

**Phase II  
Benefit Assessment Districts  
Metro Red Line Project**

# **Summary of Community Meetings**

**July 1989  
Southern California Rapid Transit District  
Planning Department**

**MTA LIBRARY**



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## SUMMARY

The Southern California Rapid Transit District (RTD) held four community meetings on March 6, 7, 16, and 21, 1989 to provide an update and to solicit public input regarding the formation of benefit assessment districts for Phase II of the Metro Red Line project. RTD distributed over 2400 meeting notices as inserts and /or publications in the Hollywood, North Hollywood/Universal City and Wilshire Chambers of Commerce Newsletters. For the Vermont District, because a local chamber of commerce was not identified, RTD mailed out over 400 meeting notices to property owners in the area. Meeting notices were also published in six local newspapers.

Public attendance at these meetings (not including agency representatives) was 49. The attendance by meeting area is shown below:

	<u>Attendance</u>
Monday, March 6, 1989 1:00 p.m. Universal City Plaza	2
Tuesday, March 7, 1989 1:00 p.m. Wilshire Temple	5
Thursday, March 16, 1989 7:30 p.m. Hollywood Senior Multipurpose Center	28
Tuesday, March 21, 1989 1:00 p.m. Los Angeles City College	14

To provide additional opportunity for public comments, on March 8, 1989, RTD staff made an additional presentation at a North Hollywood/Universal City Chamber of Commerce breakfast meeting to an audience of approximately 90 persons.

For all public meetings, the presentation started with a discussion of the status of the Phase II benefit assessment program and the options being considered by the Benefit Assessment Task Force. This was followed by a question and answer session. The session served to clarify issues raised during the presentation and to identify public concerns.

There were three main areas of concern raised during the public meetings. The first was the district formation process. RTD staff explained that neither the assessment districts nor the assessment rules were finalized and that prior to their approval, there would be advertised public hearings before the RTD Board of Directors, the Los Angeles City Council, and the County Board of Supervisors.

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The second concern was the \$75 million expected to be raised from the proposed benefit assessment districts. The public wanted to know if there were any other resources available to substitute for assessment funds and what the impact would be if the assessment districts were not adopted. Staff explained that without assessment monies, the project would have to be modified to compensate for the reduction in resources.

The third concern was the alternatives available for the payment of the assessment. Staff explained that options ranging from pay-as-you-go, where the assessment is paid off without the use of bonds, to programs that required issuance of short term and/or long term bonds were being considered by the Benefit Assessment Task Force. Staff also indicated that for Phase II the assessment rate was projected to be in the range of \$0.20 to \$0.28 per square foot, depending on the financing plan selected and the assumptions made about growth along the alignment.

The following sections of this report contain an outline of the presentation text, a summary presentation of the major questions and answers discussed at the meetings, and copies of meeting notices and attendance lists.

**MEETING PURPOSE**

- \* PUBLIC AWARENESS OF BENEFIT ASSESSMENT PROGRAM
- \* PROVIDE INPUT TO ADVISORY TASK FORCE
- \* IDENTIFY OPPORTUNITIES FOR FURTHER INPUT

Plate 1

**MEETING PURPOSE**

This is one in a series of four public meetings being conducted by RTD to provide an update and obtain public input on Metro Red Line activities. The focus of the meetings is on the formation of Benefit Assessment Districts.

The RTD is proposing to establish Benefit Assessment Districts and to levy a special benefit assessment on real property to help finance segments of Metro Red Line within the districts.

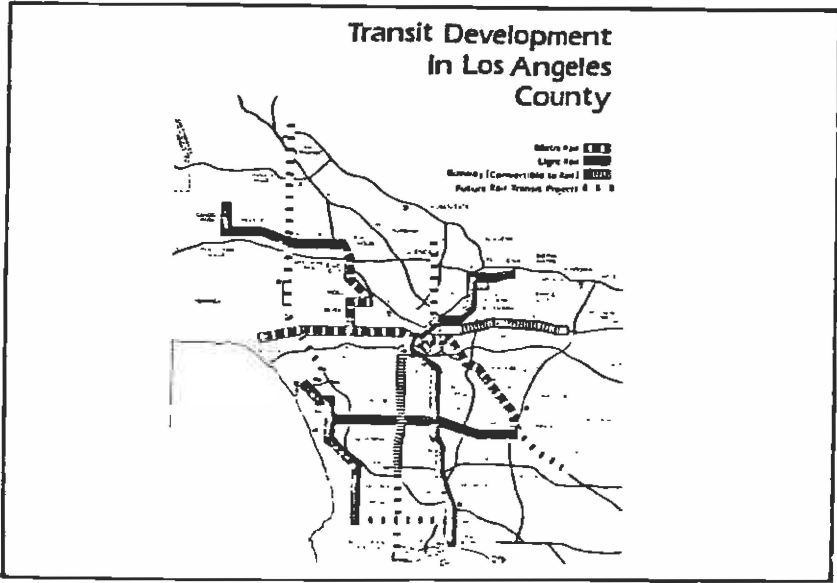
The public meetings provide opportunities for local property owners and tenants to comment and participate early in the assessment process. A Benefit Assessment Task Force was also created to provide RTD with input on local concerns in the assessment process. This Task Force has been meeting monthly.

Subsequent public hearings before the RTD Board of Directors, the City Council of Los Angeles and the County Board of Supervisors will offer additional opportunities for public input. All affected property owners will be directly notified of the place, date and time of the hearings.

Plate 2

**METRO RED LINE**

RTD's Phase II Metro Red Line project, connecting North Hollywood to downtown Los Angeles, is part of the 150-mile system approved by the County of Los Angeles voters in 1980 by the passage of Proposition "A". This measure raised the sales tax by 1/2 of a cent to support the construction of the rail system to serve the most heavily traveled corridors of the Los Angeles metropolitan area.



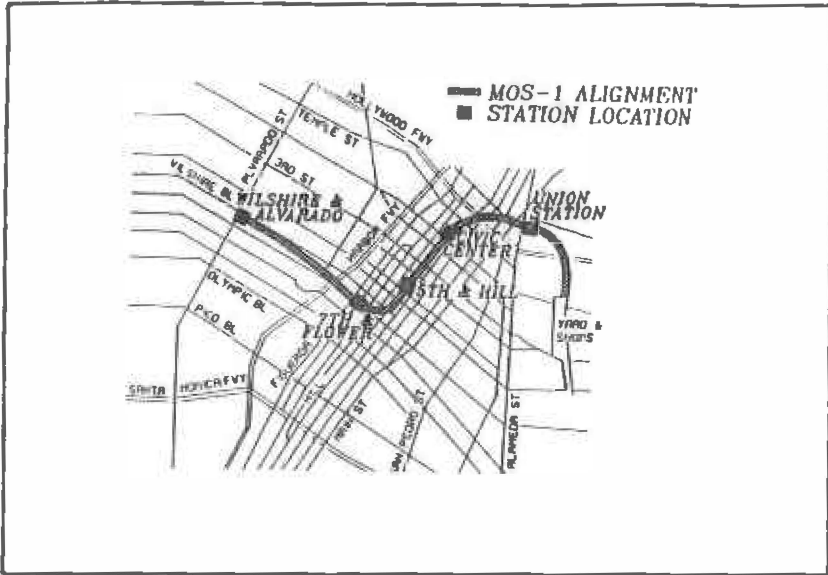


Plate 3

**MOS-1 ALIGNMENT**

RTD's Minimal Operable Segment (referred to as MOS-1 and Phase I) was approved for funding in 1986 and is presently under construction. MOS-1 is RTD's initial Metro Red Line effort and will consist of 4.4 miles of rail. It will start at Union Station and will serve the area from the Central Business District to the Wilshire/Alvarado station. For MOS-1, two Benefit Assessment Districts have already been established.

