cost of operating, servicing and maintaining local street lighting. These costs include, but are not limited to electricity, lamps, fixtures, poles, wires, repair crews and vehicles and other items necessary to operate streetlights in the City of Los Angeles.
5. **Balloting Results:** The District will be formed and the assessment in the amount listed on the enclosed ballot will be imposed unless a majority of the ballots are returned opposing the assessment. Ballots are weighted proportionally by each parcel's assessment amount. (\$1 = 1 vote.)



Proposed Assessment Calculation

The process of determining maintenance assessments for each parcel is based on evaluating three areas relative to the amount of special benefit received. These include the size of the property, the land use, and the type of street lighting system(s) benefiting the property. These factors are evaluated for your property to determine your annual assessment. For more detailed information regarding assessment calculations, please visit us at: www.lacity.org/bsl

SEE ATTACHED MAP

Questions?

Call (213) 847-1500
or visit the Bureau of
Street Lighting website:
www.lacity.org/bsl

PROPERTY and ASSESSMENT DETAILS

- Location:
- County APN: 2210-017-000
- Fiscal Year: 2025-26
- Acreage: .1400
- Land Use: SFR
- Dwell Units: 1
- Current Assessment: \$0.00
- Proposed Assessment: \$111.78 *
(this equates to about \$9.32 per month)



* Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for the Los Angeles area, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (Jan 1-Dec 31) just prior to the assessment period affected (Jul 1-Jun 30). Current Assessment will be replaced by Proposed Assessment.

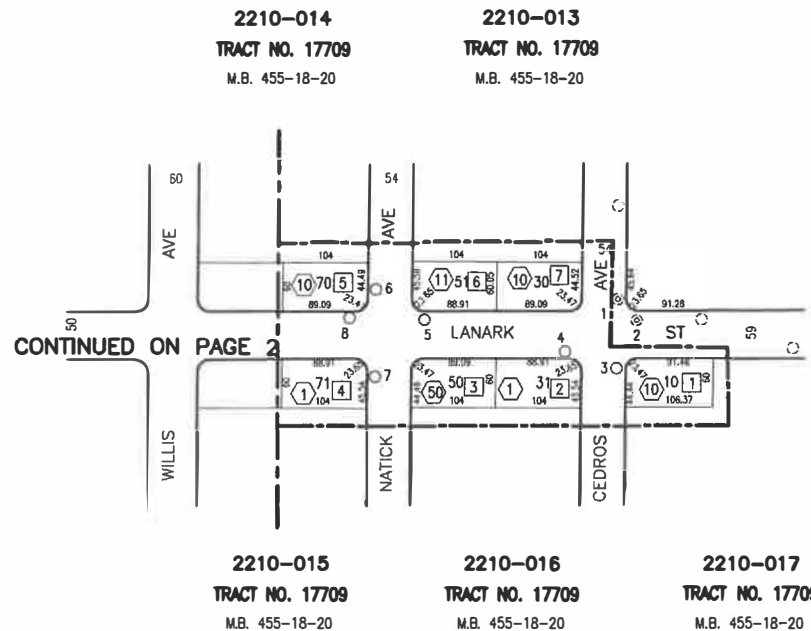
City of Los Angeles
Department of Public Works
Bureau of Street Lighting

SAMPLE NOTICE

LAND USE METHOD



SCALE
1"=100'



PRIOR TO THE FOLLOWING DATES, THE LISTED PARCELS WERE ASSESSED UNDER THE REFERENCE NUMBERS AS SHOWN:

DATE	PARCEL NO.	PREVIOUS REFERENCE DIST.	PAGE	PARCEL

COUNCIL DISTRICT NO.	6	2209	39
PROJECT ID NO.	5688	2210	3,4,8,9,13-17,20,39
C.M.B.			Page(s)

MAINTENANCE ASSESSMENT DIAGRAM
FOR PROPOSITION 218 REQUIREMENTS
SHOWING LOCATION OF ELECTROLIERS AND THE
EXTENT OF THE TERRITORY INCLUDED WITHIN THE
ASSESSMENT DISTRICT
FOR THE FURNISHING OF ELECTRIC ENERGY & MAINTENANCE FOR
THE LIGHTING OF SAID DISTRICT IN THE CITY OF LOS ANGELES

FABIAN CHENG, ASSISTANT DIRECTOR - BUREAU OF STREET LIGHTING
THE EXTERIOR BOUNDARIES OF THE ASSESSMENT DISTRICT ARE SHOWN

① Indicates L.A. County APN

② Indicates L.A. City Assessment Number

③ Indicates New Electrolier.....B.Z.....

④ Indicates New Equipment.....B.Z.....

⑤ Indicates New Electrolier.....B.Z.....

⑥ Indicates New Electrolier.....B.Z.....

