

MEETING DATE: 06/23/08

AGENDA ITEM: PUBLIC HEARING Adoption of a Resolution Approving the Engineer's Report and Affirming the Existing Annual Assessment Levy for Landscaping Maintenance District No. 1 – Fiscal Year 2008/2009

ATTACHMENTS

		<u>Pages</u>
1	City Engineer's Report	1-13
2	Resolution	14-16
3	June 16, 2008 letter to property owners in Studio Estates	17



Culver CITY

PUBLIC WORKS DEPARTMENT

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507
(310) 253-5600 • FAX (310) 253-5626



CHARLES D. HERBERTSON, PE,
LS
Public Works Director and
City Engineer

**ENGINEER'S REPORT
ON THE ANNUAL LEVY**

Fiscal Year 2008-2009

LANDSCAPING MAINTENANCE DISTRICT NO. 1

**IN THE CITY OF CULVER CITY
UNDER THE PROVISIONS OF CHAPTER 15.01
OF THE CODE OF THE CITY OF CULVER CITY, CALIFORNIA**

PRESENTED to the City Council
and APPROVED by Resolution
No. 2008-R____, adopted by said
City Council on June 23, 2008
and thereafter filed in the
Office of the City Clerk

Martin Cole
City Clerk

TABLE I

COST ESTIMATE PER PARCEL (FISCAL YEAR 2008/2009)

Landscaping Maintenance District No. 1 has been formed to assess directly to the property owners, on a benefit basis, the landscaping maintenance costs that will be incurred in the ensuing fiscal year.

<u>ZONE 1 (Studio Estates)</u>	Current (2007-08)	Proposed(2008-09)
Number of parcels	180	180
Parkway Area	Approx.22,000 sq.ft.	Approx. 22,000 sq. ft.
Total Assessment	\$31,593	\$31,593
Cost Per Sq. Ft. to Maintain	\$1.43	\$1.43
Cost Per Parcel to Maintain	<u>\$175.52</u>	<u>\$175.52</u>
 <u>ZONE 2 (Ballona Creek)</u>	 Current (2007-08)	 Proposed (2008-09)
Number of Parcels	9	9
Landscaped Area	Approx. 44,000 Sq. Ft.	Approx. 44,000 Sq. Ft.
Total Assessment	\$12,915	\$12,915
Cost Per Sq. Ft. to Maintain	\$0.2935	\$0.2935
Cost Per Sq. Ft. of Assessable Land	<u>\$0.0213</u>	<u>\$0.0213</u>

1. Parcel No. 914 is a parking lot owned by the Culver City Redevelopment Agency and will be hand-billed by the City Treasurer and posted in this District's Fund.

TABLE II

LANDSCAPING MAINTENANCE DISTRICT NO. 1
ASSESSMENT DISTRICT DIAGRAM

DISTRICT BOUNDARY DESCRIPTIONS

1. Zone 1: The general location is the north central portion of the City of Culver City, California. Zone 1 of the Maintenance District includes the enclosed 51 parcels of Tract No. 34390, the enclosed 45 parcels of Tract No. 34371, the enclosed 45 parcels of Tract No. 36218, the enclosed 8 parcels of Tract No. 33484, and the enclosed 31 parcels of Tract No. 28805, for a total number of 180 parcels; surrounded on the southeast by Culver Boulevard; on the southwest by Elenda Street; on the northwest by Arizona Avenue and the most northerly line of Tract No. 34371 and Tract No. 28805; and on the northeast by the northeasterly line of Tract No. 28805; all as more specifically shown on the Diagram of Landscaping Maintenance District No. 1, on file in the office of the City Engineer, City of Culver City. A reduced-scale copy of said Diagram is attached hereto.
2. Zone 2: The general location is the central portion of the City. Zone 2 of the Maintenance District includes 9 parcels of land located on the northwesterly side of Jefferson Boulevard east of Overland Avenue' bounded by Jefferson Boulevard on the south; by Overland Avenue, Virginia Avenue and Jordan Way on the southwest; by the Los Angeles County Flood Control District right-of-way for Ballona Creek on the north; and by the northeasterly line of Westside Business Park on the northeast. Maintenance will be performed on the southeasterly twenty-foot section of said Los Angeles County Flood Control District right-of-way, all as more specifically shown on the Diagram of Landscaping Maintenance District No. 1, Zone 2, on file in the Office of the City Engineer, City of Culver City. A reduced -scale copy of said Diagram is attached hereto.

