

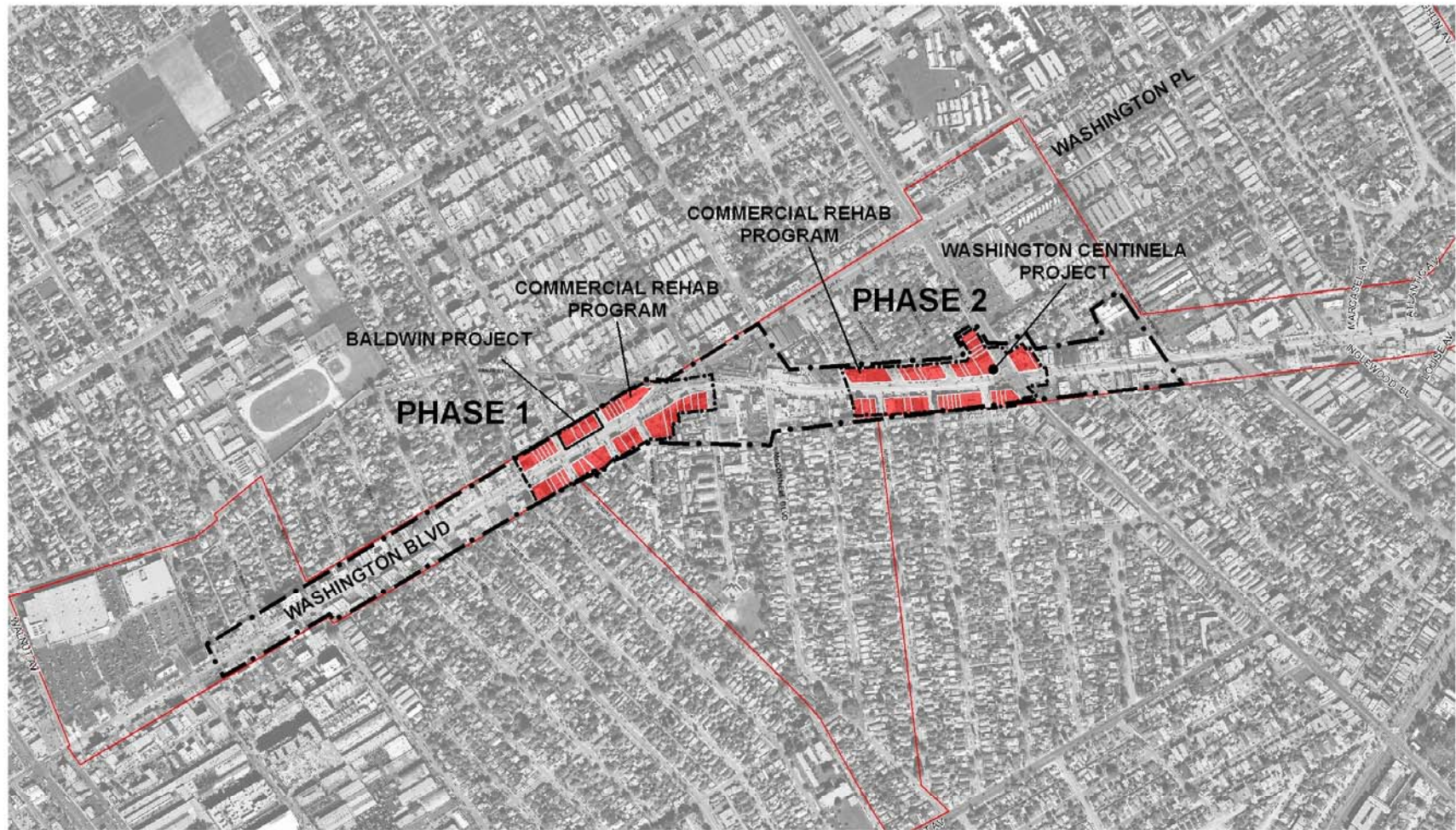
MEETING DATE: **04.20.09**

AGENDA ITEM: **Approval of a Resolution Accepting the Engineer's
Report and Declaring Intention to form Benefit
Assessment District West Washington Boulevard No. 1**

ATTACHMENTS

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Phase I and Phase II



CulverCITY

WEST WASHINGTON
AREA IMPROVEMENT PLAN

West Washington Area
 DEMONSTRATION AREAS Demonstration Areas
 CULVER CITY LIMIT LINE