⑦ Indicates New Electrolier.....B.Z.....

⑧ Indicates New Electrolier.....B.Z.....

⑨ Indicates New Electrolier.....

⑩ Indicates New Electrolier.....

⑪ Indicates New Electrolier.....

⑫ Indicates New Electrolier.....

⑬ Indicates New Electrolier.....

⑭ Indicates New Electrolier.....

⑮ Indicates New Electrolier.....

⑯ Indicates Adjacent System

DISTRICT OUTLINED BY C. SHAW
DISTRICT CHECKED BY Ruben F. Llanos
APPROVED JUNE 18, 2025

Fabian Cheng, Assistant Director
Bureau of Street Lighting

By Ruben F. Llanos For
Engineer

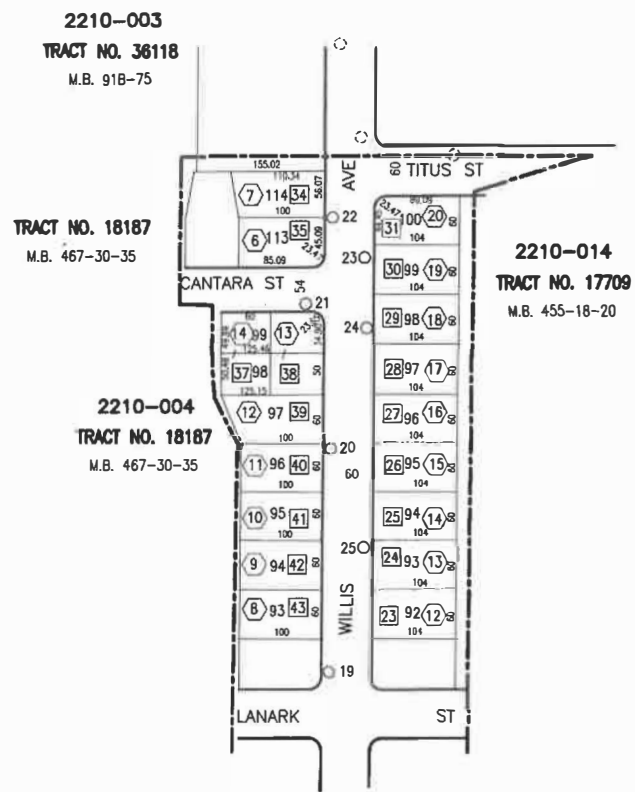
In Serv.	Date	by	D.M.	192-150
Drawn	6-3-25	S.A.	W.D.	Plan
Checked	6-4-25	S.A.	L2399282	
Thomas Guide Page	531	Grid	2J	

LANARK ST. & WILLIS AVE. NO.1 L.D.

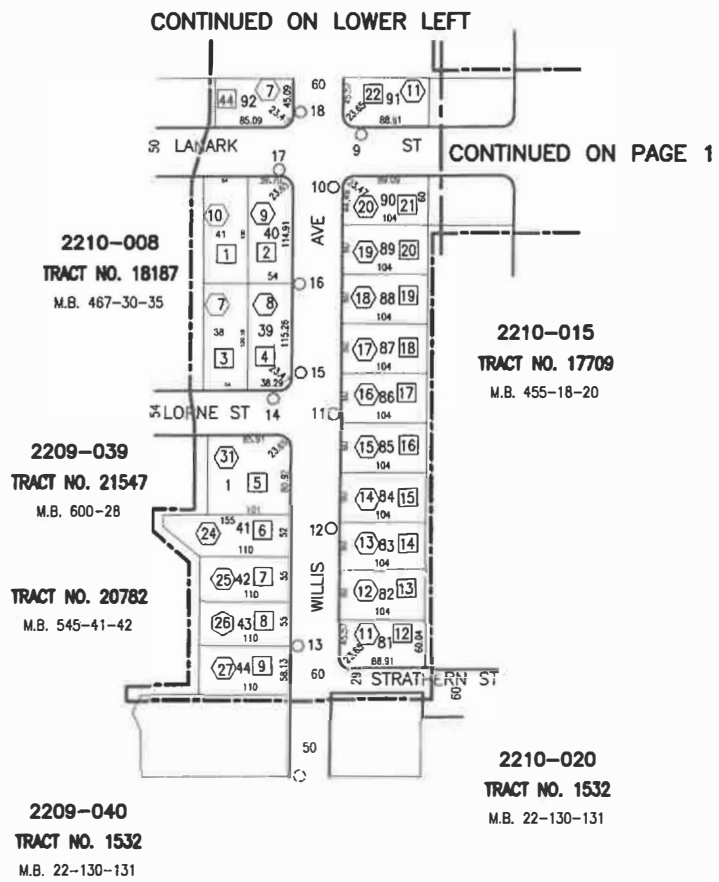
15987

Sheet No. 1 of 2

LAND USE METHOD



CONTINUED ON UPPER RIGHT



CONTINUED ON LOWER LEFT

CONTINUED ON PAGE 1

Light not yet
installed.

