



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

**HILLCREST COMMERCIAL CORE
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT**

JUNE 2015

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA
STREETS & HIGHWAYS CODE AND THE
SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT ORDINANCE
OF THE SAN DIEGO MUNICIPAL CODE

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SECTION I. EXECUTIVE SUMMARY

PROJECT: Hillcrest Commercial Core Maintenance Assessment District (“District”)

APPORTIONMENT METHOD: Linear Front Foot (“LFF”)
 Building/Lot Square Footage (“BSF”)

**TABLE 1 – SUMMARY INFORMATION – ZONE A
 (PARCELS WITH STREET TREES)**

	FY 2015	FY 2016 (1)	Maximum Authorized
Total Parcels Assessed:	8	8	
Total Estimated Assessment:	\$19,999.50	\$19,999.50	
Total Number of Units:			
LFF	1,191.00	1,191.00	
BSF	117,597.00	117,597.00	
Unit Assessment Rate			
\$/LFF	\$7.187448	\$7.187448	\$8.633940
\$/BSF	\$0.097275	\$0.097275	\$0.116852
Estimated Assessment Revenue			
\$/LFF	\$8,560.25	\$8,560.25	
\$/BSF	\$11,439.25	\$11,439.25	

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

**TABLE 2 – SUMMARY INFORMATION ZONE B
(PARCELS WITHOUT STREET TREES)**

	FY 2015	FY 2016 (1)	Maximum Authorized
Total Parcels Assessed:	69	69	
Total Estimated Assessment:	\$70,183.43	\$70,183.43	
Total Number of Units:			
LFF	5,729.00	5,729.00	
BSF	380,034.00	380,034.00	
Unit Assessment Rate			
\$/LFF	\$6.356214	\$6.356214	\$7. 635418
\$/BSF	\$0.088857	\$0.088857	\$0.106740
Estimated Assessment Revenue			
\$/LFF	\$36,414.75	\$36,414.75	
\$/BSF	\$33,768.68	\$33,768.68	

1. FY 2016 is the City’s Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated Factors may vary from prior year due to parcel changes.

DISTRICT HISTORY: The District was formed in 2006 in compliance with Proposition 218. A property owner ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, approved the assessments and the annual cost indexing provisions.

ANNUAL COST INDEXING: The assessments are authorized to increase by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) not to exceed 5% of the previous year’s rate. However, if SDCPI-U is higher than 5%, the excess can be cumulatively reserved and can be added to the SDCPI-U in years in which the SDCPI-U is less than 5%.

BONDS: No bonds will be issued in connection with this District.

SECTION II. BACKGROUND

A. INTRODUCTION

The Hillcrest Commercial Core Maintenance Assessment District was established during FY 2006. The District was formed in compliance with the provision of Proposition 218. An assessment ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, were in support of the assessments and services and improvements the assessments fund.

This report constitutes the annual update of the Engineer's Report for the City of San Diego ("City") Hillcrest Commercial Core Maintenance Assessment District for Fiscal Year ("FY") 2016 which provides updated information regarding the budget and factors that affect the assessment. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the "Ordinance") Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act"), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2015 and ending June 30, 2016 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2016 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot protest procedure in order to establish the FY 2016 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor Parcel Number by the San Diego County ("County") Assessor's Office as shown on the last equalized roll of the assessor.

A Public Hearing will be scheduled where public testimony will be heard by the City Council. Following the conclusion of the Public Hearing, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2016.

SECTION III. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Diagram titled “Assessment Diagram of the City of San Diego Hillcrest Commercial Core Maintenance Assessment District” contained within this report in Section VI.

