



**CITY OF WEST HOLLYWOOD  
NOTICE OF PUBLIC HEARING  
REGARDING PROPOSED INCREASES TO  
SEWER SERVICE CHARGES**

Dear Property Owner,

**NOTICE IS HEREBY GIVEN** that the West Hollywood City Council will hold a public hearing on or after **6:00 PM on June 26, 2023**, or as soon as possible thereafter, **in the City of West Hollywood (City) Public Meeting Room - Council Chambers - 625 N. San Vicente Blvd, West Hollywood, CA 90069** to consider adopting increases to the rates for sewer services within the City (“Sewer Services Charges”). Said public hearing will be held to consider all oral testimony and written protests to, and the adoption of the proposed rate increases. If the West Hollywood City Council decides to allow for public comment remotely, information will be posted on the City’s website as soon as possible, and will also be included in the published agenda for the June 26, 2023 West Hollywood City Council meeting.

**Proposed Increase**

The City’s sewer system serves every parcel within the City. Ongoing operation and maintenance of the sewers has been performed under contract with Los Angeles County’s Sewer Maintenance Division as well as with private contractors for specialty work. The sewer maintenance services include routine cleaning, root and grease control, spot replacement repairs, sewer lining repairs, video inspections, industrial waste compliance, as well as 24-hour emergency call out service for line blockages.

The proposed rate increases would include automatic annual inflationary adjustments to Sewer Service Charges commencing July 1, 2023 and each July 1 through and including July 1, 2027. The Sewer Service Charges are directly reflective of the proportional use of the sewer system by each parcel within the City based on land use codes and parcel area. This means that properties with land uses which discharge large sewer flows pay proportionally higher charged than parcels with lower sewer generation rates (i.e., a parcel with a retail store has lower charges than a parcel with a laundry, car wash, restaurant, etc.). For a list of land use codes and information on how Sewer Service Charges for your type of property is calculated please refer to the Engineer’s Report on the annual Sewer Service Charges (“Engineer’s Report”). The Engineer’s Report is on file in the office of the City Clerk and an electronic copy is available on the City’s Direct Benefits Assessments webpage at <https://www.weho.org/city-government/city-departments/finance-and-technology-services/taxes/direct-benefit-assessments>. The proposed rate increases for Sewer Services are necessary for ongoing operation and maintenance of the City’s sewer system.

Annual Rate Adjustments

For the fiscal year beginning July 1, 2023, and annually thereafter on July 1 through and including July 1, 2027, the current maximum rates provided in the Engineer’s Report shall be automatically adjusted by the annual change for the previous calendar year in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) in the Los Angeles-Long Beach-Anaheim, CA Area, including all items as published by the U.S. Bureau of Labor Statistics. The increase shall not exceed seven percent (7%) per year. For the fiscal year starting July 1, 2023 the CPI adjustment factor is 5.4281% if adopted. This proposal is only for authorization for the annual inflation adjustment; there is no change to the base fees.

**Current and Proposed Charges**

Assessor’s Parcel Number :	<b>[APN]</b>	Property Address:	<b>[PropertyAddress]</b>
2022-2023 Annual Amount:	<b>[2022-2023-SEWER]</b>	2023-2024 Annual Amount	<b>[2023-2024-SEWER]</b>

In the event CPI is negative one year, there will be no adjustment. All customers will receive a notice annually if there is an annual increase for inflation before the increase is charged.

**How to Protest**

Any property owner or tenant may file a written protest against the proposed annual adjustments for inflation at any time before the end of the public hearing. Only one written protest per parcel will be

counted. The protest must identify: (a) the location of the identified parcel (by street address or Assessor's Parcel Number listed on the Los Angeles County Tax Bill); (b) the name and signature of the property owner; and (c) a clear written statement protesting the rate increase. If the person submitting the written protest is the owner of record, but was not shown on Los Angeles County's last equalized assessment roll as the property owner, that person must provide written evidence that the person is the property owner. Written protests may be submitted by mail or in person, and must be received (not postmarked) by the Office of the City Clerk, City of West Hollywood, 8300 Santa Monica Boulevard, West Hollywood, CA 90069, prior to the close of the public comment portion of the Public Hearing on June 26, 2023. Oral, telephonic, facsimile, and e-mail protests will not be accepted. Please identify on the front of the envelope for any protest, "**2023 Public Hearing on Sewer Rate Increases.**" To ensure transparency and accountability in the tabulation of written protests, protests shall constitute a disclosable public record from and after the time they are received.

The City Council will consider all written protests and hear and consider all oral comments to the proposed rate increases for Sewer Services and the annual rate adjustments at the Public Hearing. Oral comments at the Public Hearing will not qualify as formal protests unless accompanied by a written protest. Upon the conclusion of the Public Hearing, the City Council will consider adoption of the rate increases to the Sewer Services and the annual rate adjustments as described herein. If written protests against the proposed Sewer Services and annual rate adjustments are not presented by a majority of the property owners of the identified parcels upon which the rates are proposed to be imposed, the City Council will be authorized to impose the Sewer Services Charges and annual rate adjustments as outlined above. If adopted, the proposed rate increases will take effect beginning July 1, 2023. There is a 120-day statute of limitations for challenging any new, increased, or extended fee or charge.

**Questions**

If you have questions about how your rates will be affected, please contact Matt Magener, Environmental Programs Coordinator, at (323) 848-6894 or mmagener@weho.org. Questions about filing a written protest should be directed to the City Clerk at (323) 848-6409. Office hours are M-F, 8am-5pm.

Melissa Crowder, City Clerk

**----- Official Written Protest -----**

Assessor's Parcel Number : **[APN]** Property Address: **[PropertyAddress]**

**Owner's Address:** \_\_\_\_\_

I protest the proposed automatic inflationary increases to Sewer Service Charges, commencing July 1, 2023 and each July 1 through and including July 1, 2027.

I hereby declare, under penalty of perjury of the law of California, that I am authorized to submit a written protest on behalf of the parcel identified above.

Property Owner Signature \_\_\_\_\_ Date: \_\_\_\_\_

Print Name \_\_\_\_\_

This written protest becomes a public record and is subject to public inspection at that time.

Written protests must be signed and submitted by mail or in person and must be received (not postmarked) by the Office of the City Clerk, City of West Hollywood, 8300 Santa Monica Boulevard, West Hollywood, CA 90069, prior to the close of the public comment portion of the Public Hearing on June 26, 2023. Please identify on the front of the envelope for any protest, "**2023 Public Hearing on Sewer Rate Increases.**"