CULVER CITY GIS
 FEBRUARY 02, 2009



ATTACHMENT 2

**City of Culver City
Benefit Assessment District
West Washington Boulevard No. 1
Formation Engineer's Report
April 2009**

Submitted by



Main Office
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
800.676.7516

Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102
800.434.8349

**CITY OF CULVER CITY
BENEFIT ASSESSMENT DISTRICT
WEST WASHINGTON BOULEVARD NO. 1
9770 Culver Blvd.
Culver City, CA. 90232
Phone - (310) 253-5700**

CITY COUNCIL

D. Scott Malsin, Mayor

Gary Silbiger, Vice Mayor

Christopher Armenta, Council Member

Micheál O' Leary, Council Member

Andrew Weissman, Council Member

CITY STAFF

Jerry Fulwood, City Manager

Sol Blumenfeld, Community Development Director

Charles D. Herbertson, Public Works Director

Martin Cole, Assistant City Manager/City Clerk

Todd Tipton, Redevelopment Administrator

Mate Gaspar, Engineering Services Manager

Elaine Gerety Warner, Senior Management Analyst

NBS

Pablo Perez, Client Services Director

Michael Stearns, Assessment Engineer

Tiffany Ellis, Financial Analyst

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1. ENGINEER'S LETTER

WHEREAS, on September 8, 2008, the City Council of the City of Culver City (the "City"), State of California, under the Culver City Municipal Code (the "CCMC"), adopted Resolution No. 2008-R Initiating Proceedings for the Formation and Levy of Annual Assessments for a benefit assessment district known and designated as "Benefit Assessment District West Washington Boulevard No. 1", (hereafter referred to as the "District"); and

WHEREAS, the Resolution Initiating Proceedings directed NBS to prepare and file a report describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements, a diagram showing the area and properties to be assessed and an estimate of the costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received, in accordance with Section 15.01.055 of the CCMC, Article XIIID of the Constitution of the State of California ("Article XIIID") and Proposition 218 Omnibus Implementation Act ("Proposition 218").

NOW THEREFORE, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

SUMMARY OF MAXIMUM ASSESSMENT

	As Preliminarily Approved	As Confirmed And Recorded
Direct Maintenance and Administrative Costs	\$17,899.50	
Reserve Fund Contribution	0.00	
Total Maximum Budget Costs	\$17,899.50	
Total District Parcels	38	
Total Assessable Linear Front Footage	1,863.05	
Total Assessable Building Square Footage	113,092.00	
Proposed Maximum Assessment Per Linear Front Foot	\$6.73	
Proposed Maximum Assessment Per Building Square Foot	\$0.05	

In making the assessments contained herein pursuant to the Resolution of Initiation and the CCMC:

1. I identified all parcels (the "Specially Benefited Parcels") which will have a special benefit conferred upon them from the improvements described in Section 2.2 to this Engineer's Report. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 5 of this Engineer's Report.
2. I have assessed the costs and expenses of the improvements upon the Specially Benefited Parcels. In making such assessment:
 - a. The proportionate special benefit derived by each Specially Benefited Parcel from the improvements was determined in relationship to the entirety of the maintenance costs of the improvements;

- b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the improvements; and
- c. The general benefits from the improvements have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of Culver City, the CCMC, Article XIID and Proposition 218.

Michael J. Stearns, P.E., Assessment Engineer

2. PLANS AND SPECIFICATIONS

The District provides for the continued administration, maintenance, operations, and servicing of various improvements located within the public right-of-way and dedicated easements within the boundaries of the District.

2.1. Description of the Boundaries of the District

The District is located in the City of Culver City. The boundaries of the District are generally described as that area located west of Wade Street, east of Beethoven Street and along West Washington Boulevard.

2.2. Description of Improvements and Services

The improvements are the construction, operation, maintenance and servicing of 5 medians, landscaping, lighting, and appurtenant facilities, including, but not limited to, labor costs, utilities, material, contracting services and any other items necessary for the satisfactory maintenance and operation of the these improvements as described below.

Reference is made to the plans and specifications for the improvements, which are on file with the Culver City Redevelopment Agency. The table below lists specific improvements within the District to be maintained:

5 Medians
Landscaping
Lighting
Irrigation

3. ESTIMATE OF COSTS

The estimated cost of administration, maintenance, operations, and servicing the improvements as described in the Plans and Specifications are summarized below. Each year, as part of the assessment district levy calculation process, the costs and expenses are reviewed and the annual costs are projected for the following fiscal year.