Plate 4

**METRO RED LINE - PHASE II**

Phase II of the Metro Red Line project, with 11 stations, will connect North Hollywood, Universal City, Hollywood and the Wilshire and Vermont areas to the Central Business District. This 12.9-mile segment is pending federal approval of an Environmental Impact Statement (EIS). Approval of the EIS will allow the execution of a funding agreement among all funding partners and the completion of the final engineering design. Construction of Phase II is expected to start in 1991, and completion has been projected for 1998.



## Plate 5

TABLE  
FUNDING LEVELS BY SOURCE  
(in millions)

SOURCE	1984 FUNDING LEVEL	RECOMMENDED	
		1986 FFC MOS-1	FUNDING LPA PHASE 2
State	\$400	\$213.1	\$301.9
County	412	176.6	508.9
City of LA	69	34.0	124.0
Benefit Assessment	185	130.3	75.0
UMTA-Sect 9	215	90.6	00
UMTA-Sect 3	2,022	605.3	1,183.5
Total	\$3,380	\$1,249.9	\$2,195.3

## FUNDING LEVEL BY SOURCE

RTD's financial plan for the completion of Phase II includes federal, state and local funding. Approximately 54 percent of the \$2,195 million construction cost for Phase II will be financed by the federal government. The balance will be met by the State of California (13.7%), the City of Los Angeles (5.6%) and County of Los Angeles (23.2%) and by revenues generated by the private sector via benefit assessments. The private sector's share is \$75 million, or 3.4 percent of the total. For MOS-1, benefit assessment amounted to \$130.3 million, or 10.4 percent of the total cost of MOS-1.

**NOTE:** The following information became available after the community meetings were held: Due to delays in the negotiation of the Full Funding Grant Agreement, the required funding for Phase II has increased from \$2,195 to \$2,533 million. The funding levels (in millions) by source are now: State: No Change; County: \$595; City of LA: \$208; Benefit Assessment: No Change; UMTA Sect. 9: No Change; UMTA Sect. 3: \$667; and Other Sources: \$687.

## Plate 6

### BENEFIT ASSESSMENT

A BENEFIT ASSESSMENT IS A FEE ON PROPERTIES IN A SPECIFIED AREA THAT IS USED TO PAY ALL OR PART OF THE COST OF SPECIFIC CAPITAL IMPROVEMENTS MADE WITHIN AND SPECIFICALLY BENEFITTING THE AREA.

## BENEFIT ASSESSMENT

Benefit assessment is a fee on properties in a specified area that is used to pay part or all of the cost of improvements made within and benefiting that area. Those receiving the most direct benefit are asked to share the project's cost through the assessment. Owners of property within the immediate vicinity of Metro stations will receive special monetary benefits in the form of land value increases, increased sales and lease rates and higher occupancy levels. RTD, through benefit assessment, is trying to capture part of that benefit to help pay for the Metro system.

THE PARCEL SPECIFIC BENEFITS WHICH OCCUR IN THE VICINITY  
OF RAPID TRANSIT PROJECTS INCLUDE:

1. APPRECIATION OF LAND VALUE
2. ABILITY TO COMMAND PREMIUM LEASE RATES
3. INCREASED DEVELOPMENT POTENTIAL
4. INCREASED RETAIL SALES ACTIVITY
5. HIGHER OCCUPANCY LEVELS
6. REDUCED DEVELOPER AND TENANT PARKING COSTS

## KEY PROVISIONS OF LAW

- \* RTD BOARD MAY ESTABLISH DISTRICTS
- \* GOVERNING BODY APPROVAL
- \* ASSESSMENT MONIES SPENT IN DISTRICTS WHERE COLLECTED
- \* ASSESSMENT BASED ON SQ. FT. OF PARCEL AND/OR BUILDING AREA
- \* ASSESSMENT COLLECTED BY COUNTY ASSESSOR
- \* DOWNTOWN ASSESSMENT - 1 MILE RADIUS LIMIT
- \* AREAS OUTSIDE OF DOWNTOWN - 1/2 MILE RADIUS LIMIT
- \* RTD BOARD MAY ISSUE BONDS
- \* PROTEST PROVISIONS

## Plate 7

### METRO BENEFITS

Similarly to other cities in North America with recently built rail systems, the completion of Phase II is expected to generate significant economic benefits to the areas surrounding the Metro stations. In Toronto, for example, land near the rail stations appreciated 10 to 15 percent more than in the rest of the City. In Washington, D.C., almost 1/2 of all new commercial development between 1979 and 1982 occurred near metro stations. Research also indicates that office building tenants are willing to pay higher lease rates to take advantage of the travel time savings and reduced parking costs associated with locations near a transit station.

## Plate 8

### AUTHORITY

State Public Utilities Code 33000 et seq., which became law in January 1984, authorizes the SCRTD Board of Directors to establish benefit assessment districts around Metro stations. The RTD Board has the authority, with local governing body approval, to set the boundaries of the districts; to set the assessment rates and assessment method; and to issue bonds which may be retired by the assessment revenues. Property owners may protest during the assessment district formation process by calling for a confirmation election. Once districts are established, property owners may appeal their assessment on the grounds that the property is not benefited, that the square footage of the property or improvements were incorrectly calculated, and other issues.

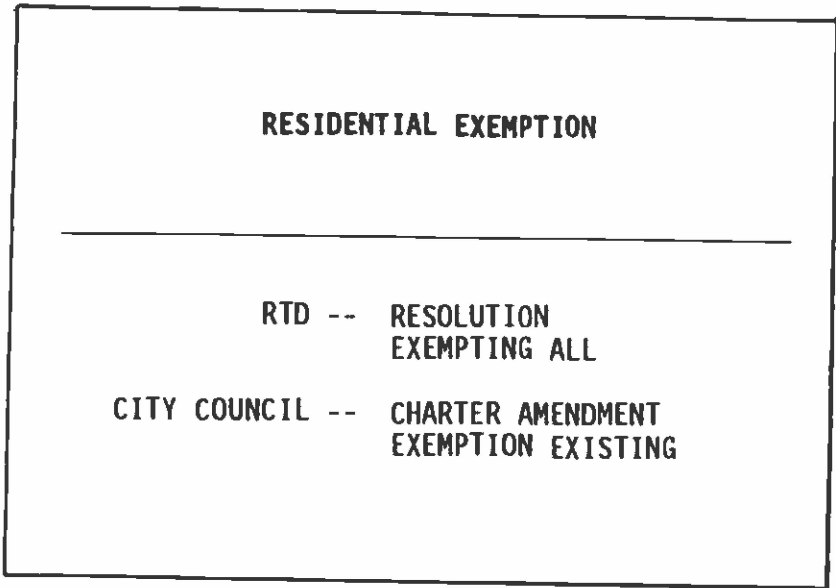


Plate 9

**RESIDENTIAL EXEMPTION**

The RTD Board of Directors has a policy not to assess residential properties, and the City of Los Angeles' voters, when MOS-1 was established for RTD, approved a charter amendment stating that the City may not approve a rail rapid transit benefit assessment district if it proposes to assess properties in residential use or under construction for residential use before April 9, 1985. It is not anticipated, based on these two policies, that residential properties will be assessed for Phase II.

