

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, February 11, 2004
9:00 a.m.

Board of Supervisors Hearing Room, Room 381A
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72-hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **HEARINGS**
 - a. Azusa Municipal Service Review and Sphere of Influence Update.
 - b. West Hollywood Reorganization No. 97-1, detachment from the City of West Hollywood, annexation to the City of Los Angeles.
 - c. Protest Hearing on West Hollywood Reorganization No. 97-1.
4. **SPECIAL ITEMS**
 - a. Approve minutes of the meeting held January 28, 2004.
 - b. Municipal Service Reviews and Spheres of Influence Update.
 - c. Report on pending applications.
 - d. Approval of the January 2004 Operating Account Check Register.

5. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

6. **FUTURE MEETINGS**

February 25, 2004

March 10, 2004

7. **NEW BUSINESS**

This is the opportunity for commissioners to discuss matters not on the Posted Agenda (to be discussed and upon Commission approval placed on the Agenda for action at a future meeting).

8. **ADJOURNMENT MOTION**

STAFF REPORT

FEBRUARY 11, 2004

CITY OF AZUSA SPHERE OF INFLUENCE (SOI) UPDATE AND MUNICIPAL SERVICE REVIEW (MSR)

AGENDA ITEM NO. 3A

Agenda item 3a is consideration and approval of the Municipal Service Review for the City of Azusa and a corresponding sphere of influence update. In as much as this is the first Municipal Service Review presented to the Commission this report will provide background and introductory information indicating the requirements and purpose of these actions.

Background

Since 1971 LAFCOs have been required to develop and adopt a sphere of influence of each city and special district. A sphere is defined by Government Code §56076 as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.”

Developing spheres is central to the Commission’s purpose. Government Code §56425 states “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities . . .” LAFCO shall develop and adopt a sphere of influence for each city and special district.

Enacted in 2001, Assembly Bill 2838 requires LAFCOs, for the first time, to review and update spheres of influence at least once every five years.

In addition, AB 2838 creates an entirely new LAFCO obligation, stating that:

“In order to prepare and to update spheres of influence in accordance with Section 56425 the Commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the Commission.

The Commission . . . shall prepare a written statement of its determinations with respect to each of the following;

1. Infrastructure needs or deficiencies.
2. Growth and population projections for the affected area.
3. Financing constraints and opportunities.
4. Cost avoidance opportunities.
5. Opportunities for rate restructuring.
6. Opportunities for shared facilities.
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers.
8. Evaluation of management efficiencies.
9. Local accountability and governance.

The Commission has great latitude in how to gather information and perform these studies, including the ability to decide what portion of the County is appropriate for an analysis of specific types of services. Service reviews must be conducted before, or in conjunction with, an action to update a sphere of influence.

The State Office of Planning and Research has issued advisory guidelines to assist LAFCOs as they endeavor to comply with this requirement.

MSR and SOI Update for City of Azusa

To assist in undertaking a service review for the City of Azusa the Commission contracted with Citygate Associates, in cooperation with Braitman & Associates. They have conducted research and analysis and prepared the enclosed MSR and SOI Update report for the Commission's review and adoption.

This matter has been properly noticed and before taking action on the report the Commission should take public testimony on this matter.

Related Jurisdictional Changes

There are no related boundary changes proposed as a part of this approval.

Compliance with CEQA

It does not appear that conducting a MSR, which is essentially a study, is not by itself a "project" under the California Environmental Quality Act (CEQA). The interaction with CEQA occurs whenever a SOI is amended, since sphere changes are "projects" and subject to environmental review.

In the case of the City of Azusa, no change in the existing SOI is being proposed and therefore there is no “project” requiring the preparation of an environmental document such as an Environmental Impact Report or Negative Declaration.

Recommendation:

In consideration of information gathered and evaluated during the MSR for the City of Azusa, the following recommendations are provided for consideration by the Commission:

- 1) The City of Azusa Sphere of Influence not be expanded or revised at this time.

This recommendation is based on the fact that the City has no plans to expand its boundaries beyond the sphere of influence as evidenced by the fact the City General Plan does not extend beyond the sphere of influence, nor have requests been received from adjacent areas to be included within the City sphere.

- 2) Coincident with the annexation of the Monrovia Nursery Specific Plan to the City of Azusa, should that application be approved, the affected territory should be concurrently annexed to the San Gabriel Valley Municipal Water District and detached from the Three Valleys Municipal Water District.