3.1. District Budget

DIRECT MAINTENANCE COSTS	MAXIMUM BUDGET FISCAL YEAR 2009/10	ACTUAL BUDGET FISCAL YEAR 2009/10
Maintenance Costs	\$6,500.00	\$6,500.00
Water for Irrigation	840.00	840.00
Lighting	2,500.00	2,500.00
Mulch Replenishment	750.00	750.00
Plant Replacement	2,500.00	2,500.00
Irrigation Replacement	1,000.00	1,000.00
Subtotal Direct Costs	\$14,090.00	\$14,090.00
ADMINISTRATION COSTS		
City Administration	\$1,000.00	\$0.00
Consultants	2,500.00	0.00
County Fee*	309.50	309.50
Subtotal Administration Costs	\$3,809.50	\$309.50
Subtotal of Direct & Administrative Costs	\$17,899.50	\$14,399.50
Amount to be carried over from Improvement Fund	\$0.00	\$0.00
Contributions from other Sources	0.00	0.00
Reserve Fund Contribution	0.00	0.00
Total Budget Costs	\$17,899.50	\$14,399.50
Rounding Adjustment	0.00	(0.13)
Total Balance to Levy	\$17,899.50	\$14,399.37
Total District Parcels	38	38
Total Assessable Linear Front Footage	1,863.05	1,863.05
Total Assessable Building Square Footage	113,092.00	113,092.00
Assessment Per Linear Front Foot	\$6.73	\$5.41
Assessment Per Building Square Foot	\$0.05	\$0.04

*Includes a \$250 initial set up fee in addition to an annual fee of \$50 per District, plus \$0.25 per parcel.

It is the intent of the City of Culver City to establish a reserve which shall not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for the District is as follows:

Estimated Fiscal Year Ending June 30, 2009 Reserve Fund Balance	\$0.00
Initial Operating Reserve Collection – Fiscal Year 2009/10	0.00
Estimated Fiscal Year Ending June 30, 2010 Reserve Fund Balance	\$0.00

3.2. Definitions of Budget Items

The following definitions describe the services and costs included in the District Budget:

Direct Costs:

Maintenance Costs includes all regularly scheduled labor, material and equipment required to properly maintain and ensure the satisfactory condition of all medians, palm trees, landscaping, and appurtenant facilities, on a bi-monthly basis.

Water for Irrigation includes the furnishing of water required for the operation and maintenance of the landscape and irrigation systems.

Lighting includes the furnishing of electricity required for the operation and maintenance of the palm tree uplights.

Mulch Replenishment includes once annually replenishment of mulch as required for the operation and maintenance of the landscaping and median facilities.

Plant Replacement includes the replacement of plants as required to ensure the satisfactory condition of the landscaping and median facilities (does not include replacement of palm trees).

Irrigation Replacement includes the ongoing repair and replacement of the irrigation systems, including solar controller and rain sensor.

Administration Costs:

City Administration includes the cost to all particular departments and staff of the City for providing the coordination of the District services, operations and maintenance of the improvements, response to public concerns and education, and procedures associated with the levy and collection of assessments.

Consultants include the costs associated with contracting with professionals to provide services specific to the administration of the annual assessment levy.

County Fee includes fees charged by the County of Los Angeles for placing the assessments onto the tax rolls on a yearly basis. This fee is \$0.25 per parcel plus \$50 per District. Also, included for Fiscal Year 2009/10 is an initial set up fee of \$250.00

Operating Reserve Collection:

Operating Reserve Collection is the amount collected to maintain reserves to enable the City to pay for the operation and maintenance costs to December 10 of the fiscal year. The Reserve Fund Contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs. The funds will be allowed to build up gradually in anticipation of any unforeseen expenses not normally included in the yearly maintenance costs. This may include, but is not limited to, palm tree replacement, repair or damaged equipment due to vandalism, storms, and other similar events.

4. METHOD OF APPORTIONMENT

4.1. General

Pursuant to the CCMC and Article XIID, all parcels that have a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. Proposition 218, approved by the voters in November 1996, requires the Agency to separate general benefit from special benefit, where as only special benefit is assessed.

Each parcel within the District receives special and direct benefit from the improvements and associated appurtenances located within the public rights-of-ways located within the District, due to the proximity of said improvements.

