

**REPORT TO CITY COUNCIL
SANTA MONICA BOULEVARD MAINTENANCE DISTRICT
CITY OF WEST HOLLYWOOD**

LEVY OF ASSESSMENT

FISCAL YEAR 2020-2021

May 5, 2020

INTRODUCTION

Within the City of West Hollywood, Santa Monica Boulevard is a commercial corridor which is approximately three miles in length. In 1998 the City Council of the City of West Hollywood, in compliance with the requirements of Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972 (Streets and Highways Code Sections 22500 et seq.) and Section 4 of Article XIII D of the California Constitution, completed proceedings for the formation of an assessment district to fund certain improvements of benefit to the properties within the district, which is known as the "SANTA MONICA BOULEVARD MAINTENANCE DISTRICT" (hereinafter referred to as the "District"). Initially, only the property owners in Zone 1 (western portion) and Zone 3 (eastern portion) of Santa Monica Boulevard voted for inclusion in the District. In December 2004 the property owners of Zone 2 voted to be included in this district; Zone 2 is between Zones 1 and 3 as shown on the Assessment Diagram.

The City levies an annual charge on the property tax bills for parcels within the District. The purpose of this report is to describe the annual assessment for the 2020-2021. Fiscal Year pursuant to the provisions of the Landscaping and Lighting Act of 1972.

BOUNDARIES OF DISTRICT

The boundaries of the District are shown on a map titled *Assessment Diagram, Santa Monica Boulevard Maintenance District, City of West Hollywood*, which is on file with the City Clerk of the City of West Hollywood and the Department of Public Works and incorporated herein by reference. In anticipation of a future situation where certain areas within the District may receive differing degrees of benefit from certain improvements that may be added in future years, areas of benefit have been established.

The boundaries of Zones 1, 2 and 3, are shown on the Assessment Diagram. A copy of the Assessment Diagram, in reduced scale format, is attached as Exhibit A. For details of the lines and dimensions of the parcels within the District, reference is made to the Los Angeles County Assessor's Assessor Parcel Maps.

ASSESSMENT ROLL

All lots and parcels of real property affected are listed on the Assessment Roll which is attached as Exhibit B. The lots and parcels are more particularly described in maps prepared in accordance with Section 327 of the Revenue and Taxation Code which are on file in the office of the Los Angeles County Assessor. Such maps are made a part of this report by reference.

IMPROVEMENTS

Improvements to be provided by the District to properties in Zones 1, 2, and 3 are generally described as follows:

The installation, maintenance, operation, and servicing of ornamental structures and facilities including holiday decorations, banners, flags, lights in street trees and appurtenances and the installation, maintenance, and operation of sidewalks, bus benches and trash receptacles, located along Santa Monica Boulevard from the West City Limit at North Doheny Drive to the West Hollywood city limit east of North La Brea Avenue.

The holiday decorations consist of a combination of banners, flags, and street tree lights. These items are designed and installed to create a uniform appearance throughout the District.

PLANS AND SPECIFICATIONS

Plans and specifications for the improvements to be installed, maintained, operated, and serviced through this District are on file in the office of the City Clerk of the City of West Hollywood and are incorporated herein by reference.

ASSESSMENTS BASED ON FRONT FOOTAGE

All parcels included in the District front Santa Monica Boulevard from the West City Limit at North Doheny Drive to the West Hollywood city limit east of North La Brea Avenue. Since the front of the parcels within each zone face Santa Monica Boulevard, each parcel benefits proportionally to the length of the parcel fronting the improvements along Santa Monica Boulevard. Therefore, it is appropriate that parcels in the District be assessed on the basis of linear front footage.

ANNUAL INCREASES

The Proposition 218 public hearings approved by a majority vote of the property owners of Zone 1 and 3 in 1998 and Zone 2 in December 2004, allows the front footage factor to be increased annually by the annual increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers in the Los Angeles-Riverside-Orange County Area, including all items, as published by the US Bureau of Labor Statistics as of March 1 of each year, not to exceed seven percent (7%) per year (CPI-LA). Increases not made may be combined with a future year's increase if needed to fund improvements. For the fiscal year starting July 1, 2020, the CPI-LA

rate is. 3.451%.

Because the costs of providing services have increased over time due to inflation, a CPI-LA increase is needed for 2020-2021. The 2020-2021 assessment rate is \$8.32 per front foot

	ESU	PRIOR YEAR ANNUAL CHARGE (2019-2020) (Per Unit)	PROPOSED ANNUAL CHARGE (2020-2021) (Per Unit)	AMOUNT OF PROPOSED ANNUAL INCREASE (Per Front Footage)
Front Footage	1.0	\$ 8.04	\$ 8.32	\$0.28

The budget is shown below.

BUDGET FOR 2020-2021

The estimated cost (rounded) of the installation, maintenance, operation, and servicing of improvements that were approved by the property owners are shown below:

2020-2021 Budget	Zone 1	Zone 2	Zone 3	TOTAL
Assessment per front foot	\$ 8.32	\$ 8.32	\$ 8.32	
Zone front feet	10,444	4,019	11,040	25,503
Holiday Decorations	\$68,714	\$26,442	\$72,636	\$167,792
Utility Cost	\$2,457	\$946	\$2,597	\$6,000
Trash Receptacle/Bus Bench Refurbishing/ Sidewalk Steam Cleaning	0	\$0	0	0
Total Budget	\$71,171	\$27,388	\$75,233	\$173,792
Transfer to Reserves	,15,725	6,053	16,619	38,397
Total Assessment	\$ 86,896	\$ 33,441	\$ 91,852	\$ 212,189.

The City plans to draw down on the Reserve to update and improve the holiday decorations, as needed, on a periodic basis.

The Assessment per front foot rate is \$8.04, a \$ 0.32 or . 3.451% increase from fiscal year 2019-2020.

METHOD OF APPORTIONMENT OF ASSESSMENT

The 1972 Act provides that assessments may be apportioned by any formula or method which fairly distributes costs among all assessable lots or parcels within the District in proportion to the estimated benefits to be received by each such lot or parcel. The 1972 Act also permits the classification of various areas within the district into different zones where, by reason of the variation in the nature, location, or extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit.