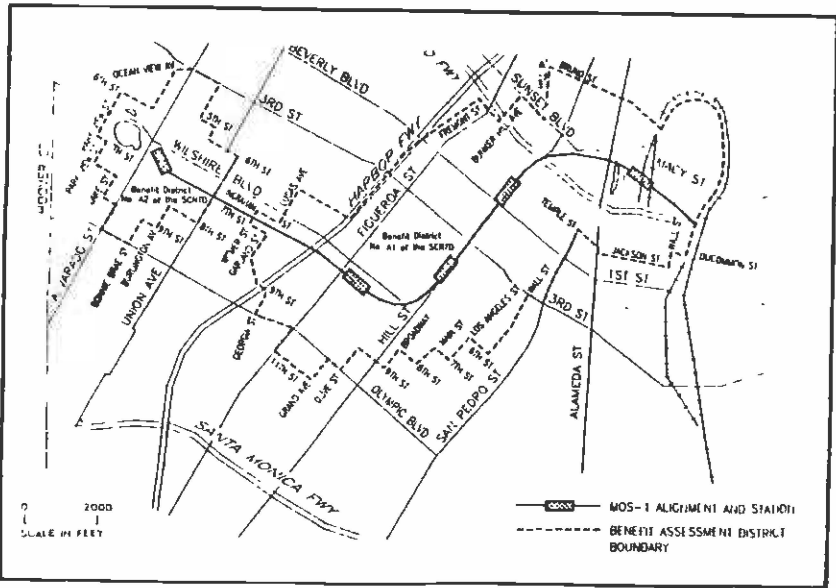


Plate 10

**EXISTING MOS-1 DISTRICTS**

In July 1985, the SCRTD Board of Directors adopted a resolution creating benefit assessment districts for the Central Business District (CBD) and the Wilshire/Alvarado area. Although the law allows assessment district boundaries to be set at one mile for the CBD and one-half mile for other stations, RTD's MOS-1 boundaries were set at one-half mile for the CBD district and one-third mile for the Alvarado station. In 1986-87 the assessment rate was \$0.30 for each assessable sq.ft. of property.



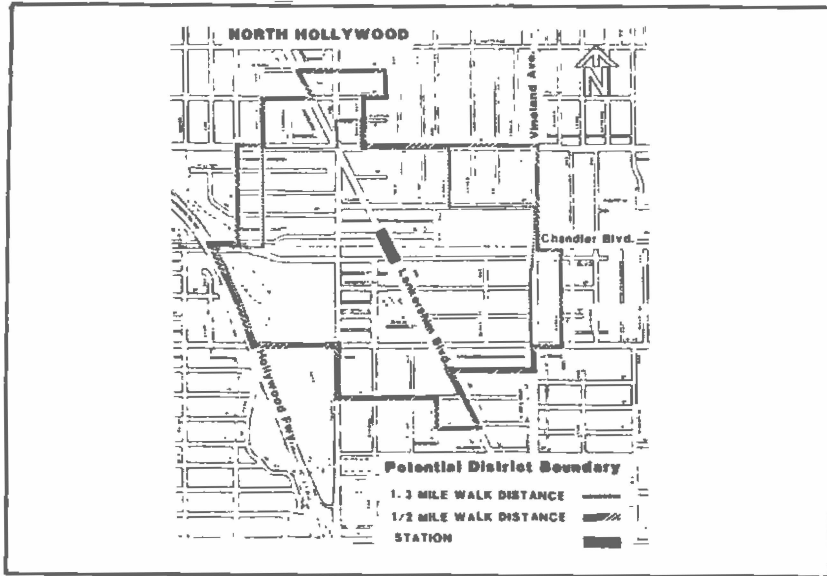
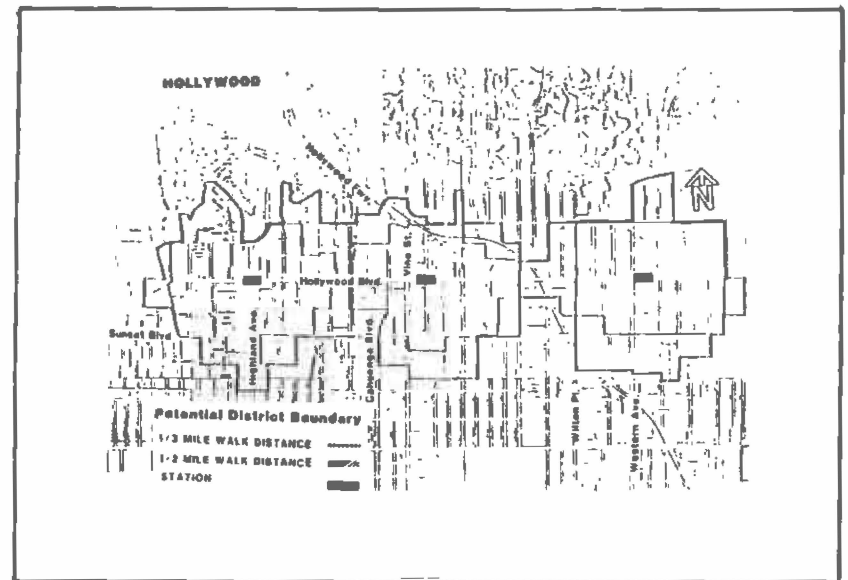
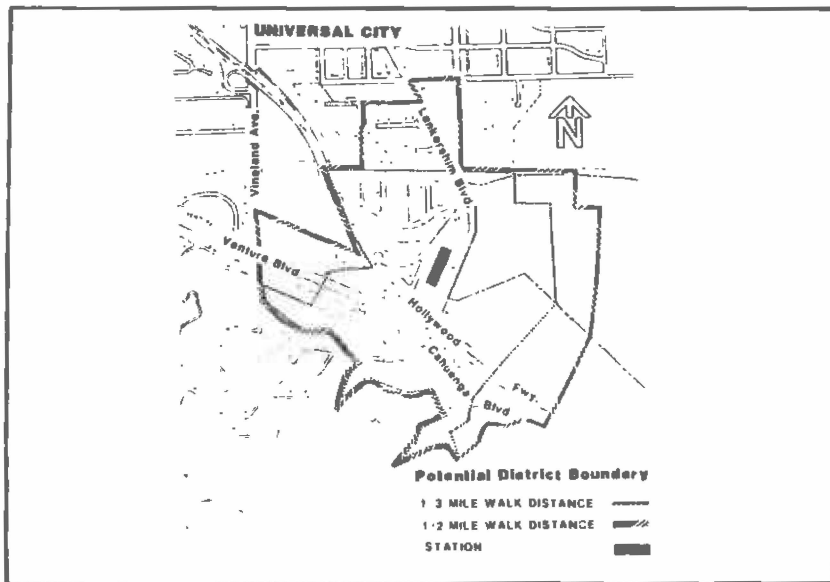


Plate 11

**PROPOSED ASSESSMENT DISTRICT BOUNDARIES**  
(Appropriate plate was shown at appropriate meeting location)

The district boundary alternatives being considered for Phase II are based on 1/2 and 1/3 mile walking distances. Several studies indicate that, for most part, direct benefits from a rapid transit system occur because people are willing to walk some distance to and from the transit stations. This activity improves access for properties near the stations, results in higher levels of commercial activity and enhances opportunities for real estate development and commercial growth. Studies also indicate that on average, a person is willing to walk a general range of 1/3 to 1/2 mile.