4.2. Special Benefit

The landscape and median improvements will be installed by the Culver City Redevelopment Agency and the continued maintenance is guaranteed through the establishment (formation) of the District. Since these improvements are for the benefit of the properties within the District and those properties also benefit from the maintenance of the improvements, only the property owners within the District are assessed for the said maintenance of improvements.

In addition, the improvements confer a particular and distinct special benefit upon all parcels within the District because of the nature of the improvements. The ongoing and proper maintenance of landscaping improves the aesthetic appeal of the properties within the District providing a positive representation as well as the enhanced desirability of properties through association with the improvements. This increase in the value provides a distinct special benefit to the parcels within the District, which includes higher occupancy rates, increased rentals and lower vacancies. According to Judith Guido, Director of Marketing for LandCareUSA, landscaping can increase the resale value of a building up to 14% and speed up the sale of a building by 6 weeks. The installation and maintenance of raised medians improve both pedestrian and traffic safety to those either walking or driving within the District. According to the US Department of Transportation Federal Highway Administration, raised medians provide pedestrian protection by "reducing pedestrian involved crashes by 45 percent and fatalities by 78 percent" and after analysis of crash data in seven states, "raised medians reduce crashes by over 40 percent in urban areas." The parcels within the District receive a distinct special benefit as their primary use is business/retail, and studies have proven that greenery and associated landscaping attract shoppers to the area as well as stimulate economic growth (Kathleen Wolf, University of Washington: Economic and Public Value of Urban Forests). Also, according to Virginia Cooperative Extension, a recent study has found that consumers are willing to pay a premium of up to 12% for goods purchased in retail establishments that are accompanied by quality landscaping. The ongoing and proper maintenance of the landscaping and appurtenant facilities specially benefits parcels within the District by enhancing the environmental quality of the parcels and making them more desirable by improving air quality, providing shade from solar radiation, reducing temperatures through evaporation and transpiration and absorbing heat (according to data from Planet, professional landscape network). All of the above mentioned items contribute to a specific enhancement and special benefit of the properties within the District.

4.3. General Benefit

In addition to the special benefits received by the parcels within the District, there are incidental general benefits conferred by the proposed improvements. It is recognized that the proper maintenance of the medians and landscaping improvements provide only an incidental benefit to the public at large, including traffic and pedestrian safety for those passing through the District. Also, according to Projectevergreen.com Economic Fact Sheet, the installation and proper maintenance of landscaping can protect the City's drainage systems. In addition, the proper maintenance of landscaping, lighting and appurtenant facilities reduces property relating crimes (especially vandalism) against properties located in the vicinity of the improvements (Diane Relf, Extension Specialist and Environmental Horticulture of Virginia Tech). Finally, the proper maintenance of landscaping provides a positive visual experience to persons passing through the District, which is only an incidental benefit. All of the aforementioned constitutes incidental general benefits conferred by the improvements.

The total benefits thus are a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to the adjacent properties. Because the median and landscaping improvements are located immediately in front of the properties within the District, and is maintained for the benefit of said properties, any benefit received by properties outside the District is merely coincidental. Nonetheless, the Agency has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred upon that property.

4.4. Method of Apportionment Spread

Each of the parcels within the District is deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon them as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements. The maximum assessment per linear front foot and building square foot is determined as follows:

$$\begin{aligned}\text{Assessment per Linear Front Foot} &= (\text{Total Costs} \times 0.70) / \text{Total District Linear Front Feet} \\ \text{Assessment per Building Square Foot} &= (\text{Total Costs} \times 0.30) / \text{Total District Building Square Feet}\end{aligned}$$

Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received, in accordance with the formula listed below:

$$\text{Parcel's Linear Front Footage} \times \text{Assessment per Linear Foot} + \text{Parcel's Building Square Footage} \times \text{Assessment per Building Square Foot} = \text{Maximum Assessment Per Parcel}$$

There are 38 total parcels within the District, with 1,863.05 total linear front feet and 113,092.00 total building square feet. The maximum assessment is spread as follows:

Fiscal Year 2009/10 Maximum Budget Costs	\$17,899.50
Total District Linear Front Footage	1,863.05
Total District Building Square Footage	113,092.00
Proposed Fiscal Year 2009/10 Maximum Assessment per Linear Front Foot	\$6.73
Proposed Fiscal Year 2009/10 Maximum Assessment per Building Square Foot	\$0.05

4.5. Cost of Living Inflation

The proposed maximum assessment sets the initial maximum assessment and is stated in Fiscal Year 2009/10 dollars. As of February 1 of each fiscal year beginning Fiscal Year 2010/11, the maximum assessment amount shall be increased by the February Consumer Price Index for All Urban Consumers for the Los Angeles, Riverside and Orange County area. The annual assessment shall not exceed the maximum assessment, unless the appropriate Proposition 218 proceedings are conducted by the City to authorize an increase beyond the maximum assessment amount.

5. ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City Clerk in the format required under the provision of the CCMC. The lines and dimensions shown on maps of the County Assessor of the County of Los Angeles for the current year are incorporated by reference herein and are made a part of this Report.

ASSESSMENT DIAGRAM

BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1

CITY OF CULVER CITY
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

APN	Assessment Number
4230-023-001	1
4230-023-002	2
4230-023-005	3
4230-023-027	4
4230-023-036	5
4231-027-001	6
4231-027-004	7
4231-027-008	8
4231-027-029	9
4231-027-030	10
4231-027-031	11
4231-027-902	12
4231-028-001	13
4231-028-024	14
4231-028-025	15
4231-028-026	16
4231-028-027	17
4231-028-028	18
4231-028-037	19
4231-028-038	20
4231-028-039	21
4231-028-040	22
4236-020-001	23
4236-020-002	24
4236-020-003	25
4236-020-004	26
4236-020-005	27
4236-020-006	28
4236-021-001	29
4236-021-002	30
4236-021-003	31
4236-021-004	32
4236-021-005	33
4236-021-006	34
4236-021-900	35
4236-021-901	36
4236-021-902	37
4236-021-903	38

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CULVER CITY
THIS ____ DAY OF _____, 200__.

CITY CLERK
CITY OF CULVER CITY
LOS ANGELES COUNTY, CALIFORNIA

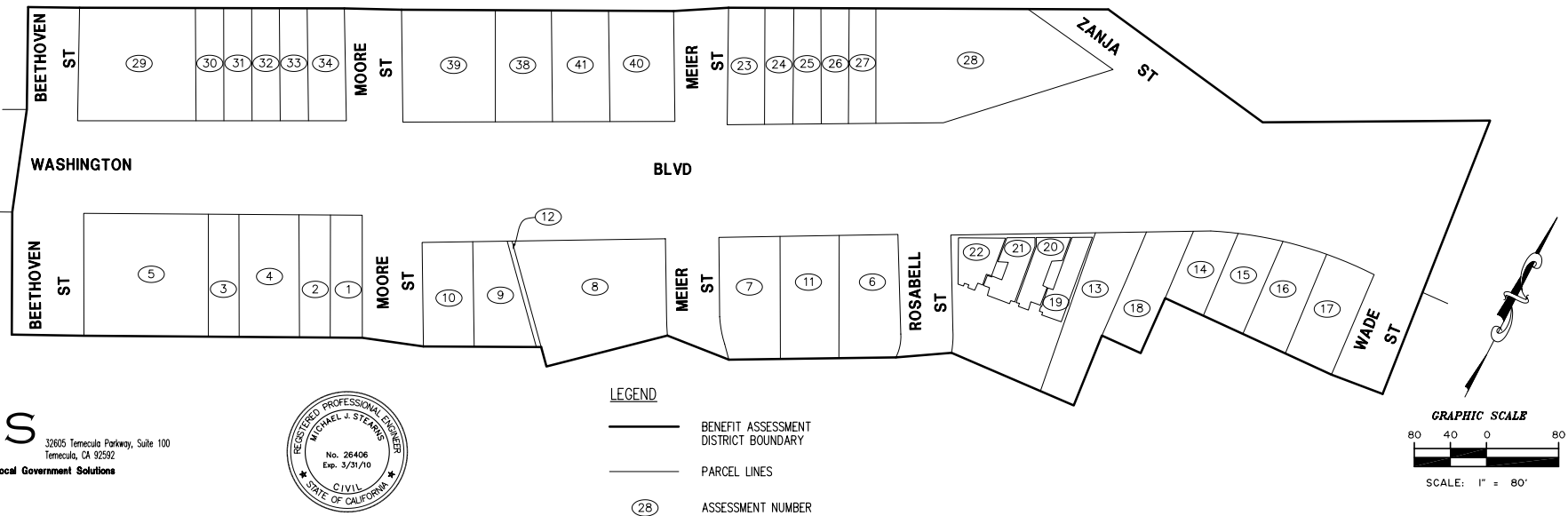
I HEREBY CERTIFY THAT THE WITHIN DIAGRAM SHOWING THE PROPOSED FORMATION OF BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1, CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CULVER CITY AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF _____, 200__, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF CULVER CITY
LOS ANGELES COUNTY, CALIFORNIA