Proposition 218 which was approved by the voters of the State of California on November 5, 1996 contains additional requirements for the levy of benefit assessments. Procedures for assessments are contained in Section 4 of Article XIII D of the California Constitution as added by Proposition 218 and include the following:

1. All parcels which will have a special benefit conferred upon them and which will be assessed must be identified.
2. The proportionate special benefit derived by each parcel in relationship to the entire capital cost of a public improvement or the maintenance and operation expenses of a public improvement must be determined.
3. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
4. Only special benefits are assessable. The agency must separate general benefits from special benefits.
5. Publicly owned parcels are not exempt from assessment unless it is shown that such parcels receive no special benefit.
6. The detailed report supporting the assessments must be prepared by a registered professional engineer certified by the State of California.

We conclude that the Santa Monica Boulevard Maintenance District as described in this report is permitted under Prop 218 as it satisfies the six conditions as follows:

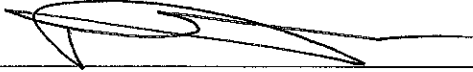
1. Zones 1, 2, and 3 represent those parcels within the boundary of the District receiving special benefit from the maintenance, servicing, operation, and installation of improvements along Santa Monica Boulevard.

2. Proper maintenance, operation, and servicing of the improvements are beneficial to adjacent properties and make such properties more desirable. Similarly, the improvements serve to create a more pleasant environment for motorists and pedestrians visiting such properties. Proper maintenance, operation, and servicing of the improvements significantly enhance the desirability of the properties adjacent to the improvements.
3. Rates are based on the services attributed to each parcel. The services are directly reflective of the proportional amount of linear street frontage along Santa Monica Boulevard. This means that properties with larger frontages pay a proportionally higher assessment than parcels with smaller frontages.
4. The City provides a consistent level of services within the City. The proposed improvements to be provided to the properties fronting Santa Monica Boulevard are not provided in other areas of the City. Therefore, the proposed improvements are a special benefit to the parcels in the District. Because the proposed improvements are located immediately adjacent to properties within the District and are provided solely for the benefit of these properties, any benefit received by properties outside of the District or by the public at large is merely incidental. Nonetheless, the City has agreed to contribute staff time and incidental expenses to administer the District to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property. Based on this analysis, we identify no general benefit from these improvements.
5. There are several parcels within the District that are owned and operated by local governmental agencies, such as the MTA station near San Vicente, a fire station, and Plummer Park. With the exception of Plummer Park, these parcels receive the same special benefits as other parcels along Santa Monica Boulevard. Plummer Park does not receive special benefits because, as a park, it is one of the amenities (infrastructure) provided by the City to the community. Plummer Park does not front onto Santa Monica Boulevard the way the other parcels subject to the assessment do and thus, this parcel does not receive the same benefit as those parcels. Plummer Park has an ingress and egress on Santa Monica Boulevard, however the park activities are inside the park and do not face or utilize Santa Monica Boulevard. By analogy, we would have to find that the streets receive a special benefit from the improvements in order to find that a park receives a special benefit. Therefore, the government owned parcels listed above, with the exception of the park, will be assessed.
6. The detailed report supporting the assessments has been prepared by a registered Professional Civil Engineer certified by the State of California

Professional Civil Engineer certified by the State of California

CERTIFICATES

The undersigned submits this report as directed by the City Council and certifies that he is a Professional Civil Engineer, registered in the State of California.



May 5, 2020

Hany Yanni Demitri, P.E., City Engineer, City of West Hollywood
R.C.E. No. 63388



I hereby certify that this report was filed with me on
the ____ day of _____, 2020.

City of West Hollywood,
County of Los Angeles, California

By: City Clerk

EXHIBIT A

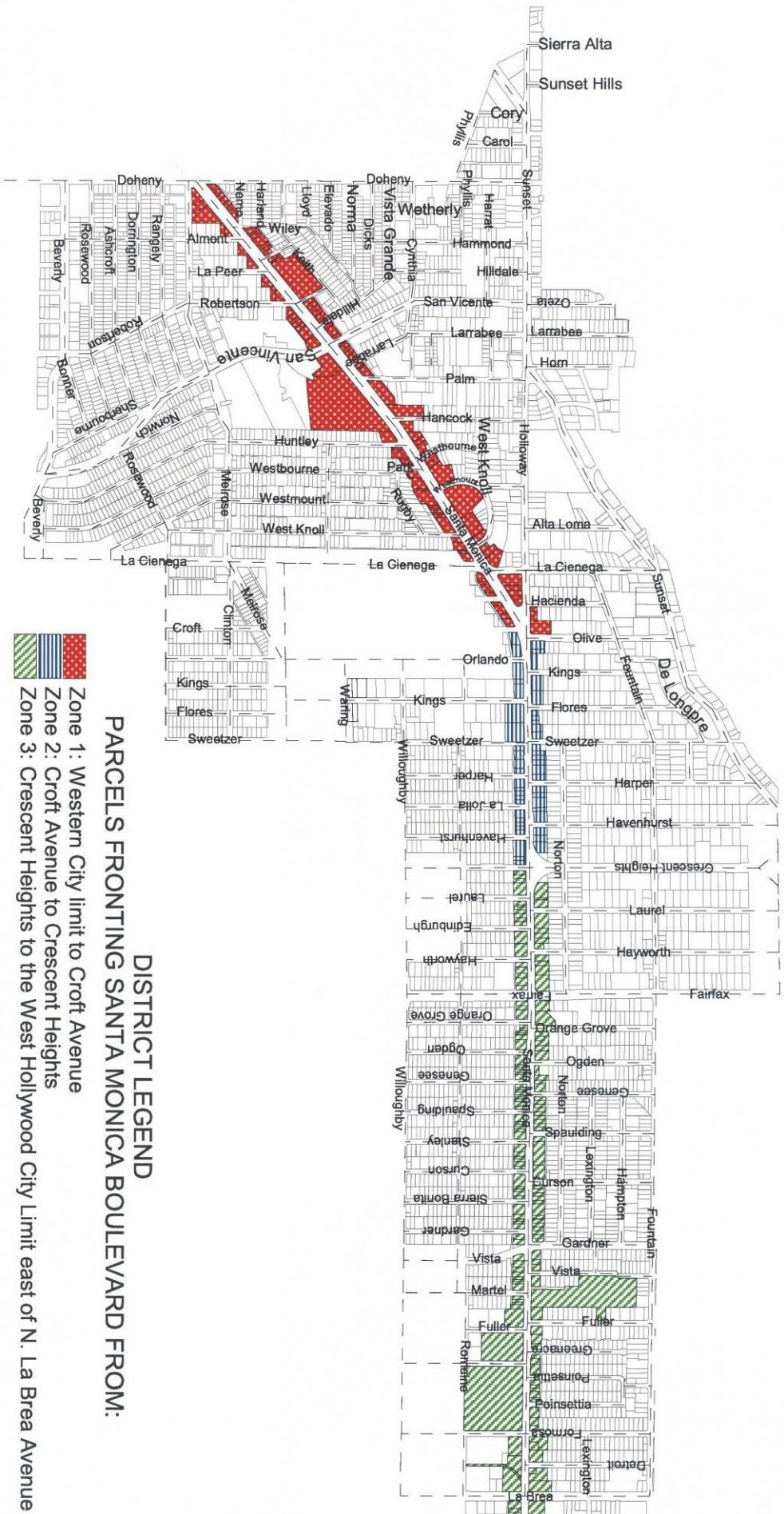
SANTA MONICA BOULEVARD MAINTENANCE DISTRICT