This recommendation seeks to achieve coterminous, logical and orderly local governmental boundaries that are to the extent possible understandable to the public and consistent with providing adequate levels of service. The majority of the City is presently within the San Gabriel Valley Municipal Water District and is not within the Three Valleys Municipal Water District and this change would establish uniformity of boundaries without adversely affecting public services.

Recommendation (Continued)

- 3) Consideration should be given to making service area boundaries more logical and rational in the southern portion of the City by annexing the pockets and islands of unincorporated territory to the City utilizing the annexation procedures available in the Cortese/Knox/Hertzberg Local Government Reorganization Act.

Illogical and cumbersome municipal boundaries add public service costs related to the duplication of services, confusion regarding service providers and exclude residents of a community from political participation in municipal affairs. By annexing unincorporated pockets and islands these situations can be rectified.

- 4) The Commission adopt the staff report and the resolutions (i) making determinations and approving the Municipal Service Review for the City of Azusa and (ii) making determinations and Updating the Sphere of Influence for the City of Azusa

RESOLUTION No. _____

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS AND APPROVING THE
MUNICIPAL SERVICE REVIEW FOR THE CITY OF AZUSA**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the “Commission”), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to prepare a Municipal Service Review prior to amending the Sphere of Influence of any local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review for the City of Azusa; and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review report, including proposed determinations and his recommendations thereon; and

WHEREAS, on February 11, 2004, after being duly and properly noticed, this matter came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the approval of this municipal Service Review is not a project as defined by the provisions of the California Environmental Quality Act (CEQA)
2. The Commission adopts the following written determinations and approves the Municipal Service Review for the City of Azusa:

A. Infrastructure Needs and Deficiencies

The existing City infrastructure for water supply, sewers, natural gas, telephone service and electricity is sufficient to handle projected increases or can be expanded to meet the needs.

B. Growth and Population

As of 2000, there were 45,948 residents of the City, with 13,061 dwelling units and an average household size of about 3.52. Projections are that the City will continue to experience population growth as new projects are approved.

C. Financing Constraints and Opportunities

In the past few years the City's financial condition has improved and the City continues to act to improve its financial condition, even in the face of the State's budget uncertainties. Azusa requires new developments to "pay their own way." The City's fiscal impact analysis of the Monrovia Nursery Specific Plan concluded that methods can be imposed to pay for new services that ensure added costs are borne by new development, resulting in a neutral fiscal impact for the existing city residents.

D. Cost-Avoidance Opportunities

Providing a full array of municipal services may allow the City to bring about economies by implementing functional reorganizations and realignments, performance measurements, and other management tools.

E. Opportunities for Rate Restructuring

Azusa Light & Water has maintained the lowest electric and water rates in the San Gabriel Valley. There are no apparent governmental options that would lead to a restructuring of rates charged by the City for services provided.

F. Opportunities for Shared Facilities

Significant sharing of facilities already occurs such as contracting with the County Fire Protection District for service within the City and utilizing a regional wastewater treatment plant.

G. Government Structure Options

Since the City provides a wide range of services, there is less opportunity for traditional forms of government reorganizations such as detaching from regional service agencies or creating subsidiary districts governed by the City Council.

H. Management Efficiencies

Azusa exhibits the characteristics of a well-managed city that operates efficiently and serves residents effectively. The City has initiated programs to consistently evaluate and improve services to its residents.

I. Local Accountability and Governance

The City's relatively compact boundaries enhance the ability of the public to participate in municipal activities. City Council meetings are televised. Newsletters are sent to all households.

The City holds community workshops, neighborhood meetings and other outreach activities to ensure matters are discussed with the broadest public input possible.

3. The Executive Officer is hereby authorized and directed to mail a certified copy of this resolution to the City of Azusa.