FILED THIS ____ DAY OF _____, 200__, AT THE HOUR OF ____ O'CLOCK ____ M.,
IN BOOK ____ AT PAGE ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS
IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DEPUTY
COUNTY RECORDER
COUNTY OF LOS ANGELES

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL WITHIN THE DISTRICT REFER TO THE COUNTY OF LOS ANGELES ASSESSOR'S MAPS.



NBS

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Local Government Solutions



6. ASSESSMENT ROLL

Parcel Identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with the assessment amounts, is included on the following page. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment spread approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment spread rather than a proportionate share of the original assessment.

City of Culver City
Benefit Assessment District West Washington Boulevard No. 1
Assessment Roll - Fiscal Year 2009/10

Assessor's Parcel Number	Assessment Number	Owner	Linear Front Footage	Levy Linear Front Footage	Building Square Footage	Levy Building Square Footage	Maximum Assessment	Actual Assessment
4230-023-001	1	KIGAWA STEVEN	27.31	\$183.67	2,300.00	\$109.21	\$292.88	\$235.60
4230-023-002	2	KIGAWA STEVEN	25.00	168.13	864.00	41.02	209.16	168.26
4230-023-005	3	SAQQARA INC	25.00	168.13	0.00	0.00	168.13	135.26
4230-023-027	4	RECO CORPORATION	25.00	168.13	3,700.00	175.68	343.82	276.58
4230-023-036	5	SAQQARA INC	102.30	688.00	2,040.00	96.86	784.87	631.40
4231-027-001	6	BERKE FAMILY LIMITED PARTNERSHIP	56.50	379.98	3,370.00	160.01	540.00	434.40
4231-027-004	7	FLECK JEFFREY	56.50	379.98	3,736.00	177.39	557.38	448.38
4231-027-008	8	ROCKVIEW DAIRIES INC	153.56	1032.74	5,000.00	237.41	1,270.15	1,021.78
4231-027-029	9	MACDONALD HAMISH I & JUDY K	32.96	221.67	2,409.00	114.38	336.05	270.34
4231-027-030	10	ROWELL JAMES & EULENE	50.83	341.85	3,111.00	147.72	489.57	393.84
4231-027-031	11	FLECK JEFFREY	56.00	376.62	3,248.00	154.22	530.84	427.04
4231-027-902	12	CULVER CITY	0.00	0.00	0.00	0.00	0.00	0.00
4231-028-001	13	IRANI GEVE	50.00	336.27	744.00	35.33	371.59	298.92
4231-028-024	14	KEYVAN FARROKH & ZOHREH	45.91	308.76	0.00	0.00	308.76	248.38
4231-028-025	15	KEYVAN FARROKH & ZOHREH	44.47	299.08	2,701.00	128.25	427.33	343.76
4231-028-026	16	MONTELEONE ROBERT E	43.50	292.55	664.00	31.53	324.08	260.70
4231-028-027	17	WASHINGTON BLVD INVESTMENTS INC	55.19	371.17	1,626.00	77.21	448.38	360.70
4231-028-029	18	IRANI GEVE K	45.91	308.76	3,232.00	153.46	462.22	371.84
4231-028-037	19	MOSES ALBALAS O D INC	21.20	142.58	1,863.00	88.46	231.04	185.86
4231-028-038	20	COOMBS GALE C	35.60	239.42	1,703.00	80.86	320.28	257.66
4231-028-039	21	XU JUNLI	29.30	197.05	1,860.00	88.32	285.37	229.56
4231-028-040	22	RIOS MARINA CORTINOVIS L DDS INC	48.40	325.51	1,822.00	86.51	412.02	331.44
4236-020-001	23	TRIANGLE CENTER LLC	32.70	219.92	2,450.00	116.33	336.25	270.50
4236-020-002	24	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-003	25	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-004	26	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-005	27	TRIANGLE CENTER LLC	25.00	168.13	0.00	0.00	168.13	135.26
4236-020-006	28	TRIANGLE CENTER LLC	219.05	1473.19	13,946.00	662.19	2,135.37	1,717.82
4236-021-001	29	UPWARD BOUND HOUSE	107.70	724.32	6,875.00	326.44	1,050.76	845.30
4236-021-002	30	ONTIVEROS ANGELA	25.00	168.13	1,400.00	66.47	234.61	188.72
4236-021-003	31	ROCKENWAGNER HANS & PATRICIA	25.00	168.13	1,120.00	53.18	221.31	178.04
4236-021-004	32	MOSKOWITZ M & L	25.00	168.13	1,585.00	75.26	243.39	195.80
4236-021-005	33	MOSKOWITZ M & L	25.00	168.13	1,875.00	89.03	257.16	206.88
4236-021-006	34	MOSER RETA C	32.73	220.12	1,588.00	75.40	295.52	237.74
4236-021-900	35	REDEVELOPMENT AGENCY OF CULVER CITY	50.00	336.27	9,065.00	430.43	766.69	616.78
4236-021-901	36	REDEVELOPMENT AGENCY OF CULVER CITY	82.70	556.19	9,065.00	430.43	986.61	793.69
4236-021-902	37	REDEVELOPMENT AGENCY OF CULVER CITY	57.73	388.25	9,065.00	430.43	818.68	658.60
4236-021-903	38	REDEVELOPMENT AGENCY OF CULVER CITY	50.00	336.27	9,065.00	430.43	766.69	616.78
Totals:			1,863.05	\$12,529.65	113,092.00	\$5,369.85	\$17,899.50	\$14,399.37