City of West Hollywood

ASSESSMENT DIAGRAM

The Assessment Diagram for the District in reduced scale format follows.

**ASSESSMENT DIAGRAM
1998 SANTA MONICA BOULEVARD DISTRICTS
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA**



Zone 1: Western City limit to Croft Avenue
Zone 2: Croft Avenue to Crescent Heights
Zone 3: Crescent Heights to the West Hollywood City Limit east of N. La Brea Avenue

**DISTRICT LEGEND
PARCELS FRONTING SANTA MONICA BOULEVARD FROM:**

FILED IN THE OFFICE OF THE CITY CLERK OF WEST HOLLYWOOD
 FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSORS PARCELS, REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES COUNTY ASSESSOR. THE PARCEL IDENTIFIER IS THE ASSESSORS PARCEL NUMBER.

EXHIBIT B

SANTA MONICA BOULEVARD ASSESSMENT DISTRICT

City of West Hollywood

ASSESSMENT ROLL

The assessment roll sorted by Assessor Parcel Number follows.

City of West Hollywood
2020/2021 Landscape District Assessment
Zones 1, 2, 3
May 2020

Fiscal Year: July 2020- June 2021

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
4336008019	8948 SANTA MONICA BLVD	2100	71.90	598.21	0.00	0.00	598.21
4336008027	8900 SANTA MONICA BLVD	1200	115.00	956.80	0.00	0.00	956.80
4336008030	8916 SANTA MONICA BLVD	1200	148.00	1,231.36	0.00	0.00	1,231.36
4336008031	8942 SANTA MONICA BLVD	2100	180.30	1,500.10	0.00	0.00	1,500.10
4336009001	8954 SANTA MONICA BLVD	2100	165.00	1,372.80	0.00	0.00	1,372.80
4336009002	685 ROBERTSON BLVD	2100	10.00	83.20	0.00	0.00	83.20
4336009011	8980 SANTA MONICA BLVD	2600	175.00	1,456.00	0.00	0.00	1,456.00
4336011012	663 LA PEER DR	1100	170.00	1,414.40	0.00	0.00	1,414.40
4336011028	9016 SANTA MONICA BLVD	1100	181.00	1,505.92	0.00	0.00	1,505.92
4336025003	9080 SANTA MONICA BLVD	1700	76.10	633.15	0.00	0.00	633.15
4336025004	9060 SANTA MONICA BLVD	1700	243.40	2,025.09	0.00	0.00	2,025.09
4336025005	9040 SANTA MONICA BLVD	1100	135.00	1,123.20	0.00	0.00	1,123.20
4336025006	633 ALMONT DR	2400	45.00	374.40	0.00	0.00	374.40
4336025012	9098 SANTA MONICA BLVD	2700	180.00	1,497.60	0.00	0.00	1,497.60
4337001013	8500 SANTA MONICA BLVD	1100	98.00	815.36	0.00	0.00	815.36
4337001014	8512 SANTA MONICA BLVD	2100	30.00	249.60	0.00	0.00	249.60
4337001048	8530 SANTA MONICA BLVD	2100	156.00	1,297.92	0.00	0.00	1,297.92
4337006073	8550 SANTA MONICA BLVD	6530	765.56	6,369.46	0.00	0.00	6,369.46
4337013016	8700 SANTA MONICA BLVD	1100	30.00	249.60	0.00	0.00	249.60
4337013017	8704 SANTA MONICA BLVD	1210	57.00	474.24	0.00	0.00	474.24
4337013034	866 HUNTLEY DR	1210	39.40	327.81	0.00	0.00	327.81
4337013046	8714 SANTA MONICA BLVD	1200	100.00	832.00	0.00	0.00	832.00
4337014065	8730 SANTA MONICA BLVD	1100	142.80	1,188.10	0.00	0.00	1,188.10
4337017903	8800 SANTA MONICA BLVD	8800	845.22	7,032.23	0.00	0.00	7,032.23
4337017904	8850 SANTA MONICA BLVD	8800	193.04	1,606.09	0.00	0.00	1,606.09
4339002001	8461 SANTA MONICA BLVD	2100	140.00	1,164.80	0.00	0.00	1,164.80
4339002002	8465 SANTA MONICA BLVD	1820	70.70	588.22	0.00	0.00	588.22
4339002003	8477 SANTA MONICA BLVD	2700	65.50	544.96	0.00	0.00	544.96
4339002004	8491 SANTA MONICA BLVD	1100	125.00	1,040.00	0.00	0.00	1,040.00
4339003011	8515 SANTA MONICA BLVD	1200	65.00	540.80	0.00	0.00	540.80
4339003012	8525 SANTA MONICA BLVD	1100	70.00	582.40	0.00	0.00	582.40
4339003015	8505 SANTA MONICA BLVD	1200	120.00	998.40	0.00	0.00	998.40
4339005013	8531 SANTA MONICA BLVD	1200	65.00	540.80	0.00	0.00	540.80
4339005025	8543 SANTA MONICA BLVD	1200	232.00	1,930.24	0.00	0.00	1,930.24
4339005040	8585 SANTA MONICA BLVD	1850	290.00	2,412.80	0.00	0.00	2,412.80
4339006022	8623 SANTA MONICA BLVD	1100	50.00	416.00	0.00	0.00	416.00
4339006027	8631 SANTA MONICA BLVD	2300	60.00	499.20	0.00	0.00	499.20
4339006029	8601 SANTA MONICA BLVD	1500	217.00	1,805.44	0.00	0.00	1,805.44
4339007012	8703 SANTA MONICA BLVD	1200	50.00	416.00	0.00	0.00	416.00
4339007013	8715 SANTA MONICA BLVD	1100	49.20	409.34	0.00	0.00	409.34
4339007014	8719 SANTA MONICA BLVD	1210	132.70	1,104.06	0.00	0.00	1,104.06
4339007034	8741 SANTA MONICA BLVD	1500	150.10	1,248.83	0.00	0.00	1,248.83