The starting date for the Phase II assessment could be as early as 1991, or it could be deferred until the system becomes operational in 1998. These and other starting dates are being considered by the Benefit Assessment Task Force. The duration of the assessment and the assessment rate depend in great part on when the assessment starts. A conservative estimate of the assessment rate for Phase II assuming no growth is \$0.26 per square foot.



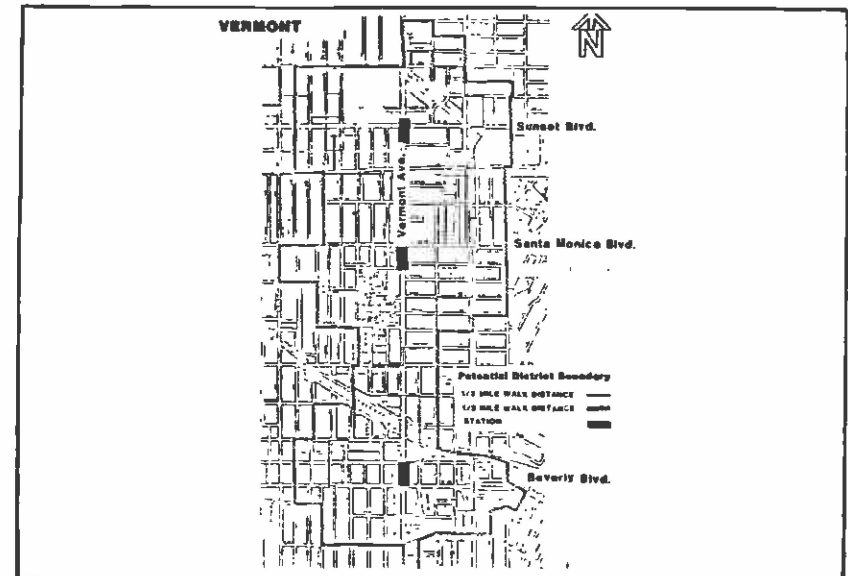
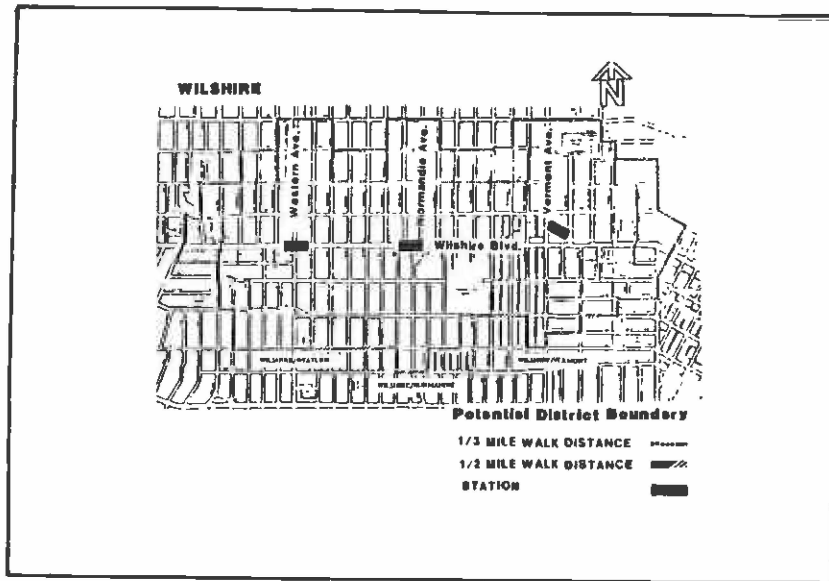


Plate 12

**BENEFIT ASSESSMENT DISTRICT FORMATION PROCESS**

- BENEFIT ASSESSMENT DISTRICT  
FORMATION PROCESS**
- BACKGROUND STUDIES PREPARED/CRITERIA ESTABLISHED
  - BOARD RESOLUTION OF INTENT TO ESTABLISH DISTRICT
  - PUBLIC HEARING ON INTENT TO ESTABLISH DISTRICT
  - BOARD RESOLUTION TO PROCEED
  - RESOLUTION SUBMITTED TO LOCAL GOVERNING BODY
  - PUBLIC HEARING ON PROPOSED DISTRICT
  - GOVERNING BODY PASSES RESOLUTION ON DISTRICT
  - BOARD VOTES TO ESTABLISH DISTRICT
  - BOARD RESOLUTION TO PAY INDEBTEDNESS FROM ASSESSMENTS
  - BOARD HOLDS HEARING ON BOND ISSUANCE
  - BOARD ISSUES BONDS

This is the process that RTD has to follow to establish the assessment districts. We are now at step one preparing the background studies, collecting data, making projections, and developing criteria for Task Force review and recommendation. All Task Force recommendations will be presented to the RTD Board for approval. The next step will be for the Board to pass a resolution stating its intent to establish assessment districts. After a public hearing, at least 30 days later, the Board can adopt a resolution laying out the details of the assessment districts and forward this resolution to the Los Angeles City Council and Board of Supervisors for review and approval. Public hearings must be held before these decision making bodies. The resolution, if approved, will be sent back to the RTD Board for final approval. This sets up the assessment districts. If there is a need to issue bonds, another public hearing before the RTD Board will be necessary.

**BENEFIT ASSESSMENT DISTRICT  
PUBLIC MEETING NO. 1**

DATE: March 6, 1989  
1:00 P.M.

LOCATION: Universal City Plaza  
3rd. Floor, Room 338  
10 Universal City Plaza

Questions/Answers

None

**BENEFIT ASSESSMENT DISTRICT  
PUBLIC MEETING NO. 2**

DATE: March 7, 1989  
1:00 p.m.

LOCATION: Wilshire Temple  
Meitus Hall, Room 202  
3663 Wilshire Boulevard

Questions/Answers

- Q-1 Are copies of the presentation overheads available to the public?  
A Yes.
- Q-2 Can a property owner not pay the assessment?  
A Once the district is established, property owners are expected to pay the assessment. The County Tax Assessor is responsible for enforcing the collection of the assessment.
- Q-3 Have the Phase II districts been approved?  
A No, this public meeting is part of the district formation process. The Benefit Assessment Task Force is currently formulating recommendations for district boundaries and assessment rules. The districts will have to be approved by the RTD Board of Directors, the Los Angeles City Council, and the County of Los Angeles Board of Supervisors (for Universal City Station).