ATTACHMENT 3

April 2, 2009

Mr. XXXX
XXXX Washington Blvd.
Culver City, CA 90066



**NOTICE OF IMPORTANT CITY COUNCIL MEETING
INTENTION TO FORM AN ASSESSMENT DISTRICT – WEST WASHINGTON
BOULEVARD No.1**

Dear Mr. XXXX,

In December 2007, the Culver City City Council approved an Area Improvement Plan along West Washington Blvd. between Wade Street and Beethoven Street. This plan is the first in a multi-phase project that will enhance the Washington Boulevard corridor and stimulate private reinvestment to the area. A key component of this Area Improvement Plan involves the installation of streetscape medians funded by the Culver City Redevelopment Agency.

In May, September and October 2008, Agency staff held meetings for property owners who would be affected by this potential assessment district creation and provided information regarding this project. Last month, the Agency approved conceptual plans for streetscape medians with drought tolerant and low maintenance planting to ensure that costs are held to a minimum. While the Agency has proposed to fund the improvements, it will only do so if the on-going median maintenance is carried out through a property based assessment district.

On April 20, 2009, the City Council will declare its intent to form a benefit assessment district through a Resolution of Intent that will be will set the time and place for the Official Public Hearing to form the assessment district. The meeting will take place at 7:00 PM in the Mike Balkman Council Chambers located on the first floor of City Hall. City Hall is located at 9770 Culver Blvd. Ballots will be sent out after this meeting for your review and pass/fail vote to establish an assessment district. The public hearing to record the vote is anticipated for June 22, 2009.

We hope that you can attend this important meeting and share your comments and recommendations to guide the improvement of Washington Boulevard.

If you have any questions or would like any additional information, please contact Elaine Gerety Warner at 310.253.5777.

Sincerely,

Sol Blumenfeld
Community Development Director

1 RESOLUTION NO. 2009-R_____

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 CULVER CITY, CALIFORNIA, APPROVING THE ASSESSMENT
5 ENGINEER'S REPORT, DECLARING ITS INTENTION TO
6 FORM BENEFIT ASSESSMENT DISTRICT WEST
7 WASHINGTON BOULEVARD NO. 1 AND TO PROVIDE FOR
8 THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS IN
9 SAID DISTRICT, SETTING A TIME AND PLACE FOR A PUBLIC
10 HEARING THEREON AND ORDERING THE INITIATION OF
11 ASSESSMENT BALLOT PROCEDURES

12
13 WHEREAS, on September 9, 2008, the City Council, pursuant to Section
14 15.01.060 of the Culver City Municipal Code ("CCMC"), Article XIIID of the Constitution of the
15 State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act
16 (Proposition 218) did by previous Resolution No. 2008-R065 initiate proceedings to form Benefit
17 Assessment District West Washington Boulevard No. 1 (the "District") and ordered the
18 preparation of an Assessment Engineer's Report (the "Engineer's Report") for the levy and
19 collection of annual assessments within said District; and,