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
4339010032	8787 SANTA MONICA BLVD	2600	321.90	2,678.21	0.00	0.00	2,678.21
4339010068	8755 Santa Monica Blvd	1210	11.38	94.71	0.00	0.00	94.71
4339010069	8757 Santa Monica Blvd	1210	15.46	128.61	0.00	0.00	128.61
4339010070	8759 Santa Monica Blvd	1210	12.41	103.24	0.00	0.00	103.24
4339010071	911 Hancock Unit 101	010C	0.00	0.00	0.00	0.00	0.00
4339010072	913 Hancock Unit 102	010C	0.00	0.00	0.00	0.00	0.00
4339010073	915 Hancock Unit 103	010C	0.00	0.00	0.00	0.00	0.00
4339010074	917 Hancock Unit 104	010C	0.00	0.00	0.00	0.00	0.00
4339010075	919 Hancock Unit 105	010C	0.00	0.00	0.00	0.00	0.00
4339010076	921 Hancock Unit 106	010C	0.00	0.00	0.00	0.00	0.00
4339010077	923 Hancock Unit 107	010C	0.00	0.00	0.00	0.00	0.00
4339010078	901 Hancock Unit 201	010C	0.53	4.40	0.00	0.00	4.40
4339010079	901 Hancock Unit 202	010C	0.53	4.40	0.00	0.00	4.40
4339010080	901 Hancock Unit 203	010C	5.30	44.13	0.00	0.00	44.13
4339010081	901 Hancock Unit 204	010C	7.78	64.72	0.00	0.00	64.72
4339010082	901 Hancock Unit 205	010C	7.78	64.72	0.00	0.00	64.72
4339010083	901 Hancock Unit 206	010C	7.78	64.72	0.00	0.00	64.72
4339010084	901 Hancock Unit 207	010C	7.80	64.93	0.00	0.00	64.93
4339010085	901 Hancock Unit 208	010C	0.53	4.40	0.00	0.00	4.40
4339010086	901 Hancock Unit 209	010C	0.53	4.40	0.00	0.00	4.40
4339010087	901 Hancock Unit 301	010C	0.53	4.40	0.00	0.00	4.40
4339010088	901 Hancock Unit 302	010C	0.53	4.40	0.00	0.00	4.40
4339010089	901 Hancock Unit 303	010C	5.30	44.13	0.00	0.00	44.13
4339010090	901 Hancock Unit 304	010C	7.78	64.72	0.00	0.00	64.72
4339010091	901 Hancock Unit 305	010C	7.78	64.72	0.00	0.00	64.72
4339010092	901 Hancock Unit 306	010C	7.78	64.72	0.00	0.00	64.72
4339010093	901 Hancock Unit 307	010C	7.78	64.72	0.00	0.00	64.72
4339010094	901 Hancock Unit 308	010C	0.53	4.40	0.00	0.00	4.40
4339010095	901 Hancock Unit 309	010C	0.53	4.40	0.00	0.00	4.40
4339010096	901 Hancock Unit 310	010C	0.53	4.40	0.00	0.00	4.40
4339010097	901 Hancock Unit 311	010C	0.53	4.40	0.00	0.00	4.40
4339010098	901 Hancock Unit 312	010C	0.53	4.40	0.00	0.00	4.40
4339010099	901 Hancock Unit 313	010C	0.53	4.40	0.00	0.00	4.40
4339010100	901 Hancock Unit 314	010C	0.53	4.40	0.00	0.00	4.40
4339010101	901 Hancock Unit 315	010C	0.53	4.40	0.00	0.00	4.40
4339010102	901 Hancock Unit 401	010C	0.53	4.40	0.00	0.00	4.40
4339010103	901 Hancock Unit 402	010C	0.53	4.40	0.00	0.00	4.40
4339010104	901 Hancock Unit 403	010C	5.30	44.13	0.00	0.00	44.13
4339010105	901 Hancock Unit 404	010C	7.78	64.72	0.00	0.00	64.72
4339010106	901 Hancock Unit 405	010C	7.78	64.72	0.00	0.00	64.72
4339010107	901 Hancock Unit 406	010C	7.78	64.72	0.00	0.00	64.72
4339010108	901 Hancock Unit 407	010C	7.78	64.72	0.00	0.00	64.72
4339012020	8811 SANTA MONICA BLVD	2100	48.00	399.36	0.00	0.00	399.36
4339012021	8809 SANTA MONICA BLVD	2100	21.00	174.72	0.00	0.00	174.72
4339012022	803 PALM AVE	1100	74.00	615.68	0.00	0.00	615.68
4339019001	0 SANTA MONICA BLVD	1100	19.20	159.74	0.00	0.00	159.74
4339019003	8861 SANTA MONICA BLVD	1100	50.00	416.00	0.00	0.00	416.00