STREET LIGHTING BALLOT

DON'T THROW AWAY

This package contains a ballot to determine if streetlights will be installed adjacent to your property.

In order to install streetlights near your property, an Assessment District must be created to collect the annual cost from adjacent property owners to operate and maintain the lights. This is your opportunity to vote on whether you want to have streetlights and accept the charge added to your property taxes to pay these costs.

In this packet you will find a blue Notice, a yellow Ballot, and an envelope for mailing the ballot.

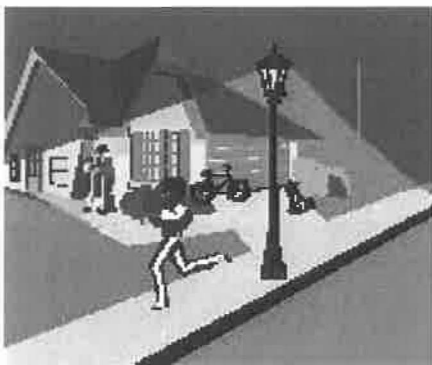
Street Lighting Operation and Maintenance Ballot

This ballot is the most important document in this material.
It shows the proposed assessment amount for your property
Ballots that are not returned, or that are returned late, cannot be counted.

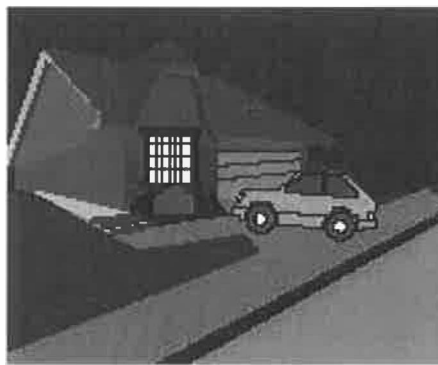
Please return your ballot!

Notice to Property Owners

This Notice provides you with legally required information about the balloting and the assessment. On the back, it explains how your assessment is calculated.



✓ A majority **YES** vote
will permit the City to
install streetlights near
your property.



✓ A majority **NO** vote
will not allow the City to
install streetlights
adjacent to your property.

City of Los Angeles
Dept. of Public Works
Bureau of Street Lighting



Questions? Problems paying?
Call 213 847-1500 or visit the
Bureau of Street Lighting website.
<https://bsl.lacity.org>

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

BALOTA DE ALUMBRADO PUBLICO

FAVOR DE NO TIRAR A LA BASURA

Este paquete contiene una balota para determinar si un sistema de alumbrado público será instalado adyacente a su propiedad.

Para instalar un sistema de alumbrado público cerca de su propiedad, un distrito de valoración debe ser creado para coleccionar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado se mantenga encendido y aceptar que los cargos se agregen a los impuestos de su propiedad.

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

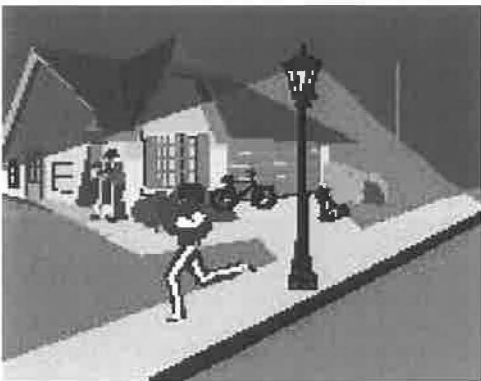
Balota para la Operación y Mantenimiento del Alumbrado Público

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

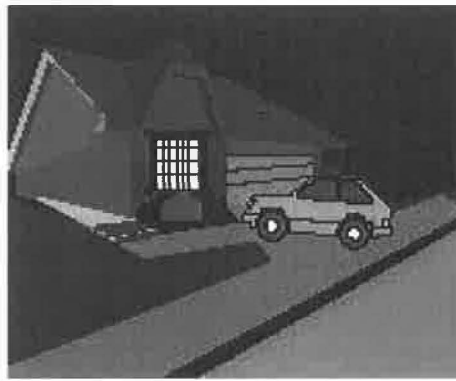
¡Favor de Regresar la Balota!

Aviso Para Propietarios

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



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



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

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



¿Preguntas? ¿No puede pagar?

Llame al 213 847-1500 o visite
la página de internet del Buró de
Alumbrado publico:
<https://bsl.lacity.org>

La Ciudad de Los Angeles, como ser bajo el "Title II of the Americans with Disability Act", no discrimina en base de incapacidad y al ser solicitado proveerá facilidades razonables para asegurar el acceso a sus programas, servicios y actividades.