PASSED AND ADOPTED this 11th day of February 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

RESOLUTION No. _____

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS AND APPROVING AN UPDATE TO
THE SPHERE OF INFLUENCE OF THE CITY OF AZUSA**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the “Commission”), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to determine and update the Sphere of Influence of each local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review and Sphere of Influence Update for the City of Azusa, and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review and Sphere of Influence Update report, including proposed determinations and recommendations; and

WHEREAS, on February 11, 2004, after being duly and properly noticed, this matter came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the approval of this Sphere of Influence Update is not a project as defined by the provisions of the California Environmental Quality Act (CEQA) since no change in the boundary of the Sphere of Influence is being approved.
2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the City of Azusa and:

A. Present and Planned Land Uses in the Area

Land within the sphere is largely built out and consists of residential, commercial, industrial, institutional, open space and agricultural uses. The majority is within the City boundaries. The City is in the process of revising and updating its General Plan, which was last adopted in 1983.

Zoning within the sphere of influence varies, consisting primarily of residential, commercial and industrial designations. Land within the City is subject to the City's zoning ordinance. Unincorporated land within the sphere of influence is governed by the County's zoning ordinance, the majority of is residential. The City has pre-zoned the Monrovia Nursery property as SP-6 (Specific Plan) to replace existing single family-residential and residential-agricultural zoning designations on the site.

It should be noted that the City has applied to LAFCO to annex the Monrovia Nursery property. This property is within the existing sphere of influence.

B. Present and Probable Need for Public Facilities and Services in the Area

The City provides municipal services to a population of about 46,000. These services include representation and advocacy, electrical power, law enforcement, land use planning and building regulation, library services, public parks and recreation, refuse collection and recycling, water supply, street lighting, street maintenance, storm water disposal, transit services and wastewater collection.

With the exception of the Monrovia Nursery property the unincorporated lands within the sphere of influence are largely developed and already receiving public services typical of unincorporated properties, including law enforcement by the County Sheriff, sanitation collection and treatment by the County Sanitation District and fire protection from the Los Angeles Consolidated Fire Protection District. Some services provided by the City include parks, recreation, library and senior services are available to adjacent and nearby unincorporated areas.

The Monrovia Nursery Specific Plan, if annexed to the City and implemented, will result in development of up to 1,250 dwelling units, commercial uses, an elementary school, public parks and a future transit center. This and other uses within the City will require a full range of municipal services comparable to developed properties presently within the City.

C. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

Properties within the City of Azusa receive services from a variety of local agencies. With regard to the public services provided by the City, the City has demonstrated that it has capacity or can develop sufficient capacity, to serve existing uses and those that would be allowed by the build out of the General Plan, including the Monrovia Nursery Specific Plan.

D. Existence of Any Social or Economic Communities of Interest

The City of Azusa is a compact community that has existed in the San Gabriel Valley and County of Los Angeles for more than 100 years. The City has a high degree of community identity. Moreover, the developed unincorporated "pockets" interspersed within areas of the City due to their location in relationship to the City appear to be part of a social and economic community of interest that includes the City area.

3. The Commission has determined the City of Azusa Sphere of Influence not be revised or expanded at this time.
4. The Executive Officer is hereby authorized and directed to mail a certified copy of this resolution to the City of Azusa.

PASSED AND ADOPTED this 11th day of February 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

STAFF REPORT

FEBRUARY 11, 2004

CITY OF WEST HOLLYWOOD REORGANIZATION NO. 97-1

AGENDA ITEM NO. 3B

Agenda Item No.3b is a request initiated by the City of West Hollywood, for the Commission to make a determination regarding the City of West Hollywood Reorganization No. 97-1, pursuant to Government Code Section 56880, and to hold a protest hearing on the matter pursuant to Government Code section 57000, et seq., as permitted by Government Code sections 56662 and 56663.

Related Jurisdictional Changes:

The related jurisdictional changes include detachment of said territory from the City of West Hollywood, detachment from the Consolidated Fire Protection District of Los Angeles County (CFPD), withdrawal from the Los Angeles County Public Library and annexation of the same said territory to the City of Los Angeles. The proposal also includes amendments to the sphere of influence for the City of West Hollywood and the City of Los Angeles and the Los Angeles County Consolidated Fire Protection District (CFPD).

Purpose:

The purpose of this request is to place the property owner's adjacent parcels within the same jurisdiction.

