



# City of Culver City

Mike Balkman  
Council Chambers  
9770 Culver Blvd.  
Culver City, CA 90232  
(310) 253-5851

## Staff Report

---

**File #:** 24-755, **Version:** 1

**Item #:** PH-2.

---

**CC - PUBLIC HEARING: Adoption of a Resolution Confirming and Levying the Assessment for the Higuera Street Landscape and Lighting Assessment District for Fiscal Year 2024/2025.**

**Meeting Date:** June 10, 2024

**Contact Person/Dept.:** Mate Gaspar, Public Works Department Engineering Division  
Christopher Evans, Public Works Department Engineering Division

**Phone Number:** (310) 253-5602  
(310) 253-5621

**Fiscal Impact:** Yes  No       **General Fund:** Yes  No

**Attachments:** Yes  No

**Public Notification:** E-Mail: (06/06/2024) Meetings and Agendas - City Council; 05/23/2024)  
Culver City News; (05/21/2024) Property Owner Mailing

**Department Approval:** Yanni Demitri, Director of Public Works/City Engineer (05/21/2024)

---

### **RECOMMENDATION**

Staff recommends the City Council conduct a public hearing and adopt a resolution confirming and levying the assessment for the Higuera Street Landscape and Lighting Assessment District (District) for Fiscal Year 2024/2025.

### **PROCEDURE:**

1. Mayor seeks motion from City Council to receive and file the affidavits of publication and posting of notices and correspondence received in response to the public hearing notices; and,
2. Mayor calls for a staff report, and the City Council Members may pose questions to staff as desired; and,
3. Mayor seeks a motion to open the public hearing; and
4. Mayor seeks a motion to close the public hearing after all public testimony has been presented; and,
5. The City Council discusses the item and arrives at its decision.

## **BACKGROUND**

The Higuera Street landscaping and street lighting improvements were installed in 1995 at the request of the property owners. The assessment district was formed, and the boundary includes properties on both sides of Higuera Street between Lindblade Avenue and Hayden Avenue. Each of the properties directly or indirectly benefits from the public improvements maintained in the District.

On April 8, 2024, the City Council approved the Engineer's Report, declared its intention to order the assessment levy and collection of assessments, and set the date, time and place for this public hearing for the Higuera Street Landscape and Lighting Assessment District.

## **DISCUSSION**

The total proposed Fiscal Year 2024/2025 assessment levy for the District is \$19,402.24. The charge per linear frontage footage per parcel is \$4.35. A detailed analysis of the District revenues and expenses is contained in the Engineer's Report.

Pursuant to Section 15.01.070.H of the Culver City Municipal Code (CCMC), any interested persons may file a written protest with the City Clerk (or withdraw a previously filed protest) until the conclusion of the Public Hearing. Pursuant to CCMC Section 15.01.070.K, the City Council shall not impose an increased assessment if there is a majority protest against the proposed increase. In this case, for Fiscal Year 2024/2025, the Engineer's Report does not propose an increased assessment. Therefore, the majority protest proceedings do not apply, and the City Council may, after receiving public comment, adopt the resolution confirming the assessment as determined by the Engineer's Report.

Pursuant to CCMC Sections 15.01.070.J and 15.01.070.K, the City Council may choose to order changes in any of the matters provided in the report, including changes in the improvements or services, or both, any zones within the District, and the proposed diagram or proposed assessment so long as any changes do not result in an increase of the rates above the voter approved maximum rates adjusted by an inflationary formula (if such formula has received prior voter approval), or the City Council may choose to adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. Adoption of such resolution constitutes the assessment levy for Fiscal Year 2024/2025. The City Council may also choose to dissolve the District pursuant to CCMC Section 15.01.065.A.3 or pay for the assessment with the City's General Fund.

## **FISCAL ANALYSIS**

A detailed analysis of the District revenues and expenses is contained in the Engineer's Report.

## **ATTACHMENTS**

1. 2024-04-08-ATT- Engineer's\_Report\_Higuera\_Street.pdf
2. 2024-06-10-ATT- Resolution\_of\_Levy-Higuera.pdf

**MOTIONS**

That the City Council:

Adopt a resolution confirming and levying the assessment levy for the Higuera Street Landscape and Lighting Assessment District for Fiscal Year 2024/2025.