The District is generally located along University Avenue from 1st Avenue to 6th Avenue and encompasses Washington to Pennsylvania Streets, and 4th Avenue to 6th Avenue. The non-profit Hillcrest Business Improvement Association Inc. manages the District. Two Zones were created based on the level of special benefit received by the properties. Zone A includes the trimming of street trees and Zone B does not include street trees; the Boundary Diagram outlines the location of the Zones.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described as follows:

- Increased security services;
- Debris and litter removal;
- Enhanced litter containers;
- Leaf sweeping and debris removal;
- Steam cleaning of sidewalks;
- Increased trash pick-up;
- Tree trimming;
- Operation of enhanced street lighting;
- Special Projects – Acquisition of litter containers;
- Administration/Corporate Operations/Outreach including:
 - District management
 - Overseeing of contract
 - Relations with City and Council office
 - Relations with property owners
 - Relations with the former Redevelopment Agency, and Community Planning Groups
 - Insurance
 - Legal and accounting management
 - Office related expenses

TABLE 3 - SERVICE FREQUENCY BY BENEFIT ZONE

Service	Zone A Frequency	Zone B Frequency
Janitorial services	5 days per week	5 days per week
Tree trimming (18 Ficus trees)	Annual	N/A
Security services	5 – 7 days per week	5 – 7 days per week
Sidewalk Steam cleaning	3 times per year	3 times per year
Special projects: Acquisition of litter containers	As determined, costs expended equally between each Zone	As determined, costs expended equally between each Zone
Administration/Corporate Operations	Monday – Friday	Monday – Friday

Plans and specifications for these improvements to be maintained by the District are on file with the City Engineer’s office and by reference are made part of this Report. The specifications for the maintenance to be performed are contained in a City contract with the Hillcrest Business Improvement Association which is incorporated herein by reference. These documents are on file with the City Clerk and the City Planning and Community Investment Department and are available for public inspection during normal business hours.

C. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of improvements, services and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements, services or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, and painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the lighting improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District; or providing security and homeless patrols and other activities related to maintaining security.

SECTION IV. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

TABLE 4 – ESTIMATE OF COSTS

	FY 2013/14	FY 2014/15	FY 2015/16
HILLCREST COMMERCIAL CORE MAD	BUDGET	BUDGET	PROPOSED
BEGINNING BALANCE	\$40,000	\$10,000	\$0
Revenue			
Assessments	\$90,183	\$90,183	\$90,183
General Benefit Portion (Non Assessment Sources)		\$9,147	\$7,565
TOTAL OPERATING REVENUE	\$90,183	\$99,330	\$97,748
TOTAL REVENUE AND BALANCE	\$130,183	\$109,330	\$97,748
Expense			
Contractual	\$78,182	\$78,129	\$86,704
Incidentals / Administration ¹	\$7,982	\$7,000	\$3,607
Utilities	\$0	\$0	\$0
Special Projects	\$35,000	\$15,182	\$0
Contingency Reserve ²	\$9,019	\$9,019	\$7,437
TOTAL EXPENSE	\$130,183	\$109,330	\$97,748
BALANCE	\$0	\$0	\$0

Notes:

1. Includes City Administration Fee for all fiscal years shown; FY 2013/14 and FY 2014/15 figures include certain overhead contractual amounts which have been re-categorized and shifted to the contractual expense line item for FY 2015/16.
2. The contingency may build a reserve for the District for funding emergency needs or other projects.

SECTION V. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of the Assessment Law. Based on recent court opinions, the City requested the reevaluation of the separation of general and special benefits in the annual update to the Engineer’s Report.

Proper maintenance and operation of landscaping, street trees, streetlights, sidewalks, gutters and litter removal provides special benefit to properties within the District by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. These special benefits are benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, separation and quantification of the “special benefits” associated with the improvements/services are illustrated in the following equations:

$\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$

$\text{General Benefits} = \text{City Standard} + \text{External Benefits}$

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements/services.

CITY STANDARD

The District will continue to receive the standard level of service provided to the public at large under City funded and administered programs. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

EXTERNAL BENEFITS

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Public safety benefits of the improvements may accrue to persons traveling through the improvements (incidental beneficiaries). Based on a review of the spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements does not confer benefit to properties outside District.

To quantify the benefit to persons traveling through the District, a traffic study was completed to isolate the estimated “pass-through” traffic along each segment. Pass-through traffic is traffic that has neither an origin nor destination within the defined area, which provides a reasonable means of quantifying benefits not accrued to property within the District.

Additionally, improvements have been reviewed to determine the potential amount of benefit to Pass-through traffic. Since much of the District budget is for improvements that are a direct benefit to property within the District such as sidewalk spraying, gutter clean up and utility costs, the potential benefit to Pass-through traffic was considered low and was factored into the traffic counts.