- Q-4 Will residential properties be assessed?
- A No, we expect that residential properties will be exempt from the assessment. Residential properties include single family homes, apartments, condominiums, and residential hotels and other similar uses with monthly occupancy.
- Q-5 Does the exclusion of residential units mean that commercial property will carry the entire burden of the assessment?
- A The properties that are proposed to be assessed include: office, retail commercial, hotel/motel, industrial, parking and vacant land zoned for any of these uses. Properties with a mix of residential and assessable uses would pay on the basis of the assessable portion.
- Q-6 If an apartment complex has a little market in the basement, will the assessment be based on the total square footage of the building?
- A No, most likely the assessment will be prorated on the square footage of the commercial use.
- Q-7 How was the Benefit Assessment Task Force formed and where do the members meet?
- A The Benefit Assessment Task Force is a 30-member body formed approximately five months ago. Its members were selected by RTD, with advice from appropriate Los Angeles City Council members, from a list of property owners within the proposed districts, and from recommendations made by the various chambers of commerce and other local agencies. The meetings are held at various locations usually hosted by members of the Task Force.
- Q-8 When will the Phase II assessment start?
- A The assessment could start as early as 1991, or it could be postponed until the Metro system becomes operational. Other start dates are also possible and all options are being considered by the Task Force.
- Q-9 Did a recent court case rule that the assessment could not start until the property owners actually start receiving benefits from the system?
- A No, the RTD in response to comments by property owners, deferred the assessment. The superior court ruled that the RTD MOS-1 assessment districts are valid. The case has been appealed by RTD as part of its validation effort.
- Q-10 What was the 1986-87 assessment rate for MOS-1?
- A In Fiscal Year 1986-87, the assessment for MOS-1 was \$0.30 per sq. ft. For that period approximately \$20 million was collected. For the years 1987 to 1992 the assessment has been deferred. In 1992 the assessment is expected to be approximately \$0.31 per sq.ft. and every two years thereafter the RTD Board will reevaluate and adjust the rate based on changes to the total assessable square footage in the districts.

- Q-11 Has the \$20 million assessment been returned?
- A No. It will be used to reduce the initial MOS-1 bond issue.
- Q-12 How is new development going to occur in the proposed Wilshire District, to reduce the assessment rates, when the City Planning Department is limiting the development of commercial property?
- A The assessment rate will be based on existing square footage at the time of the initial assessment. If there is no growth the assessment will remain constant. If there is growth anywhere along the alignment, the rate can be reduced. RTD is also working with the City of Los Angeles to reestablish the Transit Corridor Specific Plan which is expected to allow growth in the areas adjacent to Metro stations.
- Q-13 Is it necessary for the Phase II bonds to be approved by a public vote?
- A No, but the RTD Board will hold public hearings before issuing the bonds.
- Q-14 For how many years has the \$0.20 - \$0.26 per sq.ft. Phase II assessment been projected?
- A It will depend on which strategy is selected. Using the \$0.26 per sq. ft. rate, and starting collection in 1991, the target amount could be raised in six years. If the assessment is deferred until the system is operational, bonds will have to be issued and the assessment will be for a longer period of time.
- Q-15 Could the Phase II assessment be set at zero, and could RTD encourage the private sector to build the stations?
- A There are several ways to raise money from the private sector. The State legislature and RTD chose benefit assessment. If developers come forward and offer to pay for stations, the RTD would be happy to entertain their proposals.
- Q-16 Is tunneling included as part of the station cost?
- A The station cost includes everything that is required to build the station including excavation but not the cost of boring tunnels between stations
- Q-17 Will the stations include commercial development?
- A There are no plans to have commercial enterprises inside the stations. However commercial enterprises will be encouraged to provide direct connections to the stations.

Q-18 Is there a reason why everybody did not receive direct notices of these public meetings?

A These public meetings are for information only. Each meeting was advertised in six local newspapers, and the RTD distributed over 2800 meeting notices. Direct notification would have required the mailing of approximately 20,000 notices. Public hearings before the RTD Board will be advertised by direct mail.

Q-19 If the legislation is appealed and there are no assessment funds, what would happen to the Metro project?

A If the funds are not made up from other public sources, the project will probably be modified to compensate for the reduction in funds.

Q-20 Can the assessment, instead of being \$0.30 per sq.ft for 1/2 mile radius, be set at one mile and the rate be reduced to \$0.15 per sq.ft.?

A No, the law states that the radius can be a full mile only for the Central Business District. For any other areas, the radius limit is 1/2 mile.

Q-21 Could the right-of-way of the Southern Pacific or the freeways be used for the Metro alignments?

A These facilities were considered but rejected by the RTD Board of Directors, City of Los Angeles and LACTC. The grades and curves in the Hollywood Freeway are too severe to allow transit to be effective.

Q-22 Is there anything a property owner can do if he or she feels that the assessment rate is too high?

A Yes, property owners can communicate their feelings to their elected officials, to RTD staff, and to the RTD Board of Directors.

**BENEFIT ASSESSMENT DISTRICT  
PUBLIC MEETING NO. 3**

DATE: March 16, 1989  
7:30 P.M.

LOCATION: Hollywood Senior Multipurpose Center  
Main Meeting Room  
6501 Fountain Avenue

Questions/Answers

Q-1 Is the Wilshire/Fairfax section still considered a potential risk area?

A Yes, originally Metro was planned to run through this area, but the route was changed because of methane gas deposits.

- Q-2 Can cost overruns increase the assessment rate for MOS-1?
- A No, the cap for MOS-1 was set by resolution at \$130 million plus associated interest and administrative costs.
- Q-3 What is the assessable square footage in Phase II?
- A Phase II districts have a cumulative total of approximately 50.5 million sq.ft. of assessable area.
- Q-4 Will the owners be notified of their right to call for a confirmation election?
- A Property owners have the right to petition for a confirmation election. Details are spelled out in the State legislation which the RTD will follow.
- Q-5 Is the proposed Phase II assessment going to be on a yearly basis, or is that the total assessment?
- A The assessment is going to be annual until the private sector target is paid off.
- Q-6 Are properties adjacent to the stations going to be assessed the same rate as properties located one half a mile away?
- A For MOS-1, all properties were assessed with a single rate. It is likely that the same rule will be adopted for Phase II.
- Q-7 Can we get a copy of the Task Force schedule of meetings?
- A The Benefit Assessment Task Force does not have scheduled meetings. At the end of each session the Task Force selects the date for the following meeting. Persons who wish to be notified can be placed on a mailing list.
- Q-8 Should tenants also be notified of the assessment proceedings and not just the property owners? After all, it will be the tenants who will end up paying for the assessment.
- A State law requires that notices be sent to property owners of record on the Tax Assessors Rolls.
- Q-9 Is there a relationship between density bonuses and the benefit assessment districts? Is it possible to be assessed and not be part of the density bonus program?
- A Assessment rules are determined by the RTD Board, the Los Angeles City Council, and in the case of Universal City by the Board of Supervisors. The City controls the density bonus program. The programs are independent from each other. This means that property could be assessed without being part of a density bonus program.