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
4339019004	8855 SANTA MONICA BLVD	2100	50.00	416.00	0.00	0.00	416.00
4339019005	8851 SANTA MONICA BLVD	1210	60.00	499.20	0.00	0.00	499.20
4339019057	8869 SANTA MONICA BLVD	1100	50.00	416.00	0.00	0.00	416.00
4340007009	8917 SANTA MONICA BLVD	1210	43.80	364.42	0.00	0.00	364.42
4340007010	8905 SANTA MONICA BLVD	1210	90.50	752.96	0.00	0.00	752.96
4340007012	807 SAN VICENTE BLVD	2300	40.00	332.80	0.00	0.00	332.80
4340009001	8949 SANTA MONICA BLVD	1100	57.80	480.90	0.00	0.00	480.90
4340009002	8941 SANTA MONICA BLVD	1100	50.00	416.00	0.00	0.00	416.00
4340009003	8935 SANTA MONICA BLVD	2100	50.00	416.00	0.00	0.00	416.00
4340009005	8921 SANTA MONICA BLVD	2300	79.90	664.77	0.00	0.00	664.77
4340009013	8929 SANTA MONICA BLVD	1100	50.00	416.00	0.00	0.00	416.00
4340010043	8929 SANTA MONICA BLVD	1500	236.74	1,969.68	0.00	0.00	1,969.68
4340010044	8969 SANTA MONICA BLVD	1400	266.71	2,219.03	0.00	0.00	2,219.03
4340010045	8969 SANTA MONICA BLVD	1500	40.25	334.88	0.00	0.00	334.88
4340011014	9025 SANTA MONICA BLVD	1100	49.50	411.84	0.00	0.00	411.84
4340011015	9031 SANTA MONICA BLVD	1210	31.00	257.92	0.00	0.00	257.92
4340011016	9033 SANTA MONICA BLVD	1100	83.40	693.89	0.00	0.00	693.89
4340011024	9013 SANTA MONICA BLVD	010V	219.00	1,822.08	0.00	0.00	1,822.08
4340012001	9091 SANTA MONICA BLVD	1210	75.00	624.00	0.00	0.00	624.00
4340012002	9085 SANTA MONICA BLVD	1100	50.00	416.00	0.00	0.00	416.00
4340012003	9079 SANTA MONICA BLVD	2100	50.00	416.00	0.00	0.00	416.00
4340012004	9075 SANTA MONICA BLVD	2100	50.00	416.00	0.00	0.00	416.00
4340012005	9071 SANTA MONICA BLVD	2100	50.00	416.00	0.00	0.00	416.00
4340012006	9065 SANTA MONICA BLVD	2600	50.00	416.00	0.00	0.00	416.00
4340012020	9061 SANTA MONICA BLVD	1910	50.00	416.00	0.00	0.00	416.00
4340012021	9049 SANTA MONICA BLVD	1100	161.50	1,343.68	0.00	0.00	1,343.68
5529001001	8400 SANTA MONICA BLVD	2100	130.00	0.00	1,081.60	0.00	1,081.60
5529001028	8380 SANTA MONICA BLVD	1700	160.30	0.00	1,333.70	0.00	1,333.70
5529001191	8424 SANTA MONICA BLVD	1100	122.40	0.00	1,018.37	0.00	1,018.37
5529001192	8364 SANTA MONICA BLVD	1100	200.00	0.00	1,664.00	0.00	1,664.00
5529007016	8432 SANTA MONICA BLVD	1800	96.10	799.55	0.00	0.00	799.55
5529007017	8440 SANTA MONICA BLVD	1700	34.00	282.88	0.00	0.00	282.88
5529007018	8450 SANTA MONICA BLVD	1100	107.00	890.24	0.00	0.00	890.24
5529007019	8448 SANTA MONICA BLVD	2700	47.60	396.03	0.00	0.00	396.03
5529007033	8460 SANTA MONICA BLVD	3100	47.60	396.03	0.00	0.00	396.03
5529007034	8470 SANTA MONICA BLVD	1100	95.20	792.06	0.00	0.00	792.06
5529007035	8474 SANTA MONICA BLVD	1700	47.60	396.03	0.00	0.00	396.03
5529007036	8490 SANTA MONICA BLVD	1200	100.00	832.00	0.00	0.00	832.00
5529008011	8330 SANTA MONICA BLVD	1400	200.00	0.00	1,664.00	0.00	1,664.00
5529008901	8300 SANTA MONICA BLVD	8800	200.00	0.00	1,664.00	0.00	1,664.00
5529009026	7936 SANTA MONICA BLVD	1700	50.00	0.00	0.00	416.00	416.00
5529009027	7924 SANTA MONICA BLVD	1700	65.00	0.00	0.00	540.80	540.80
5529009028	7916 SANTA MONICA BLVD	1210	50.00	0.00	0.00	416.00	416.00
5529009029	7906 SANTA MONICA BLVD	1200	75.00	0.00	0.00	624.00	624.00
5529009030	7900 SANTA MONICA BLVD	1200	52.70	0.00	0.00	438.46	438.46
5529012022	8264 SANTA MONICA BLVD	1100	50.00	0.00	416.00	0.00	416.00
5529012028	8290 SANTA MONICA BLVD	2100	50.00	0.00	416.00	0.00	416.00