Exhibit A

Landscape Maintenance District #1 Zone 1 – Studio Estates	
2008-09 Expenditures and Income	
Force account and/or contract	\$14,044
General Fund (personnel)	\$5,324
General Fund (materials)	\$1,649
Irrigation Cost of Median and Parkway Landscape	\$8,558
Trees (4 year cycle to assess accumulated over 4 years)	\$1,728
Assessment Procedure (City Engineer's Cost)	\$1,554
TOTAL	\$32,857
Total Proposed Assessment	\$31,593
Total Current Assessment	\$31,593
Total Deficit	\$1,264

Landscape Maintenance District #1 – Zone 2 – Ballona Creek	
2008-09 Expenditures and Income	
Force account and/or contract	\$7,870
General Fund (personnel)	\$1,961
General Fund (materials)	\$983
Irrigation Cost of Median and Parkway Landscape	\$546
Assessment Procedure (City Engineer's Cost)	\$1,554
TOTAL	\$12,915
Total Proposed Assessment	\$12,915
Total Current Assessment	\$12,915

Exhibit B

Assessor's Parcel	Property Address	Owner Address (if different)			
4208-028-002	10884 Arizona	520	Washington Bl	Marina Del Rey	90292
4208-028-003	10878 Arizona				
4208-028-004	10872 Arizona				
4208-028-005	10866 Arizona				
4208-028-006	10860 Arizona	777	Figueroa St #3200	Los Angeles	90017
4208-028-007	10854 Arizona				
4208-028-008	10833 Marietta				
4208-028-009	10839 Marietta				
4208-028-010	10845 Marrietta				
4208-028-011	10853 Marrietta				
4208-028-012	10861 Marrietta	4243	229th St	Fairview Park, OH	44126
4208-028-013	10869 Marrietta				
4208-028-014	10877 Marrietta				
4208-028-016	10890 Arizona				
4208-028-017	10885 Marietta				
4208-028-030	3986 Astaire				
4208-028-031	3980 Astaire				
4208-028-032	3974 Astaire				
4208-028-033	3968 Astaire				
4208-028-034	3962 Astaire				
4208-028-035	10821 Marietta	956	Crocker St	Los Angeles	90021
4208-028-036	10827 Marietta	4049	Coogan Cir	Culver City	90232
4208-028-037	10848 Arizona				
4208-028-038	10842 Arizona				
4208-028-039	10836 Arizona				
4208-028-040	10830 Arizona	13326	Beach Av	Marina Del Rey	90242
4208-028-041	10824 Arizona				
4208-028-042	3955 Midway	10639	PO Box	Burbank	91510
4208-028-043	3959 Midway				
4208-028-045	3971 Midway				
4208-028-046	3977 Midway				
4208-028-047	3983 Midway				
4208-028-048	3965 Midway				
4208-029-002	10884 Marietta				
4208-029-003	10876 Marietta				

4208-029-004	10868 Marietta				
4208-029-005	10860 Marietta	546	PO Box	Culver City	90232
4208-029-006	10852 Marietta				
4208-029-007	10844 Marietta				
4208-029-008	10836 Marietta				
4208-029-009	10830 Marietta				
4208-029-010	10823 Garland				
4208-029-011	10829 Garland				
4208-029-012	10835 Garland				
4208-029-013	10841 Garland				
4208-029-014	10847 Garland				
4208-029-015	10853 Garland				
4208-029-016	10859 Garland				
4208-029-017	10865 Garland				
4208-029-028	4050 Coogan				
4208-029-029	4044 Coogan				
4208-029-030	4038 Coogan				
4208-029-031	4032 Coogan				
4208-029-032	4026 Coogan				
4208-029-033	4020 Coogan				
4208-029-034	10862 Garland				
4208-029-035	10856 Garland				
4208-029-036	10850 Garland	3130	Wilshire Bl # 508	Los Angeles	90010
4208-029-037	10892 Marietta				
4208-029-038	10873 Garland				
4208-029-039	4001 Coogan				
4208-029-040	4007 Coogan				
4208-029-041	4013 Coogan				
4208-029-042	4019 Coogan				
4208-029-043	4025 Coogan	18946	PO Box	Los Angeles	90018
4208-029-044	4031 Coogan				
4208-029-045	4037 Coogan				
4208-029-046	4043 Coogan				
4208-029-047	4049 Coogan				
4208-029-048	10824 Garland				
4208-029-049	10830 Garland	1180	Beverly Dr # 405	Los Angeles	90035
4208-029-050	10836 Garland				
4208-029-051	4018 Skelton				
4208-029-052	4024 Skelton				