Background:

In April 1966, the City of Los Angeles, the City of West Hollywood, the County of Los Angeles and Bernard and Janice Tohl entered into a settlement agreement as a result of a lawsuit (Bernard G. Tohl and Janet Tohl, Trustees Under Trust Agreement Dated September 20, 1979 v. City of West Hollywood, County of Los Angeles and City of Los Angeles). According to the terms of the settlement agreement, the Cities of West Hollywood and Los Angeles entered into an agreement for a reorganization of territory, whereby, the City of West Hollywood agreed to detach the subject property and the City of Los Angeles agreed to annex the subject property. West Hollywood subsequently filed an application to initiate proceedings for a change of organization (City of West Hollywood Resolution No. 97-1699). The application was filed with LAFCO on May 23, 1997.

Location and Topography:

The subject property is generally located in the vicinity of 417 Westmount Drive, West Hollywood, referenced as "Exhibit A". The major surface streets servicing the area are Westmount Drive and La Cienega Boulevard to the east, Melrose Avenue to the north, Beverly Boulevard to the south and San Vicente Boulevard to the west. The subject territory is composed of flat terrain.

Population, Land Density, Land Area and Assessed Land Valuation:

The subject property is uninhabited and encompasses approximately .18 acres of territory within the City of West Hollywood. The assessed value of land is \$49,142.

Land Use

The subject property is utilized for parking and supports the adjacent commercial uses. It is currently zoned P (Parking). The surrounding City of Los Angeles land use is commercial and is zoned C2 (Neighborhood Office Commercial). The surrounding land use in the City of West Hollywood is low density residential and commercial. The proposal is consistent with the City of Los Angeles General Land Use Plan.

Rezoning:

On July 20, 1999, the Los Angeles City Council adopted a zone change/general plan amendment for the subject property from R-1 (Residential-Single Family Dwelling) to (T) (Q) P-1VL (Parking).

Need for Organized Community Services and Governmental Controls

The level and range of services will be similar to or greater than the level of services currently being provided by the City of West Hollywood.

Boundaries and Lines of Assessment

The property boundaries are definite and do not conflict with lines of assessment or ownership.

Environmental Impact

The City of West Hollywood, acting as lead agency for the purposes of compliance with the California Environmental Quality Act (CEQA), approved a negative declaration for the project. The Notice of Determination was filed on December 23, 1996.

Sphere of Influence:

The proposed reorganization will require concurrent amendments to the spheres of influence for the City of Los Angeles, the City of West Hollywood, and the Los Angeles County Consolidated Fire Protection District. The Commission must thereby make the relevant findings and determinations, pursuant to Government Code Section 56425.

Protest Hearing:

Government Code sections 56662 and 56663 permit the commission to make determinations and conduct protest proceedings on a proposal for changes of organization involving annexations and detachments and reorganizations involving both without notice, hearing or an election, where the owners of land within the affected territory have given their written consent to the change of organization or reorganization. The Tohls, as the sole landowners have given their consent, and therefore, the commission may also hold the protest hearing at this time pursuant to Government Code section 57000, et seq. As the territory is uninhabited, and the Tohls are the only property owners, only the Tohls may

file a written protest.

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Conclusion:

The proposed reorganization is a logical change of boundaries between the Cities of West Hollywood and Los Angeles.

Recommendation:

1. Acting in its role as a responsible agency with respect to Reorganization No. 97-1, pursuant to State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the negative declaration adopted by the City of West Hollywood, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. LAFCO finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference, the negative declaration previously prepared by the lead agency, in connection with its approval of the project.
2. Approve the requested amendment to the sphere of influence of the City of West Hollywood, the City of Los Angeles and the Los Angeles County Consolidated Fire Protection District, and make the following determinations, in accordance with Government Code Section 56425:
 - a. ***The present and planned land uses in the area, including agricultural and open-space lands.*** The proposal will not have an impact on agricultural or open-space lands.
 - b. ***The present and probable need for public facilities and services in the area.*** The subject territory is currently undeveloped and uninhabited. There are no future plans for development. Services to the subject territory will be provided at the current or greater level by the City of Los Angeles as is set forth in (c) below.
 - c. ***The present capacity of public facilities and adequacy of public facilities and adequacy of public services that the agency is authorized to provide.*** There are adequate public facilities and services available to service the site.

Animal Control Services - will be assumed by the City of Los Angeles.

Fire Services - will be assumed by the City of Los Angeles.

Police Services - will be assumed by the City of Los Angeles.

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Recommendations (Continued)

Sewer Services – the City of West Hollywood has requested that the West Hollywood Sewer Assessment continue to be applied to the territory because its sewer system serves the subject area.