- Q-10 Will the public have to drive to the Metro stations to use the system?
- A We anticipate that most riders will walk or use the bus to commute to the stations.
- Q-11 Are parking lots included in the station designs?
- A Some stations will have parking lots and others will be provided with drop-off areas.
- Q-12 Since it is unlikely that the 364,000 projected daily ridership for Phase II will be achieved, will it be possible to receive a reduction in the assessment rate in direct proportion to the ridership deficit?
- A No.
- Q-13 Has the Metro fare been determined yet?
- A No, the fare will be determined prior to the opening of the system and will be based on the same policies and procedures used for the implementation of bus fares.
- Q-14 Who determined the amount of benefit assessment needed for Phase II?
- A The Metro funding partners determined the amount needed to be contributed by benefit assessment.
- Q-15 How realistic is the possibility of having MOS-1 benefit assessment paid off by the year 2008?
- A The resolution to proceed with the establishment of benefit assessment districts for MOS-1 mandates that the assessments shall terminate in the year 2008 or earlier.
- Q-16 When is the assessment for Phase II projected to end?
- A The sunset date for Phase II has not been established yet. It will depend on what financial plan is selected.
- Q-17 It is obvious that Metro will generate benefits, and it is obvious that the small merchants will be adversely affected during construction. Are there any plans to have reverse benefit assessment to help the small merchant during the construction period?
- A No, however, the Task Force is considering the option of deferring the assessment until the system is operational.



The following questions were also asked in this meeting. For responses see meeting No. 2.

What is the assessment rate for MOS-1?

Is the assessment going to include the large apartment buildings being developed in Hollywood?

Could existing or new residential property be assessed in the future?

**BENEFIT ASSESSMENT DISTRICTS  
PUBLIC MEETING NO. 4**

DATE: March 21, 1989  
1:00 P.M.

LOCATION: Los Angeles City College  
Student Center  
6501 Fountain Avenue

Questions/Answers

Q-1 Was the MOS-1 assessment rate the same for the land and the building and are commercial and industrial properties in the same assessment category?

A For MOS-1 the assessment rate was the same for the land and building. Commercial properties are assessed on the square footage of the improvement or the parcel area, whichever is greater, while industrial uses are assessed only on the square footage of the lot.

Q-2 Does the term "building" refer to only the rentable area of a structure?

A Building refers to the gross area of the structure, excluding parking.

Q-3 Are owners, with property within the proposed alignment, expected to benefit from the Metro even before system is completed?

A Yes, studies indicate that increases in land value occur within station areas even before the system becomes operational.

Q-4 If residential units are subject to the same land value benefits expected for commercial properties, will they be assessed?

A Even if there are increases in property values, residential properties are not expected to be assessed. The voters of the City of Los Angeles passed a charter amendment stating essentially that the City will not approve an assessment on residential property for transit systems.

- Q-5 It is understood that once the RTD Board approves the Resolution of Intent, the property owners will have 30 days to initiate a referendum of opposition. Is RTD in a position to help us with data base information?
- A A formal written request specifying the data needed should be submitted to RTD.
- Q-6 Is it possible for RTD to notify directly all property owners affected by the assessment, before continuing with the process, and then hold an election to determine if the owners want the assessment?
- A RTD is following procedures established by State law in setting up the assessment districts. The property owners are being served with all the proper notices and are being provided with all avenues for input required by law.
- Q-7 How many public meeting notices were sent out?
- A RTD distributed approximately 2400 notices through the Hollywood, North Hollywood/Universal City and Wilshire Chambers of Commerce. RTD mailed out an additional 400 notices directly to property owners in the Vermont area. Meeting notices were also published in six local newspapers.
- Q-8 Is there litigation pending for MOS-1?
- A Yes, there is a validation suit pending. RTD sued itself to validate the MOS-1 benefit assessment districts before the issuance of bonds. The suit has gone through the first level, and the court decided in favor of RTD. The decision is being appealed to the Appeals Court.
- Q-9 Is the assessment going to be based on land uses designated by the City of Los Angeles?
- A No, the assessment is going to be based on actual, existing land uses and will be based on information from the Assessors Office, field surveys, and information collected from building permits.
- Q-10 How is the assessment going to affect non-profit organizations?
- A For MOS-1 districts, properties that are owned and occupied by non-profit agencies are exempt from the assessment. The same may be expected for Phase II.
- Q-11 Are all stations going to open at the same time?
- A No, stations are expected to open progressively beyond Wilshire/Alvarado station as segments of the alignment are completed.
- Q-12 With respect to the Wilshire section, what public input was allowed before the route selection was made?

A Three public hearings were held prior to selecting the current locally preferred Phase II alignment.

The following additional questions that were asked were repeated from meetings No. 2 and No. 3. For responses, see meetings No. 2 and No.3.

When will the assessment for Phase II start?

Is there any way to postpone the assessment past the completion date of the system and assess the property owners at the time they are actually receiving the benefits from Metro?

**Notice of Public Meeting  
Benefit Assessment Districts**

As Phase II of the RTD Metro Rail Project rapidly advances toward the construction phase, RTD has been engaged in important preconstruction activities. One such activity that may impact you, will be the formation of assessment districts around the Phase II stations to help finance the Metro Rail project. (It is the current policy of the Los Angeles City Council and the RTD Board that residential properties are excluded from assessments.)

To inform you of the latest developments regarding these benefit assessment districts, RTD invites you to attend one of four public meetings. You will receive important information and an update on the following issues:

- General overview of Metro Rail Funding status and construction timeline
- Proposed locations of benefit assessment districts
- Status and timing of benefit assessment district formation

Phase II of Metro Rail is proposed to extend along Wilshire Boulevard, west of Alvarado Street to Western Avenue; north along Vermont Avenue to Hollywood Boulevard; west along Hollywood Boulevard to Highland Avenue; north to Universal City and North Hollywood.

**Schedule of Meetings**

**Monday, March 6, 1989**

1:00 PM - Universal City Plaza  
3rd Floor, Room 338  
10 Universal City Plaza

**Tuesday, March 7, 1989**

1:00 PM - Wilshire Temple  
Meitus Hall, Room 202  
3663 Wilshire Boulevard

**Thursday, March 16, 1989**

7:30 PM - Hollywood Senior Multipurpose Center  
Main Meeting Room  
6501 Fountain Avenue

**Tuesday, March 21, 1989**

1:00 PM - Los Angeles City College  
Student Center  
855 North Vermont Avenue

Your input, ideas and recommendations are welcome, as these meetings are your opportunity to play an important role in developing plans that will have significant impact on the greater Los Angeles community. If you are unable to attend any of these meetings, write or call RTD for information: RTD Planning Department, 425 S. Main Street, Los Angeles, CA 90013. Phone: (213) 972-4845.