4208-029-053	4030 Skelton				
4208-029-054	4036 Skelton				
4208-029-055	4040 Skelton				
4208-029-056	4048 Skelton				
4208-029-057	4047 Skelton				
4208-029-058	4041 Skelton				
4208-029-059	4035 Skelton				
4208-029-060	4029 Skelton				
4208-029-061	4023 Skelton				
4208-029-062	4017 Skelton	8383	Wilshire BI # 1030	Beverly Hills	90211
4208-029-063	4015 Astaire				
4208-029-064	4021 Astaire				
4208-029-065	4027 Astaire				
4208-029-066	4033 Astaire				
4208-029-067	4039 Astaire				
4208-029-070	4045 Astaire	4828	Loop Central Dr	Houston, TX	77081
4208-030-001	10802 Garland				
4208-030-002	10808 Garland				
4208-030-003	10814 Garland				
4208-030-005	4040 Astaire				
4208-030-006	4034 Astaire				
4208-030-007	4028 Astaire				
4208-030-008	4022 Astaire				
4208-030-009	4016 Astaire				
4208-030-010	4011 Midway				
4208-030-011	4019 Midway				
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4208-030-014	4041 Midway				
4208-030-015	4049 Midway				
4208-030-016	4050 Midway				
4208-030-017	4042 Midway				
4208-030-018	4036 Midway				
4208-030-019	4028 Midway				
4208-030-020	4020 Midway				
4208-030-021	4012 Midway				
4208-030-022	10784 Garland				
4208-030-023	10778 Garland				
4208-030-024	10772 Garland				

APN	Property Address	Owner Address			APN
4208-030-025	4009 Lamarr				
4208-030-026	4015 Lamarr				
4208-030-027	4021 Lamarr				
4208-030-028	4027 Lamarr				
4208-030-029	4033 Lamarr				
4208-030-030	4039 Lamarr				
4208-030-031	4040 Lamarr				
4208-030-032	4034 Lamarr				
4208-030-033	4028 Lamarr				
4208-030-034	4022 Lamarr				
4208-030-036	4046 Astaire				
4208-030-037	4016 Lamarr				
4208-030-038	10700 Garland				
4208-030-039	10710 Garland				
4208-030-040	10726 Garland				
4208-030-041	10754 Garland				
4208-030-042	10760 Garland				
4208-031-001	3936 Midway				
4208-031-002	3942 Midway				
4208-031-003	3948 Midway				
4208-031-004	3954 Midway				
4208-031-005	3960 Midway				
4208-031-006	3966 Midway				
4208-031-007	3972 Midway				
4208-031-008	3978 Midway				
4208-031-009	3984 Midway				
4208-031-010	3981 Lamarr				
4208-031-011	3975 Lamarr				
4208-031-012	3969 Lamarr				
4208-031-013	3963 Lamarr	12434	Aneta St	Los Angeles	90066
4208-031-014	3957 Lamarr				
4208-031-015	3953 Lamarr				
4208-031-016	3949 Lamarr				
4208-031-017	3945 Lamarr				
4208-032-002	3994 Lamarr				
4208-032-003	3988 Lamarr				
4208-032-004	3989 Lamarr				
4208-032-005	3976 Lamarr				

4208-032-006	3964 Lamarr				
4208-032-007	3958 Lamarr				
4208-032-008	3952 Lamarr				
4208-032-010	3939 Lamarr				
4208-032-011	3933 Lamarr				
4208-032-012	3927 Lamarr				
4208-032-013	3921 Lamarr				
4208-032-014	3915 Lamarr				
4208-032-015	3909 Lamarr				
4208-032-016	3903 Lamarr	1418	Barrington Av	Los Angeles	90025
4208-032-017	3900 Lamarr				
4208-032-018	3910 Lamarr				
4208-032-019	3916 Lamarr				
4208-032-020	3920 Lamarr				
4208-032-021	3940 Lamarr				
4208-032-022	10721 Hepburn				
4208-032-023	10715 Hepburn				
4208-032-024	10711 Hepburn				
4208-032-025	10705 Hepburn				
4208-032-026	10701 Hepburn				
4208-032-027	10704 Hepburn				
4208-032-028	10710 Hepburn				
4208-032-029	10714 Hepburn				
4208-032-030	10720 Hepburn				
4208-032-031	10765 Garland	2476	Overland Av #205	Los Angeles	90064
4208-032-032	10755 Garland				
4208-032-033	10745 Garland				
4208-032-034	10735 Garland				
4208-032-035	10725 Garland				

ZONE 2					
4209-027-012	5000 Overland	400	Beverly Dr # 400	Beverly Hills	90212
4209-027-015	10555 Virginia	10601	Virginia Ave	Culver City	90232
4209-029-016	10401 Jefferson	2558	Catalina St	Los Angeles	90027
4209-029-021	10567 Jefferson	3066	PO Box	Beverly Hills	90212
4209-029-022	10441 Jefferson	12301	Wilshire Bl #505	Los Angeles	90025
4209-029-025	10451 Jefferson	411	Central Av #600	Glendale	91203
4209-029-026	10555 Jefferson	13101	Washington Bl # 136	Los Angeles	90066
4209-030-009	10301 Jefferson	1180	Beverly Dr #310	Los Angeles	90035
4209-029-923,924,925	Agency Lot Parcel 914	9770	Culver Blvd	Culver City	90232
				TOTAL DIST 1	

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1 2. The diagram and existing assessment as set forth and contained in
2 the Report are hereby confirmed and adopted by the City Council.