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
5529012033	8280 SANTA MONICA BLVD	1210	94.40	0.00	785.41	0.00	785.41
5529012034	8270 SANTA MONICA BLVD	1200	94.40	0.00	785.41	0.00	785.41
5529013023	1053 LA JOLLA AVE	1210	44.00	0.00	366.08	0.00	366.08
5529013024	8236 SANTA MONICA BLVD	1200	44.00	0.00	366.08	0.00	366.08
5529013025	8242 SANTA MONICA BLVD	1210	44.00	0.00	366.08	0.00	366.08
5529013026	8246 SANTA MONICA BLVD	1100	43.00	0.00	357.76	0.00	357.76
5529013027	8248 SANTA MONICA BLVD	2100	88.00	0.00	732.16	0.00	732.16
5529014035	7960 SANTA MONICA BLVD	2500	126.20	0.00	0.00	1,049.98	1,049.98
5529014047	7950 SANTA MONICA BLVD	1100	138.80	0.00	0.00	1,154.82	1,154.82
5529015026	7998 SANTA MONICA BLVD	1100	44.00	0.00	0.00	366.08	366.08
5529015027	7994 SANTA MONICA BLVD	2100	22.00	0.00	0.00	183.04	183.04
5529015028	7990 SANTA MONICA BLVD	1210	22.00	0.00	0.00	183.04	183.04
5529015029	7982 SANTA MONICA BLVD	1100	43.00	0.00	0.00	357.76	357.76
5529015049	7978 SANTA MONICA BLVD	1100	43.60	0.00	0.00	362.75	362.75
5529015050	7976 SANTA MONICA BLVD	1210	43.00	0.00	0.00	357.76	357.76
5529015051	7970 SANTA MONICA BLVD	1920	44.00	0.00	0.00	366.08	366.08
5529018025	8200 SANTA MONICA BLVD	1100	48.00	0.00	399.36	0.00	399.36
5529018026	8206 SANTA MONICA BLVD	1210	40.00	0.00	332.80	0.00	332.80
5529018027	8210 SANTA MONICA BLVD	1100	43.00	0.00	357.76	0.00	357.76
5529018028	8214 SANTA MONICA BLVD	1100	43.00	0.00	357.76	0.00	357.76
5529018029	8220 SANTA MONICA BLVD	1100	88.00	0.00	732.16	0.00	732.16
5529019900	8120 SANTA MONICA BLVD	8800	174.00	0.00	1,447.68	0.00	1,447.68
5529019901	8104 SANTA MONICA BLVD	880V	44.00	0.00	366.08	0.00	366.08
5529019902	8100 SANTA MONICA BLVD	880V	44.00	0.00	366.08	0.00	366.08
5529024001	8042 SANTA MONICA BLVD	2400	44.00	0.00	0.00	366.08	366.08
5529024002	8036 SANTA MONICA BLVD	2400	44.00	0.00	0.00	366.08	366.08
5529024003	8032 SANTA MONICA BLVD	1100	43.00	0.00	0.00	357.76	357.76
5529024026	8020 SANTA MONICA BLVD	2500	131.00	0.00	0.00	1,089.92	1,089.92
5530001018	7881 SANTA MONICA BLVD	1500	121.00	0.00	0.00	1,006.72	1,006.72
5530001038	7857 SANTA MONICA BLVD	1500	151.00	0.00	0.00	1,256.32	1,256.32
5530002020	7827 SANTA MONICA BLVD	2600	51.00	0.00	0.00	424.32	424.32
5530002022	7823 SANTA MONICA BLVD	1100	50.00	0.00	0.00	416.00	416.00
5530002025	7807 SANTA MONICA BLVD	1700	101.00	0.00	0.00	840.32	840.32
5530002067	7827 SANTA MONICA BLVD	1200	100.00	0.00	0.00	832.00	832.00
5530003023	7771 SANTA MONICA BLVD	1210	101.20	0.00	0.00	841.98	841.98
5530003024	7767 SANTA MONICA BLVD	1100	50.00	0.00	0.00	416.00	416.00
5530003049	7761 SANTA MONICA BLVD	1100	40.00	0.00	0.00	332.80	332.80
5530003052	7755 SANTA MONICA BLVD	1100	86.10	0.00	0.00	716.35	716.35
5530010013	7501 SANTA MONICA BLVD	2700	35.00	0.00	0.00	291.20	291.20
5530010014	7503 SANTA MONICA BLVD	1100	40.00	0.00	0.00	332.80	332.80
5530010015	7509 SANTA MONICA BLVD	1210	40.00	0.00	0.00	332.80	332.80
5530010016	7513 SANTA MONICA BLVD	1210	40.00	0.00	0.00	332.80	332.80
5530010017	7517 SANTA MONICA BLVD	2700	40.00	0.00	0.00	332.80	332.80
5530010018	7521 SANTA MONICA BLVD	0100	40.00	0.00	0.00	332.80	332.80
5530010019	7525 SANTA MONICA BLVD	1210	40.00	0.00	0.00	332.80	332.80
5530010020	7531 SANTA MONICA BLVD	1900	120.00	0.00	0.00	998.40	998.40
5530010021	7541 SANTA MONICA BLVD	1100	40.00	0.00	0.00	332.80	332.80

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
5530010022	7545 SANTA MONICA BLVD	1210	40.00	0.00	0.00	332.80	332.80
5530010023	7549 SANTA MONICA BLVD	1210	40.00	0.00	0.00	332.80	332.80
5530010024	7555 SANTA MONICA BLVD	1210	40.00	0.00	0.00	332.80	332.80
5530010025	7557 SANTA MONICA BLVD	1700	40.00	0.00	0.00	332.80	332.80
5530011006	7739 SANTA MONICA BLVD	1100	40.00	0.00	0.00	332.80	332.80
5530011007	7735 SANTA MONICA BLVD	1100	40.00	0.00	0.00	332.80	332.80
5530011008	7731 SANTA MONICA BLVD	1700	40.00	0.00	0.00	332.80	332.80
5530011009	7725 SANTA MONICA BLVD	2700	40.00	0.00	0.00	332.80	332.80
5530011010	7721 SANTA MONICA BLVD	2700	40.00	0.00	0.00	332.80	332.80
5530011011	7715 SANTA MONICA BLVD	2400	40.00	0.00	0.00	332.80	332.80
5530011034	7701 SANTA MONICA BLVD	2400	40.00	0.00	0.00	332.80	332.80
5530011035	7705 SANTA MONICA BLVD	1100	40.00	0.00	0.00	332.80	332.80
5530011036	7711 SANTA MONICA BLVD	1210	40.00	0.00	0.00	332.80	332.80
5530011037	7617 SANTA MONICA BLVD	2600	250.00	0.00	0.00	2,080.00	2,080.00
5530011039	7603 SANTA MONICA BLVD	1500	150.00	0.00	0.00	1,248.00	1,248.00
5530011900	7643 SANTA MONICA BLVD	8800	50.00	0.00	0.00	416.00	416.00
5530012003	7868 SANTA MONICA BLVD	1100	50.00	0.00	0.00	416.00	416.00
5530012004	7854 SANTA MONICA BLVD	1100	100.00	0.00	0.00	832.00	832.00
5530012025	7870 SANTA MONICA BLVD	1100	45.00	0.00	0.00	374.40	374.40
5530013001	7836 SANTA MONICA BLVD	1100	30.00	0.00	0.00	249.60	249.60
5530013003	7832 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530013004	7828 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530013005	7820 SANTA MONICA BLVD	1210	25.00	0.00	0.00	208.00	208.00
5530013006	7814 SANTA MONICA BLVD	1100	50.00	0.00	0.00	416.00	416.00
5530013031	7800 SANTA MONICA BLVD	1700	105.00	0.00	0.00	873.60	873.60
5530014001	7780 SANTA MONICA BLVD	2700	105.00	0.00	0.00	873.60	873.60
5530014002	7772 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530014003	7768 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530014004	7764 SANTA MONICA BLVD	1210	25.00	0.00	0.00	208.00	208.00
5530014005	7760 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530014006	7756 SANTA MONICA BLVD	1200	55.00	0.00	0.00	457.60	457.60
5530015001	7750 SANTA MONICA BLVD	1210	30.00	0.00	0.00	249.60	249.60
5530015002	7748 SANTA MONICA BLVD	1210	25.00	0.00	0.00	208.00	208.00
5530015003	7746 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530015004	7744 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530015005	7742 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530015006	7740 SANTA MONICA BLVD	1210	25.00	0.00	0.00	208.00	208.00
5530015007	7738 SANTA MONICA BLVD	100V	25.00	0.00	0.00	208.00	208.00
5530015008	7728 SANTA MONICA BLVD	6100	50.00	0.00	0.00	416.00	416.00
5530015009	7722 SANTA MONICA BLVD	1210	30.00	0.00	0.00	249.60	249.60
5530016002	7712 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530016003	7708 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530016004	7706 SANTA MONICA BLVD	1210	25.00	0.00	0.00	208.00	208.00
5530016005	7702 SANTA MONICA BLVD	2100	25.00	0.00	0.00	208.00	208.00
5530016006	7700 SANTA MONICA BLVD	6530	80.00	0.00	0.00	665.60	665.60
5530016900	7718 SANTA MONICA BLVD	8800	80.00	0.00	0.00	665.60	665.60
5530017001	7630 SANTA MONICA BLVD	7100	80.00	0.00	0.00	665.60	665.60

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
5530017005	7604 SANTA MONICA BLVD	1210	50.00	0.00	0.00	416.00	416.00
5530017006	7600 SANTA MONICA BLVD	1200	30.00	0.00	0.00	249.60	249.60
5530017029	7624 SANTA MONICA BLVD	1100	100.00	0.00	0.00	832.00	832.00
5530018001	7564 SANTA MONICA BLVD	2500	130.00	0.00	0.00	1,081.60	1,081.60
5530018002	7550 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5530018003	7548 SANTA MONICA BLVD	1210	25.00	0.00	0.00	208.00	208.00
5530018004	7546 SANTA MONICA BLVD	0100	50.00	0.00	0.00	416.00	416.00
5530018005	7542 SANTA MONICA BLVD	1210	30.00	0.00	0.00	249.60	249.60
5530019002	7512 SANTA MONICA BLVD	1100	50.00	0.00	0.00	416.00	416.00
5530019003	7508 SANTA MONICA BLVD	3020	25.00	0.00	0.00	208.00	208.00
5530019004	7506 SANTA MONICA BLVD	3100	25.00	0.00	0.00	208.00	208.00
5530019005	7504 SANTA MONICA BLVD	2600	55.00	0.00	0.00	457.60	457.60
5530019901	7532 SANTA MONICA BLVD	1200	30.00	0.00	0.00	249.60	249.60
5530019902	7530 SANTA MONICA BLVD	1200	75.00	0.00	0.00	624.00	624.00
5531002001	7475 SANTA MONICA BLVD	2100	100.00	0.00	0.00	832.00	832.00
5531002023	7415 SANTA MONICA BLVD	1700	50.30	0.00	0.00	418.50	418.50
5531002024	7401 SANTA MONICA BLVD	100V	73.00	0.00	0.00	607.36	607.36
5531003001	7347 SANTA MONICA BLVD	3100	135.00	0.00	0.00	1,123.20	1,123.20
5531003034	7385 SANTA MONICA BLVD	2600	113.90	0.00	0.00	947.65	947.65
5531003900	7377 SANTA MONICA BLVD	8800	195.44	0.00	0.00	1,626.06	1,626.06
5531004024	7335 SANTA MONICA BLVD	2100	65.00	0.00	0.00	540.80	540.80
5531004049	7321 SANTA MONICA BLVD	1100	64.30	0.00	0.00	534.98	534.98
5531004051	7317 SANTA MONICA BLVD	1100	60.00	0.00	0.00	499.20	499.20
5531005027	7265 SANTA MONICA BLVD	1700	116.80	0.00	0.00	971.78	971.78
5531005028	7273 SANTA MONICA BLVD	1700	59.27	0.00	0.00	493.13	493.13
5531005029	7277 SANTA MONICA BLVD	3100	43.20	0.00	0.00	359.42	359.42
5531006001	7255 SANTA MONICA BLVD	1100	49.40	0.00	0.00	411.01	411.01
5531006019	7231 SANTA MONICA BLVD	1910	50.00	0.00	0.00	416.00	416.00
5531006020	7235 SANTA MONICA BLVD	1700	66.00	0.00	0.00	549.12	549.12
5531006021	7243 SANTA MONICA BLVD	1700	33.00	0.00	0.00	274.56	274.56
5531006022	0 SANTA MONICA BLVD	010V	33.00	0.00	0.00	274.56	274.56
5531007020	7201 SANTA MONICA BLVD	2100	59.10	0.00	0.00	491.71	491.71
5531007021	7207 SANTA MONICA BLVD	1100	78.30	0.00	0.00	651.46	651.46
5531007054	7215 SANTA MONICA BLVD	1200	50.00	0.00	0.00	416.00	416.00
5531009035	1107 DETROIT ST	3100	269.00	0.00	0.00	2,238.08	2,238.08
5531010030	7111 SANTA MONICA BLVD	0500	249.00	2,071.68	0.00	0.00	2,071.68
5531010033	7111 SANTA MONICA BLVD	0500	249.00	2,071.68	0.00	0.00	2,071.68
5531013023	7073 SANTA MONICA BLVD	1200	157.00	0.00	0.00	1,306.24	1,306.24
5531014004	7066 SANTA MONICA BLVD	2100	25.00	0.00	0.00	208.00	208.00
5531014005	7070 SANTA MONICA BLVD	3100	50.00	0.00	0.00	416.00	416.00
5531014021	0 SANTA MONICA BLVD	1700	75.00	0.00	0.00	624.00	624.00
5531017020	7118 SANTA MONICA BLVD	1600	577.31	0.00	0.00	4,803.22	4,803.22
5531018001	1041 FORMOSA AVE	3200	676.70	0.00	0.00	5,630.14	5,630.14
5531021017	7366 SANTA MONICA BLVD	1100	40.00	0.00	0.00	332.80	332.80
5531021019	7360 SANTA MONICA BLVD	1700	25.00	0.00	0.00	208.00	208.00
5531021020	7356 SANTA MONICA BLVD	2400	50.00	0.00	0.00	416.00	416.00
5531021024	1049 FULLER AVE	1400	178.00	0.00	0.00	1,480.96	1,480.96