It is estimated that as much as 6.93% of the total benefit may accrue to the public at large as incidental beneficiaries passing through the District. The estimated costs associated with these “general benefits” have been quantified and will not be funded by the assessments.

SPECIAL BENEFIT

Parcels within the District receive a special benefit resulting from the maintenance and services and improvement provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.
- Protection and improvement of views, scenery and other permanent public facility resources for property in the District and preservation of public assets maintained by the District.
- Enhanced safety of property in the District and reduced liability risk.
- Improved illumination of property in the District.
- Improved access to property in the District due to cleaner and safer sidewalks and improved lighting.
- Improved nighttime visibility for the local access of emergency vehicles.
- Improved safety and traffic circulation to and from parcels.
- Increased deterrence of crime and aid to police and emergency vehicles.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. At the time of formation, the Improvements were reviewed and a formula was established to apportion the maintenance costs based on special benefit.

The method of assessment established at the time of the District's formation is based on a combination of two factors; Linear Front Footage ("LFF"), and the Building Square Footage/parcel area ("BSF"). BSF and LFF are directly correlated with the population density and current or potential use of the property. These factors are both good determinates of relative benefit to property, and since the population density in the Hillcrest area (and height of buildings) is average for an urbanized area a 50/50 split of the assessments was deemed to be reasonable.

The total assessment for each parcel is the sum of the assessment calculated by the application of each factor.

LINEAR FRONT FOOTAGE FACTOR

The Linear Front Footage Factor is a measure of a parcel's proportionate share of the LFF of the total LFF length of the public right-of-way for which the District is providing enhanced and increased maintenance, beautification, and other property related services provided by the District. Fifty percent (50%) of the total amount assessed is apportioned to each parcel with a zone based on LFF.

BUILDING/LOT SQUARE FOOTAGE

The Building Square Footage is a measure of a parcel's proportionate contribution to the intensity of use of the public right-of-way. Fifty percent (50%) of the total amount assessed is apportioned to each parcel with a zone based on BSF. Improved parcels are levied based on building square footage, while unimproved parcels are levied on 1/3rd of the parcel area.

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based the LFF of the property along the improvement/service corridor and the BSF of building square footage for improved property and 1/3rd of parcel area of unimproved property.

<p>LFF = Linear Front Footage</p> <p>BSF = Building Square Factor/Parcel Area</p>

Shown below are calculations for various sample parcels.

- **Improved Commercial Property with 50-foot frontage, 5,000 square feet of building on .10 acres**
LFF = 50.00 LFF
BSF= 5,000 BSF

- **Unimproved Property with 75-foot frontage, on .10 acres**
LFF = 75.00 LFF
BSF= 4,356 sq ft of parcel area*.33=1,452 BSF

The total assessment for each parcel in the District is based on the calculated LFF and BSF for the parcel and the applicable unit assessment rate, as shown in the following equation:

<p>Total Assessment = Total LFF x LFF Assessment Rate +Total BSF x BSF Assessment Rate</p>
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D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This Assessment Range Formula was approved by the property owners at the time the District was formed. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The maximum authorized assessment established in the Fiscal Year 2006 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U not to exceed 5% of the previous year's rate. In the event that the annual change in SDCPI-U exceeds 5%, a percentage change in excess of 5% can be cumulatively reserved and can be added to the annual change in the SDCPI-U for years in which the SDCPI-U is less than 5%. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see www.bls.gov), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

SECTION VI. ASSESSMENT DIAGRAM

The parcels within the Hillcrest Commercial Core Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District and the Zones of benefit is on file with the City Clerk.

Hillcrest Commercial Core Maintenance Assessment District



Vicinity Map



- Benefit Zone A
- Benefit Zone B
- District Boundary



Parcel Data From
San Diego County SanGis,
Publication Date 2014-06-02



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SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing the Fiscal Year 2016 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

City of San Diego
Hillcrest
Maintenance Assessment District
Assessment Roll FY 2015