3 3. The adoption of this Resolution constitutes the levy of the existing
4 assessment for the fiscal year commencing July 1, 2008 and ending June 30, 2009.

5 4. The estimates of costs, the assessment diagram, the existing
6 assessments, and all other matters as set forth in the Report pursuant to said Chapter
7 15.01 as submitted, are hereby approved, and adopted by the City Council.

8
9 5. The existing assessments set forth in the Report and the Resolution
10 of Intention shall be performed pursuant to law, and the County Auditor shall enter on the
11 County Assessment Roll the amount of the assessment, and the assessment shall then
12 be collected at the same time and in the same manner as the County property taxes are
13 collected. After collection by said County, the net amount of the assessment shall be
14 paid to the City Treasurer of the City of Culver City.
15

16 6. The City Treasurer has previously established a special fund known
17 as the "Fund for Landscaping Maintenance Assessment District No. 1" into which the City
18 Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions
19 of this Resolution and law, and the transfer shall be made and accomplished as soon as
20 the monies have been made available to the City Treasurer.

21 7. The City Clerk is hereby ordered and directed to file a certified copy
22 of the report and diagram, attached hereto as Exhibit "A", and the assessment roll with
23 the County Auditor, together with a certified copy of this Resolution upon its adoption.
24

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1 8. A certified copy of the report and diagram, attached hereto as Exhibit
2 "A", and the assessment roll shall be filed in the Office of the City Engineer, with a
3 duplicate copy on file in the Office of the City Clerk and shall be open for public
4 inspection.

5 APPROVED and ADOPTED this 23RD day of June 2008.
6

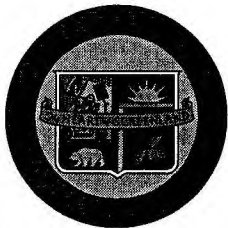
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8 _____
9 D. SCOTT MALSIN, MAYOR
10 City of Culver City, California

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12 ATTEST:

13 APPROVED AS TO FORM:

14 _____
15 MARTIN COLE, City Clerk

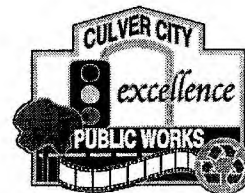
16 _____
17 CAROL A. SCHWAB, City Attorney
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Culver CITY

PUBLIC WORKS DEPARTMENT

9770 Culver Boulevard, Culver City, California 90232



Charles D. Herbertson, P.E., LS
Public Works Director and
City Engineer

(310) 253-5600

FAX (310) 253-5626

Mate Gaspar, P.E.
Engineering Services Manager

June 18, 2008

Dear Property Owner (Studio Estates):

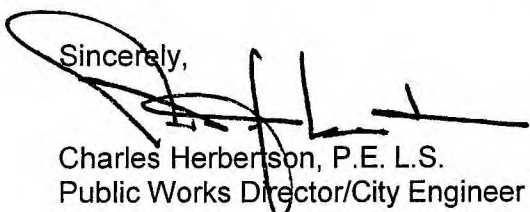
On April 28, 2008 the City mailed you a ballot regarding a proposed 4% increase to the annual assessment amount for the Landscape, Lighting and Maintenance District (LMD #!) that pays for the maintenance of landscaping on Elenda Street and Culver Boulevard. This assessment was proposed for the period from July 1, 2008 to June 30, 2009. Unfortunately, due to a clerical error, the ballots contained an error in the amounts of the existing and proposed assessments.

In order to correct the above error, on May 8, 2008, the City mailed you a letter and a revised ballot that included the correct information. Now we have learned that this letter and revised ballot were improperly mailed by the City's contractor and you may have not received the letter and revised ballot.

Obviously, without a proper mailing and distribution of the ballots, the City was not able to conduct the required election for the proposed assessment increase. Due to notification requirements there is not sufficient time to redo the assessment district election process for next fiscal year. As such, the City has decided to keep the existing assessment the same as last year for the upcoming fiscal year beginning July 1, 2008.. We apologize for all the inconvenience and confusion that these errors may have caused you. We will strive to correct these problems so that they do not reoccur in the future.

On June 23, 2008, through a public hearing process, the City Council will be considering whether or not to affirm the existing annual assessment amount of \$175.52 per each parcel in Studio Estates for the July 1, 2008 to June 30, 2009 period. As stated above, this amount represents no increase in the assessment amount for this fiscal year. You are invited to attend this meeting if you would like to comment regarding this assessment district. The meeting will be held at 7 PM, in the Mike Balkman Council Chambers, 9770 Culver Boulevard, Culver City.

Sincerely,


Charles Herbertson, P.E. L.S.
Public Works Director/City Engineer