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
5531021025	7302 SANTA MONICA BLVD	1210	293.40	0.00	0.00	2,441.09	2,441.09
5531021028	7302 SANTA MONICA BLVD	1210	293.40	0.00	0.00	2,441.09	2,441.09
5531021901	7362 SANTA MONICA BLVD	8800	25.00	0.00	0.00	208.00	208.00
5531022001	7440 SANTA MONICA BLVD	2100	70.00	0.00	0.00	582.40	582.40
5531022002	7426 SANTA MONICA BLVD	100V	50.00	0.00	0.00	416.00	416.00
5531022003	7424 SANTA MONICA BLVD	1100	50.00	0.00	0.00	416.00	416.00
5531022013	7420 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5531022014	7414 SANTA MONICA BLVD	1100	25.00	0.00	0.00	208.00	208.00
5531022015	7410 SANTA MONICA BLVD	1200	25.00	0.00	0.00	208.00	208.00
5531022016	7400 SANTA MONICA BLVD	1210	65.00	0.00	0.00	540.80	540.80
5531022031	7450 SANTA MONICA BLVD	2100	70.00	0.00	0.00	582.40	582.40
5531023001	7496 SANTA MONICA BLVD	2600	55.00	0.00	0.00	457.60	457.60
5531023002	7494 SANTA MONICA BLVD	1200	49.80	0.00	0.00	414.34	414.34
5554013010	1111 FAIRFAX AVE	1500	164.70	0.00	0.00	1,370.30	1,370.30
5554013011	7925 SANTA MONICA BLVD	1700	100.00	0.00	0.00	832.00	832.00
5554013012	7929 SANTA MONICA BLVD	1210	50.00	0.00	0.00	416.00	416.00
5554013013	7935 SANTA MONICA BLVD	2600	65.00	0.00	0.00	540.80	540.80
5554013022	1105 HAYWORTH AVE	1210	65.00	0.00	0.00	540.80	540.80
5554013023	0 SANTA MONICA BLVD	2700	50.00	0.00	0.00	416.00	416.00
5554013024	7965 SANTA MONICA BLVD	2100	55.00	0.00	0.00	457.60	457.60
5554013025	7977 SANTA MONICA BLVD	2700	50.00	0.00	0.00	416.00	416.00
5554013026	7985 SANTA MONICA BLVD	1100	160.00	0.00	0.00	1,331.20	1,331.20
5554014008	1105 LAUREL AVE	7200	83.00	0.00	0.00	690.56	690.56
5554014009	8009 SANTA MONICA BLVD	1210	20.00	0.00	0.00	166.40	166.40
5554014011	8025 SANTA MONICA BLVD	2300	110.00	0.00	0.00	915.20	915.20
5554014023	8161 SANTA MONICA BLVD	1200	68.00	0.00	565.76	0.00	565.76
5554014024	8171 SANTA MONICA BLVD	2100	80.00	0.00	665.60	0.00	665.60
5554014026	8151 SANTA MONICA BLVD	1500	110.00	0.00	915.20	0.00	915.20
5554015013	8209 SANTA MONICA BLVD	2700	40.00	0.00	332.80	0.00	332.80
5554015014	8221 SANTA MONICA BLVD	1700	110.00	0.00	915.20	0.00	915.20
5554015015	8229 SANTA MONICA BLVD	1210	50.00	0.00	416.00	0.00	416.00
5554015016	8235 SANTA MONICA BLVD	1700	65.00	0.00	540.80	0.00	540.80
5554015024	1107 HARPER AVE	1100	63.00	0.00	524.16	0.00	524.16
5554015027	8271 SANTA MONICA BLVD	1100	50.00	0.00	416.00	0.00	416.00
5554015028	8277 SANTA MONICA BLVD	2100	50.00	0.00	416.00	0.00	416.00
5554015029	8281 SANTA MONICA BLVD	1210	50.00	0.00	416.00	0.00	416.00
5554015031	8293 SANTA MONICA BLVD	2600	65.40	0.00	544.13	0.00	544.13
5554015032	8265 SANTA MONICA BLVD	1100	100.00	0.00	832.00	0.00	832.00
5554015035	8205 SANTA MONICA BLVD	1200	115.00	0.00	956.80	0.00	956.80
5554021009	8327 SANTA MONICA BLVD	2100	60.00	0.00	499.20	0.00	499.20
5554021011	0 SANTA MONICA BLVD	2700	45.00	0.00	374.40	0.00	374.40
5554021022	8315 SANTA MONICA BLVD	1100	77.60	0.00	645.63	0.00	645.63
5554021023	8301 SANTA MONICA BLVD	1100	72.50	0.00	603.20	0.00	603.20
5554021900	8323 SANTA MONICA BLVD	1100	45.00	0.00	374.40	0.00	374.40
5554025039	8351 SANTA MONICA BLVD	1100	150.25	0.00	1,250.08	0.00	1,250.08
5554025900	8367 SANTA MONICA BLVD	8800	162.25	0.00	1,349.92	0.00	1,349.92
5554026019	8401 SANTA MONICA BLVD	1100	173.30	0.00	1,441.86	0.00	1,441.86

Assessor Parcel Number	Site Address	Land Use Code	Parcel Front Footage	Zone 1 Asmt	Zone 2 Asmt	Zone 3 Asmt	Total Zone Asmt
5554026022	8431 SANTA MONICA BLVD	3300	42.60	0.00	354.43	0.00	354.43
5554026038	8431 SANTA MONICA BLVD	3800	86.00	0.00	715.52	0.00	715.52
5555003001	8457 SANTA MONICA BLVD	2100	50.00	416.00	0.00	0.00	416.00
5555003028	8447 SANTA MONICA BLVD	2100	100.00	832.00	0.00	0.00	832.00
5555003029	8445 SANTA MONICA BLVD	1700	140.00	1,164.80	0.00	0.00	1,164.80
329		Total:	25,503.54	86,895.87	33,441.42	91,852.14	212,189.43