Assessor's Parcel Number	Owner Name	Zone	Square Footage	Lot Front Footage	FY 2015 Assessment
444-671-12-00	FIFTH&UNIVERSITY PARTNERS L P	A	41,647	256	\$5,891.20
452-056-16-00	MARSHALL LEONG INVESTMENT GROUP INC	A	6,700	285	\$2,700.16
452-056-17-00	KOPPEL INTER VIVOS TRUST 06-16-93	A	8,210	50	\$1,158.00
452-056-18-00	OHARA JUDITH F G FAMILY TRUST 09-02-97	A	5,000	50	\$845.74
452-056-19-00	JADALLAH CHARLES&JANINE	A	9,150	50	\$1,249.44
452-056-20-00	JADALLAH CHARLES&JANINE	A	28,190	251	\$4,546.22
452-056-26-00	EHRENBERG ROBERTA S TR&EHRENBERG ELLEN L TR&I	A	10,200	50	\$1,351.58
452-056-27-00	HILLCREST-BRS ASSOCIATES L L C	A	8,500	199	\$2,257.14
444-661-14-00	BAEZA INVESTMENTS L L C	B	3,121	45	\$563.34
444-661-24-00	ASSISTANCE LEAGUE OF GREATER SAN DIEGO	B	5,813	90	\$1,088.58
444-661-27-00	142 D M G GROUP L L C	B	7,023	114	\$1,348.64
444-662-10-00	THIRD&UNIVERSITY L L C	B	4,410	135	\$1,249.94
444-662-11-00	C V K INC	B	6,723	295	\$2,472.46
444-671-08-00	JADALLAH CHARLES&JANINE	B	13,809	50	\$1,544.84
444-671-09-00	AMERICAN COMMERCIAL EQUITIES L L C	B	6,210	155	\$1,537.02
444-671-10-00	SHOLEH L L C	B	7,687	45	\$969.06
444-671-11-00	MALAMUT MICHAEL L	B	5,991	45	\$818.36
444-671-13-00	FIFTH&UNIVERSITY PARTNERS L P	B	2,249	47	\$498.58
444-671-14-00	HILLCREST RETAIL DEVELOPMENT L L C	B	4,303	50	\$700.16
444-671-15-00	HILLCREST RETAIL DEVELOPMENT L L C	B	2,115	47	\$486.66
444-671-16-00	HILLCREST FIFTH AVE L L C	B	6,499	50	\$895.28
444-671-17-00	HILLCREST FIFTH AVE L L C	B	13,000	100	\$1,790.76
444-671-18-00	FUNKE THOMAS M	B	5,420	50	\$799.42
444-672-06-00	KATZ PETER R&TERESA M FAMILY TRUST 06-09-98	B	10,361	116	\$1,657.96
444-672-07-00	KATZ PETER R&TERESA M FAMILY TRUST 06-09-98	B	1,067	50	\$412.62
444-672-08-00	KELLY BEVERLY A FAMILY TRUST 06-17-04	B	8,007	50	\$1,029.28
444-672-09-00	KELLY BEVERLY A FAMILY TRUST 06-17-04	B	5,421	50	\$799.50
444-672-11-00	KATZ PETER R&TERESA M FAMILY TRUST 06-09-98	B	1,132	35	\$323.04
452-055-01-00	GUMUSTEKIN FAMILY TRUST 10-22-10	B	2,553	67	\$652.72
452-055-02-00	MARX H LTD PARTNERSHIP	B	4,257	67	\$804.12
452-055-31-00	UPTOWN 141	B	8,077	135	\$1,575.78
452-055-32-00	WALGREEN CO	B	8,000	135	\$1,568.94
452-055-50-00	PATHFINDER UNIVERSITY L L C	B	5,026	135	\$1,304.68
452-056-01-00	UPTOWN UNIVERSITY L L C	B	16,943	135	\$2,363.58
452-056-13-00	JASAITIS MICHAEL J SEPARATE PROPERTY REVOCABLE	B	2,629	50	\$551.42
452-056-14-00	JASAITIS MICHAEL J SEPARATE PROPERTY REVOCABLE	B	5,813	50	\$834.34
452-056-15-00	ARKO LOUIS TR (DCSD)	B	6,017	50	\$852.46
452-056-21-00	KG VENTURES	B	3,900	131	\$1,179.20
452-056-22-00	KG VENTURES	B	4,120	50	\$683.90
452-056-23-00	ARKO CAROL A TR	B	3,371	50	\$617.34
452-056-24-00	PERNICANO FAMILY TRUST 10-23-89	B	5,000	50	\$762.10
452-056-25-00	COHEN FAMILY TRUST 02-03-83	B	5,027	50	\$764.48
452-056-28-00	THRIFTY PAYLESS <LF>	B	3,339	200	\$1,567.94
452-056-29-00	BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DI	B	3,485	104	\$970.70
452-056-30-00	BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DI	B	3,194	197	\$1,535.98
452-056-31-00	HILLCREST-BRS ASSOCIATES L L C	B	3,194	97	\$900.36
452-056-35-00	KG VENTURES	B	11,531	135	\$1,882.70

