



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: JULY 25, 2022

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: ROBERT YALDA, P.E., T.E., PUBLIC WORKS DIRECTOR
HEATHER MELTON, LANDSCAPE DISTRICT MAINTENANCE
MANAGER

SUBJECT: ADOPTION OF RESOLUTION 2022-1807, CERTIFYING THE RESULTS
OF THE ASSESSMENT BALLOT PROCEEDING WITH RESPECT TO THE
PROPOSED ASSESSMENT INCREASE FOR LAS VILLAS HOA ZONE 11
WITHIN LANDSCAPE LIGHTING ACT DISTRICT NO. 22

**MEETING
DATE:** AUGUST 10, 2022

SUMMARY RECOMMENDATION:

Now that the Council has considered all oral and written testimony and protests with respect to the proposed assessment increase for Fiscal Year 2022-2023, Council can close the public hearing and Adopt Resolution 2022-1807, certifying the results of the assessment ballot proceeding with respect to the proposed assessment increase for Las Villas HOA Zone 11 within Landscape Lighting Act District No. 22 (LLAD 22).

BACKGROUND:

The Landscape and Lighting Act of 1972 regulates the annual administration of special assessment districts. The City of Calabasas administers four Landscape Lighting Act Districts, as follows:

- Landscape Lighting Act District No. 22 – Calabasas Park Area (LLAD 22)
- Landscape Lighting Act District No. 24 – Lost Hills Road & The Saratogas (LLAD 24)
- Landscape Lighting Act District No. 27 – Las Virgenes Road (LLAD 27)
- Landscape Lighting Act District No. 32 – Agoura Road/Lost Hills Road Commercial District (LLAD 32)

The Districts were transferred to the City from Las Angeles County on July 1, 1995. In 1997, in compliance with new requirements imposed by the adoption of Proposition 218 in 1996, the assessments were submitted to property owners in an assessment ballot proceedings. Subsequent rate increases in some of the zones of the districts have also been approved following a balloting proceeding.

On April 27, 2022, the City Council approved resolutions initiating the annual proceedings in connection with these districts and declairing the council’s intention to impose assessments for Fiscal Year 2022-2023. The Preliminary Engineer’s Report approved by Council called for a ballot for an assessment increase for Las Villas HOA Zone 11 in Landscape Lighting Act District No. 22 (LLAD 22). Consequently, pursuant to Proposition 218, a mail ballot proceeding was conducted in that Zone in order to seek property owner approval of the proposed increase. The public hearing with respect to the assessment increase was held on June 22, 2022. Property owners had the opportunity to return their ballots until the end of business day, June 22, 2022.

DISCUSSION/ANALYSIS:

The purpose of this agenda item is to adopt Resolution No. 2022-1807, declaring and certifying the results of the balloting in connection with the proposed assessment increase.

On Monday, June 27, 2022 at 6:00 pm in the Calabasas City Hall Conference Room, the ballot count/tally of the Prop 218 process for the Las Villas HOA Zone 11 in Landscape Lighting Act District No. 22 (LLAD 22) was held. Ballot count were as follows:

**Prop 218 Process for the Landscape Lighting Act District No. 22
Las Villas HOA – Zone 11**

	Total Yes Votes	Total No Votes
Las Villas HOA Ballot Count	17	30

Total Ballots Mailed: 89
Total Ballots Returned: 47 Ballots Returned %: 54%

Results of the ballot in connection with the proposed assessment increase for Las Villas HOA Zone 11 is majority against, therefore not approved.

This year the City will implement a 3.83% CPI inflation adjustment to Landscape Lighting Act Districts 22, 24, 27, and 32. Las Villas HOA Zone 11 will not be exempt from this inflationary adjustment for Fiscal Year 2022/2023 since there is a majority protest with regards to the balloted assessment increase for Fiscal Year 2022/2023.

FISCAL IMPACT/SOURCE OF FUNDING:

The Landscape Lighting Act District Program is funded through dedicated special assessment funds.

Las Villas HOA Zone 11 Funding Source: Division: 322 – LLAD 22

REQUESTED ACTION:

Now that the Council has considered all oral and written testimony and protests with respect to the proposed assessment increase for Fiscal Year 2022-2023, Council can close the public hearing and Adopt Resolution 2022-1807, certifying the results of the assessment ballot proceeding with respect to the proposed assessment increase for Las Villas HOA Zone 11 within Landscape Lighting Act District No. 22 (LLAD 22).

ATTACHMENTS:

Attachment A - Resolution 2022-1807