## **Notice of Public Meeting Benefit Assessment Districts**

As Phase II of the RTD Metro Rail Project rapidly advances toward the construction phase, RTD has been engaged in important preconstruction activities. One such activity that may impact you, will be the formation of assessment districts around the Phase II stations to help finance the Metro Rail project. It is the current policy of the Los Angeles City Council and the RTD Board that residential properties are excluded from assessments.

To inform you of the latest developments regarding these benefit assessment districts, RTD invites you to attend a public meeting in your area. You will receive important information and an update on the following issues:

- General overview of Metro Rail Funding status and construction timeline
- Proposed locations of benefit assessment districts
- Status and timing of benefit assessment district formation

Phase II of Metro Rail is proposed to extend along Wilshire Boulevard, west of Alvarado Street to Western Avenue; north along Vermont Avenue to Hollywood Boulevard; west along Hollywood Boulevard to Highland Avenue; north to Universal City and North Hollywood.

### **MEETING LOCATION**

**Thursday, March 16, 1989 - 7:30 PM  
Hollywood Senior Multipurpose Center  
Main Meeting Room  
6501 Fountain Avenue**

Your input, ideas and recommendations are welcome, as these meetings are your opportunity to play an important role in developing plans that will have significant impact on the greater Los Angeles community. If you miss this meeting, other meetings are scheduled to take place in other areas. Write or call RTD for information: RTD Planning Department, 425 S. Main Street, Los Angeles, CA 90013. Phone: (213) 972-4845.

STATE OF CALIFORNIA,  
County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

Daily News

a newspaper of general circulation, printed and published 7 times weekly in the Cities of Los Angeles, Burbank & San Fernando, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of May 26, 1983, Case Number Adjudication #C349217; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 27

all in the year 19 89

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland Hills,

California, this 27th day of Feb, 1989

*Robert L. Dierick*  
Signature

Proof of Publication of

Paste Clipping  
of Notice  
SECURELY  
In This Space

Call 713-3711 today.

**Notice of Public Meeting**  
**Benefit Assessment Districts for**  
**Phase II of the RTD Metro Rail Project**

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**Schedule of Meetings**

<b>Monday, March 6, 1989</b> 1:00 PM - Universal City Plaza 3rd Floor, Room 338 10 Universal City Plaza	<b>Tuesday, March 7, 1989</b> 1:00 PM - Wilshire Temple Menus Hall, Room 202 3663 Wilshire Boulevard
<b>Thursday, March 16, 1989</b> 7:30 PM - Hollywood Senior Multipurpose Center Main Meeting Room 6501 Fountain Avenue	<b>Tuesday, March 21, 1989</b> 1:00 - Los Angeles City College Student Center 855 North Vermont Avenue

Your input, ideas and recommendations are welcome, as these meetings provide your opportunity to play an important role in developing plans that will have significant impact on the greater Los Angeles community. If you are unable to attend any of these meetings, write or call RTD for information:

 **RTD Planning Department**  
425 S. Main Street, Los Angeles, CA 90013  
Phone: (213) 972-4845



# Los Angeles Times

STATE OF CALIFORNIA  
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the notice published. I am the CHIEF LEGAL ADVERTISING CLERK of the Publisher of the LOS ANGELES TIMES, a newspaper of general circulation, printed and published daily in the City of Los Angeles, County of Los Angeles, and the LOS ANGELES TIMES has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of May 21, 1952, Case Number 598, 599; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 26

all in the year 1989

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

28 day of February, 1989

Therese Thomas  
Signature

## CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.

Legal Advertising Newspaper Representatives

Main Offices: 120 West Second Street

22

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Los Angeles, Calif. 90053

Other offices in Sacramento, San Francisco,  
San Diego and Santa Ana

### Notice of Public Meeting

### Benefit Assessment Districts for

### Phase II of the RTD Metro Rail Project

As Phase II of the RTD Metro Rail Project rapidly advances toward the construction phase, RTD has been engaged in important preconstruction activities. One such activity that may impact you, will be the formation of assessment districts around the Phase II stations to help finance the Metro Rail project. (It is the current policy of the Los Angeles City Council and the RTD board that residential properties are excluded from assessments.)

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Monday, March 6, 1989 1:00 PM - Universal City Plaza 3rd Floor, Room 338 10 Universal City Plaza	Tuesday, March 7, 1989 1:00 PM - Wilshire Temple Maitis Hall, Room 202 3663 Wilshire Boulevard
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RTD

RTD Planning Department

425 S. Main Street, Los Angeles, CA 90013

Phone: (213) 372-4845

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

STATE OF CALIFORNIA,  
County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

Los Angeles Independent-  
Hollywood Edition

a newspaper of general circulation, printed and published weekly

in the City of Los Angeles, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of

California, under the date of Mar. 22, 19 71.

Case Number 996.123.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Mar 1

all in the year 19..89

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles

California, this 1st day of Mar., 1989.

*[Signature]*  
Signature

**NATIONAL**  
MEDIA INC.

2706 WILSHIRE BLVD.,  
LOS ANGELES, CA 90057

This space is for the County Clerk's Filing Stamp

Proof of Publication of  
G 127397

PN Benefit Assesmt. Dist. for Phase II

(L.A. Independent/All Editions-G127397)

**Notice of Public Meeting**  
**Benefit Assessment Districts for**  
**Phase II of the RTD Metro Rail Project**

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**Schedule of Meetings**

Monday, March 5, 1989  
1:00 PM - Universal City Plaza  
3rd Floor, Room 338  
10 Universal City Plaza

Tuesday, March 7, 1989  
1:00 PM - Wilshire Temple  
Metus Hall, Room 202  
3563 Wilshire Boulevard

Thursday, March 16, 1989  
7:30 PM - Hollywood Senior Multipurpose Center  
Main Meeting Room  
6501 Fountain Avenue

Tuesday, March 21, 1989  
1:00 - Los Angeles City College  
Student Center  
855 North Vermont Avenue

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RTD Planning Department  
425 S. Main Street, Los Angeles, CA 90013  
Phone: (213) 972-4845

Pub.: March 1, 1989



**PROOF OF PUBLICATION**  
(2015.5 C.C.P.)

This space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA,  
County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

Los Angeles Independent.....  
Wilshire Edition.....  
a newspaper of general circulation, printed and published weekly.....

in the City of Los Angeles.....  
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of Jul. 31 19 52,

Case Number 601 560.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

.....Mar 1.....  
all in the year 19.89.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles.....

California, this 1st day of Mar, 19 89..

.....M. Hahley.....  
Signature

Proof of Publication of  
G 127397

PN Benefit Assesmt. Dist. for Phase II

(L.A. Independent/All Editions-G127397)

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425 S. Main Street, Los Angeles, CA 90013  
Phone: (213) 972-4845

Pub.: March 1, 1989

**NATIONAL**  
MEDIA INC.  
2706 WILSHIRE BLVD.,  
LOS ANGELES, CA 90057

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

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City Edition

a newspaper of general circulation, printed and published weekly

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Case Number 387 141; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Mar 1

all in the year 1989..

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles

California, this 1st day of Mar., 19 89.

*M. Highley*  
Signature

**NATIONAL**  
MEDIA INC.

2706 WILSHIRE BLVD.,  
LOS ANGELES, CA 90057

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Proof of Publication of  
G 127397

PN Benefit Assesmt. Dist. for Phase II

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(2015.5 C.C.P.)