City of San Diego
Hillcrest
Maintenance Assessment District
Assessment Roll FY 2015

Assessor's Parcel Number	Owner Name	Zone	Square Footage	Lot Front Footage	FY 2015 Assessment
452-063-44-00	C B FAMILY TRUST 10-07-05	B	3,329	50	\$613.62
452-063-45-00	COX CALIFORNIA PCS INC <LF> SNYDER DAVID R SR TRI	B	8,310	100	\$1,374.02
452-063-46-00	COX CALIFORNIA PCS INC <LF> JACOBS DIANA W TR	B	3,250	50	\$606.60
452-063-47-00	KLEEGER BRUCE&BRENDA F	B	654	50	\$375.92
452-063-48-00	ZELLMANN DONALD W	B	4,800	50	\$744.32
452-063-49-00	ZELLMANN DONALD W	B	2,251	50	\$517.82
452-063-50-00	S WILSON UPTOWN INC	B	12,449	50	\$1,423.98
452-063-51-00	R C COMMERCIAL HOLDINGS L L C	B	2,281	47	\$501.42
452-063-52-00	BALZAC PROPERTIES II <LF> ROBINSON AVENUE SAN DI	B	21,785	437	\$4,713.42
452-063-53-00	SUTER JOYCE S TRUST 01-07-11	B	3,500	100	\$946.62
452-063-54-00	SUTER JOYCE S TRUST 01-07-11	B	700	42	\$329.16
452-063-55-00	3737 5TH L L C	B	10,413	100	\$1,560.88
452-063-56-00	WATSON THOMAS A	B	2,192	50	\$512.58
452-063-57-00	BUSALACCHI JOE&LISA FAMILY TRUST 01-14-94	B	1,729	35	\$376.10
452-063-58-00	BUSALACCHI JOE&LISA FAMILY TRUST 01-14-94	B	853	41	\$336.40
452-063-59-00	ONCINA FAMILY REVOCABLE INTER VIVOS 2000 TRUST 0	B	2,000	0	\$177.70
452-063-60-00	COLLURA PROPERTIES L L C	B	4,065	75	\$837.92
452-063-61-00	3737 5TH L L C	B	1,600	50	\$459.98
452-063-62-00	3737 5TH L L C	B	1,600	50	\$459.98
452-063-63-00	EVANS LESLEE TRUST 10-30-02	B	1,200	50	\$424.44
452-063-64-00	OBI II L L C	B	4,883	146	\$1,361.90
452-103-02-00	KATZ PETER R TRUST 06-09-97	B	6,363	75	\$1,042.10
452-103-03-00	UPTOWN VENTURES L L C	B	6,551	62	\$976.18
452-103-04-00	COOPER ADRIAN E&DOROTHY M TRUST 10-18-90	B	601	42	\$320.36
452-103-05-00	UPTOWN VENTURES LLC	B	4,877	45	\$719.38
452-103-06-00	UPTOWN VENTURES LLC	B	9,007	75	\$1,277.04
452-103-07-00	HILLCREST TOWERS L L C	B	15,150	75	\$1,822.90
452-103-08-00	WRIEDT FAMILY TRUST B 11-10-86	B	5,303	50	\$789.02
452-103-09-00	UPTOWN VENTURES L L C	B	7,757	50	\$1,007.06
452-103-10-00	SIXTH&ROBINSON L L C	B	4,744	125	\$1,216.06
Totals			497,631	6,920	\$90,182.60

CITY OF SAN DIEGO

HILLCREST COMMERCIAL CORE MAINTENANCE ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Clerk of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2015.

Elizabeth Maland, City Clerk
City of San Diego
State of California