20
21 WHEREAS, the City Council desires to declare its intention to form the District
22 and to provide for the levy and collection of annual assessments, beginning with Fiscal Year
23 2009/10, to provide for the costs and expenses necessary to pay for the maintenance and
24 servicing of the improvements (defined below) within the District; and,

25
26 WHEREAS, the Engineer's Report has been filed with the City Clerk and
27 submitted to the City Council in accordance with Section 15.01.060 of the CCMC and
28 Proposition 218; and,

WHEREAS, the City Council has carefully examined and reviewed the
Engineer's report as presented and is preliminary satisfied with the proposed formation, each
and all of the budget items and documents as set forth therein and is satisfied that the levy

1 amounts, on a preliminary basis, have been spread in accordance with the special benefit
2 received from the improvements, operation, maintenance and services within the District as set
3 for in said Engineer's Report.

4 NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY
5 RESOLVE as follows:

6 1. The Engineer's Report as presented, consisting of the following: a
7 description of improvements, the estimated costs of improvements, a diagram for the District
8 and the District assessment roll containing the Fiscal Year 2009/10 levy for each Assessor's
9 parcel within the District, is hereby approved on a preliminary basis and ordered to be filed in
10 the Office of the City Clerk as a permanent record and to remain open for public inspection.

11 2. It is the intention of the City Council to order the formation of the District
12 and to levy and collect assessments to pay the annual costs and expenses for the maintenance
13 and servicing of improvements within said District. The improvements are generally described
14 as: 5 medians, landscaping, lighting, irrigation and appurtenant facilities including any other
15 improvements authorized by the CCMC within the boundaries of the District. Services provided
16 include all necessary service, operations, administration and maintenance required to keep the
17 improvements in a healthy, vigorous and satisfactory condition.

18 3. The proposed District is located generally west of Wade Street, east of
19 Beethoven Street, and along West Washington Boulevard. The District is designated by the
20 name of "Benefit Assessment District West Washington Boulevard No. 1."

21 4. The Engineer's Report, as preliminary approved by the City Council, is on
22 file with the City Clerk and open for public inspection. Reference is made to the Engineer's
23 Report for a full detailed description of the improvements to be maintained, the boundaries of
24 the District and the proposed assessments upon assessable lots and parcels of land within the
25 District.
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27
28

1 5. Notice is hereby given that a Public Hearing is scheduled to be held at
2 Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City, California, on June 22,
3 2009 at 7:00pm. All interested persons shall be afforded the opportunity to hear and be heard.
4 The City Council shall consider all oral statements or written communication made or filed by
5 any interested person in regards to the proposed District.

6 6. The City Clerk is hereby directed to give notice of the Public Hearing by
7 causing the resolution of intention, or summary thereof, to be published, posted and mailed as
8 provided in Section 15.01.050 of the CCMC. Pursuant to Section 4 of Article XIID, the City is
9 hereby directed to give notice of the Public Hearing and assessment ballot proceedings
10 together with the assessment ballot materials, to the record owners of all real property
11 proposed to be assessed.

12
13 APPROVED and ADOPTED this _____ day of _____ 2009.

14
15
16 _____
D. SCOTT MALSIN, MAYOR
City of Culver City, California

17
18 ATTEST:

19 APPROVED AS TO FORM:

20 _____
MARTIN R. COLE, City Clerk

21 
for CAROL A. SCHWAB, City Attorney

ATTACHMENT 5



California Crazy

The Pup Café, 12732 W. Washington Blvd., L.A. Circa 1930
from California Crazy by Jim Heimann and Rip Georges

Sol Blumenfeld
Community Development Director
9770 Culver Blvd.
Culver City CA 90232-0507

Dear Mr. Blumenfeld,

As the property owner at 12710 W. Washington Blvd., I would like to offer my sincere thanks to you and your assistants for your expertise and attention to our neighborhood. My grandparents build their little home at this location in the 1920's when the area was a highly desirable location near the beach, with excellent climate and great potential. In the intervening 90 years the location and weather have remained wonderful, but the neighborhood is sorely in need of spiffing up. Your streetscape median conceptual plans are very attractive and will be an excellent upgrade for our area, and at a very acceptable price. You have my strong support, and gratitude for your work and attention and expertise in making the West Washington Blvd. a beautiful place to live, shop and visit.

Sincerely,

Jeanen Monteleone

Jeanen Monteleone 4-10-7