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Los Angeles Independent .....

Los Feliz-Silverlake Edition.....  
a newspaper of general circulation, printed  
and published weekly.....

in the City of Los Angeles.....  
County of Los Angeles, and which  
newspaper has been adjudged a newspaper  
of general circulation by the Superior Court  
of the County of Los Angeles, State of

California, under the date of Jan. 13 19 86,

Case Number 392.931.....; that the notice,  
of which the annexed is a printed copy (set  
in type not smaller than nonpareil), has  
been published in each regular and entire  
issue of said newspaper and not in any  
supplement thereof on the following dates,  
to-wit:

Mar 1

.....  
all in the year 1989..

I certify (or declare) under penalty of  
perjury that the foregoing is true and  
correct.

Dated at Los Angeles.....

California, this 1st.....day of Mar....., 1989...

[Signature]  
.....  
Signature

**NATIONAL**  
M E D I A I N G  
2706 WILSHIRE BLVD.,  
LOS ANGELES, CA 90057.

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G 127397

PN Benefit Assesmt. Dist. for Phase II

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RTD Planning Department  
425 S. Main Street, Los Angeles, CA 90013  
Phone: (213) 972-4845

Pub.: March 1, 1989

PUBLIC MEETINGS ON BENEFIT ASSESSMENT DISTRICTS

Name	Affiliation	Address	Phone
1. <i>Jan Estun</i>	<i>UC-174 Chamber</i>	<i>5019 No. Thanksgiving</i>	
2. <i>Jeanne Olwin</i>	<i>Tepaco</i>	<i>10 Universal City Plaza</i>	
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RTD  
PUBLIC MEETINGS ON BENEFIT ASSESSMENT DISTRICTS

Name	Affiliation	Address	Phone
1. HOWARD O. WATTS	Citizen	1021 N. Mariposa Ave. apt. 3 1/2	
2. Robert M. Lawson, Jr.	Robert M. Lawson Co	Los Angeles, Calif. 90029	
3. - - - - -		3445 Wilshire St. LA 90005	
4. KENDY LIN	EXECUTIVE MOTOR INN	603 S. NEWHAMPTON AVE. L.A. 90005	
5. Robert F. Felling	GRUBB + Ellis CO.	1000 Wilshire Blvd. LA CA 90024	
6. ROBERT HRTICA	LA-NECA	401 SHATTU PL LA 90020	
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Meeting Date: March 7, 1989

Sector: Proposed Wilshire District

Total Signatures on This Page: 5

PUBLIC MEETINGS ON BENEFIT ASSESSMENT DISTRICTS

Name	Affiliation	Address	Phone
1. <i>Laura L. Gans</i>		425 N. Palm Dr BH 90210	
2. <i>Robert N. Sherman</i>	Hollywood PAC	6500 Yucca #534 90028	
3. <i>Fran Offenhausser</i>	PROPERTY OWNER	1907 N. Sycamore	
4. <i>Marilyn Liberman</i>	H.P. Hollywood Heights Assn	2060 No. Sycamore	
5. <i>DOUG CARMAN</i>	KOLA.	HOLLYWOOD	
6. <i>P. TIM CREEDON</i>	LA CITIZEN	PO BOX 291405 LA 90029	
7. <i>Benjamin Blakom</i>	Citizen	1801 N. of the Sun LA 90067	
8. <i>Venus De Meis</i>	People's Choice	1520 W. Bronson Ave CA, OC 90024	
9. <i>Jon Silver</i>	Property Owner	6765-6773 Hollywood Blvd	
10. <i>SCOTT HALPER</i>	HOLLYWOOD PAC HOLLYWOOD HOMEOWNERS & TENANTS	1343 N. CITRUS AVE. HOLLYWOOD, CA 90028	
11. <i>TESO KLEIN</i>	CONCERNED CITIZEN	5523 HAROLD WAY #1	2
12. <i>Rick Williams</i>	" "	6540 Homewood Ave	
13. <i>AARON EPSTEIN</i>	Hollywood PAC ARTISAN PATIO	10870 RIVERSIDE DR #412 N. HOLLYWOOD, CA 91602	8
14. <i>HERBERT A. BECK</i>	AUDIO REFLECTS CO	1600 N. WESTERN AVE	
15. <i>Archie Dravel</i>	SHOT #4 DC	5333 Virginia Ave	
16. <i>Christy Shovel</i>	Greater Hollywood Civic	550. P.O. Box 1857 Hol	
17. <i>MARY KUSHNER</i>	4967 FRANKLIN	→ LOS ANGELES CA 90027	
18. <i>John WALSH</i>	6218 Yucca St DUNES MOTEL	CA. CA	
19. <i>MARTIN NAUDRIAN</i>	5625 SUNSET	5625 SUNSET	
20. <i>BERNIE LOHR-SCHMIDT</i>	Concerned Citizen	8033 Sunset #96, LA 90046	
21.			

Hand info to all below.

RTD

PUBLIC MEETINGS ON BENEFIT ASSESSMENT DISTRICTS

Name	Affiliation	Address	Phone
Sam Ruppel		322 S. Los Angeles St	
Greg Roberts 1401	Hart 500th St.	#3 North Hollywood Ca	
John NAVORJAN	DUNES M.D.T.E.	5625 SUNSET BL,	
Steve Kountz	HERE	5641 Hurd Bl	
P. Kim		1025 N. Vermont	
Beverly Freeman		2018 N. Vine St.	
Nahriya Mchedokh	13 <sup>th</sup> Council 3 <sup>rd</sup> Candidate	2100 No Blackhurst	
J. Bennett Kayser	CANDIDATE - 13 <sup>th</sup> C.D.	Box 26514 LA 90026	
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PUBLIC MEETINGS ON BENEFIT ASSESSMENT DISTRICTS

Name	Affiliation	Address	Phone
1. Howard O. Watts	Private Citizen	10217 1/2 Mariposa Ave Apt 3 1/2	LA 90029
2. SAM KIM	Hollywood Cedars	1301 N. VERMONT AV	
3. E. Kalman	agent, GEREALPROP	25850 L.A. CA 90025	
4. ERNE HUATUK	IDM CORP	5150 E P.C.H LONG BEACH	
5. Charles Vivanco	Hind. Presbyterian	1229 S. Frolo St.	
6. Tony KANF	HANSEN'S TUNES, INC	250 N. JUANITA	
7. RICHARD HULL	BRAILLE INSTITUTE	741 N. VERMONT 90029	LA
8. FRANK DUTRA	FRANK DUTRA Co	STE 405 - 500 SHATO PL	90020
9. Linda P. room	Carter Co.	680 Welshe Place	
10. PAUL JACOBS	"	"	
11. MICHAEL CALCOTTI	Assemblyman Mike Rios	625 S. New Hampshire Ave	
12. SHIRLEY HERRON	STUDENT	1927 SORT AV L.A. 90026.	
13. Tim Lyons	Trizec Properties	6255 Sunset Blvd 610	
14. T. A. Nelson	Property Owner in Hollywood	2563 Dearborn Dr., 90068	
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