Utilities - will be assumed by the City of Los Angeles Department of Water and Power

- d. ***The existence of any social or economic communities of interest in the area.***
The amendments will place both of the property owner's parcels under one jurisdiction.
3. Adopt the resolution making determinations approving and ordering the annexation of said subject territory to the City of Los Angeles and detachment of the same said territory from the City of West Hollywood and the Los Angeles County Consolidated Fire Protection District.
4. Instruct the Executive Officer, pursuant to Government Code section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results.
5. Based on the results of the protest hearing, either terminate the reorganization proceedings if a majority protest exits or adopt a resolution ordering West Hollywood Reorganization No. 97-1 subject to the terms and conditions contained in the resolution making determinations.

**RESOLUTION
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS FOR APPROVAL OF
CITY OF WEST HOLLYWOOD REORGANIZATION NO. 97-1
AND AMENDING THE SPHERES OF INFLUENCE FOR THE CITIES OF WEST
HOLLYWOOD AND LOS ANGELES AND THE LOS ANGELES COUNTY FIRE
PROTECTION DISTRICT**

WHEREAS, the City of West Hollywood adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the reorganization of territory, including the detachment of the territory herein described from the City of West Hollywood and the Los Angeles County Consolidated Fire Protection District, withdrawal from the Los Angeles County Library and its annexation to the City of Los Angeles; and

WHEREAS, the principal reason for this reorganization is to place the property owner's adjacent parcels within the same jurisdiction; and

WHEREAS, a description of the boundaries and map of the proposal is set forth in Exhibits "A" and "B," attached hereto and by this reference incorporated herein; and

WHEREAS, the subject territory is uninhabited and consists of .18 ± acres; and

WHEREAS, the short-form designation given this proposal is "City of West Hollywood Reorganization No. 97-1;" and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on February 11, 2004, after being duly and properly noticed, this proposal came on

for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 97-1, pursuant to State CEQA Guidelines Section 15096, LAFCO certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the negative declaration adopted by the City of West Hollywood, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. LAFCO finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference, the negative declaration previously prepared by the lead agency, in connection with its approval of the project.

2. The Commission hereby amends the spheres of influence of the City of West Hollywood, the City of Los Angeles , and the Los Angeles County Consolidated Fire Protection District, and makes the following determinations in accordance with Government Code Section 56425:

a. Present and planned land uses in the area:

The proposal will not have an impact on agricultural or open-space lands. The present land use is low density residential and commercial. The City of Los Angeles has pre- zoned the subject territory P (Parking).

b. Present and probable need for public facilities and services:

The subject territory is currently undeveloped and uninhabited. There are no future plans for development. Services to the area will be provided at the current or greater level by the City of Los Angeles and is set forth in (c) below.

c. The present capacity of public facilities:

There are adequate public facilities and services available to the service the site.

Animal Control Services - will be assumed by the City of Los

Angeles.

Fire Services - will be assumed by the City of Los Angeles.

Police Services - will be assumed by the City of Los Angeles.

Sewer Services – the City of West Hollywood has requested that the West Hollywood Sewer Assessment continue to be applied to the territory because its sewer system serves the subject area.

Utilities - will be assumed by the City of Los Angeles Department of Water and Power

d. The existence of any social or economic communities of interest:

The subject territory does not contain any communities of social or economic interest.

3. A description of the boundaries and map of the proposal, as approved by this

Commission, is set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.

4. The subject territory consists of .18 ± acres, is uninhabited, and is assigned the following distinctive short form designation:

"City of West Hollywood Reorganization No.97-1"

5. Any resolution ordering such reorganization shall be made subject to the following terms and conditions:

- a. Annexation of the subject territory to the City of Los Angeles.
- b. Detachment of the subject territory from the City of West Hollywood.
- c. Detachment of the subject territory from Los Angeles County Consolidated Fire Protection District.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the City of Los Angeles may legally impose.
- e. The regular County assessment roll shall be utilized by the City of Los Angeles.

- f. The subject territory will not be taxed for existing bonded indebtedness of the City of West Hollywood or the Los Angeles County Consolidated Fire Protection District.

6. The Commission shall initiate and conduct protest proceedings pursuant to Government Code Section 57000, *et seq.*
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner and as provided in Government Code Section 56882 .

PASSED AND ADOPTED this 11th day of February 2004.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer