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**From:** Stephen Goldberg <stephen.goldberg@practicallawyer.com>  
**Sent:** Friday, October 9, 2020 1:08 PM  
**To:** Michael Jenkins <Michael.Jenkins@bbklaw.com>  
**Cc:** bambamx33@aol.com; Stephen Goldberg <stephen.goldberg@practicallawyer.com>  
**Subject:** Hermosa Beach-Greenwich Undergrouding District

**CAUTION - EXTERNAL SENDER.**

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Michael:

I have been asked by a number of Hermosa Beach residents to reach out to you regarding the pending action/vote re: undergrounding utilities in what has been referred to as the "North Greenwich Village Undergrounding District".

In general, these residents are concerned about the process (or lack thereof) which appears to be heading toward a vote by ballot which expires next week. The biggest concern has to do with the fact that they never received any sort of Notice that this was happening prior to the City Council vote and mailing of the ballots, and were then given a relatively short period of time in which to try to understand what is going on. By the time people had any real information to enable them to engage in meaningful discussion, many people had already voted, and further, the COVID-19 pandemic has made it particularly difficult to gather neighbors together.

From what they have been able to ascertain, a small group of residents have spent the past several years trying to get signatures evidencing interest in possible undergrounding, based on some guidelines which require the signatures of over 60% of the affected residents. The signatures were submitted to the City, even though a large number of them were not valid. When this was called to the City's attention, the City's response was that it was not following the guidelines but rather, a 1913 statute that does not require any signatures.

It seems to my clients that a significant number of steps were taken during a time when many of the neighbors were completely unaware of any process whatsoever. Engineers were hired, bids reviewed, allocations made and final decisions (subject only to a mail in ballot with virtually no information included) made with no input from most of the affected parties.

A number of questions remain, including:

- What Notice, if any does the City believe it gave to the affected residents?
- Did the City of Hermosa Beach staff evaluate and approve the Engineer's Report? If so, any comments, notes or related material?
  - Did the City of Hermosa Beach give any instructions to the Engineering firm that prepared the Engineer's Report?
  - What, if any, criteria were given by the City to the Engineering firm prior to the Engineer's report?
    - If the signatures were not actually required, why did the Engineer "certify" that the signatures were sufficient? How did he reach this conclusion?
    - How were the boundaries of the District formed, and why were several residences that benefit from improved views not included in the Assessment District?
    - Was the assumption that Robert Greenberg was going to deal with undergrounding the poles and utility wires at the North End of Hermosa Beach a factor in the determination of where the lines would be drawn? Does Mr. Greenberg still intend to do this, since it appears that he is selling his house? If not, should the lines be re-drawn?
    - How were the assessment criteria determined? What were the criteria that the Engineer used to evaluate the weight of each component of the assessment, (referring to Safety, Reliability and Aesthetics). Were there any advisors or statistics used to evaluate these factors?
    - Will the six residents who are given a reduction of 1/2 of their assessment because of a guy wire and small pole at the side of their homes have their voting weight also reduced by half?
    - If Frontier is being benefited, shouldn't it contribute? Is it paying anything to the City.

From my clients' review of the available information, it seems like there are some adjustments that can and should be made. For example, it appears that for some aspects of the project, we are actually paying *substantially more* than what is being paid just a few yards away in Manhattan Beach even though the Manhattan project has more impediments. Further, it appears that there may have been some gerrymandering of the "District" as 1) it does not match the City's own "Utility Undergrounding Districts" map; and 2) there are a number of impacted properties that appear to be outside the District.

My clients would be very interested in having a dialogue about these issues, and trying to sort out some of the apparent inconsistencies. I would appreciate your thoughts on this, both substantively and procedurally, to see what we can do to accomplish the best and fairest result. I have attached a Petition signed by the owners of approximately 40% of the affected Strand owners seeking a brief delay in the proceedings to allow for further discussion. Of the remaining 60%, only one or two owners declined to support the request for the delay, and the others were unable to be reached.

I would appreciate hearing from you at your earliest convenience.

Sincerely,

--

**Stephen B. Goldberg**

Stephen B. Goldberg



707 Torrance Boulevard, Suite 200  
Redondo Beach, CA 90277  
Phone (310) 540-3199  
Fax (310) 316-1823  
<http://www.practicallawyer.com>

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# UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

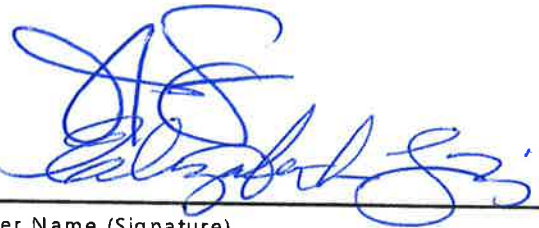
Honorable City Council:

I, the undersigned, owner of property in the City of Hermosa Beach, which has been included within the Greenwich Village North Undergrounding project, respectfully petition the City to delay the Official Property Owner Assessment Balloting until the Preliminary Engineer's Report for the Greenwich Village North Underground Utilities Assessment District, dated August 11, 2020, has been corrected and made available for review to all property owners within the proposed District. After sufficient time, a public hearing regarding the accuracy, proper notice, and acceptability of this revised report and approval by the City Council, the formal balloting should occur to determine if the undergrounding process should proceed according to the Underground Utilities Assessment District's Guide (Last Revised July 2019).

JOHNNY O. LOPEZ

X ELIZABETH LOPEZ

Owner Name (Print)



X

Owner Name (Signature)

X

2666 #2654 The Strand

Property Address

X

9/16/2020

Date

## UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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X A. John Berardo  
Owner Name (Print)

X [Signature]  
Owner Name (Signature)

X 2702 The Strand A.B.  
Property Address

X 09/17/20  
Date

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PATRICIA NOEL

Owner Name (Print)



Owner Name (Signature)

2800 THE STRAND HB

Property Address

9/21/20

Date

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PATRICIA MURRAY &  
 PAUL PATRICK MURRAY  
Owner Name (Print)

 & Patricia Murray  
Owner Name (Signature)

2810 THE STRAND HERMOSA BEACH  
Property Address

9/16/20  
Date

From: Pat Murray pandpmurray@aol.com  
Subject: Sep 20 2020 - 5-41 PM.jpg  
Date: Sep 20, 2020 at 7:38:53 PM  
To: Pat Murray pandpmurray@aol.com

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UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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X TIMOTHY DRAPER X

Owner Name (Print)



Owner Name (Signature)

X 2826 The Strand Hermosa Beach

Property Address

X 9/20/20

Date



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Betty Lou Bender

Owner Name (Print)

Betty Lou Bender

Owner Name (Signature)

Charles W. Bender

Charles W. Bender

2831 The Strand, Hermosa Beach CA

Property Address

90254

September 17, 2010

Date

## UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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Kristie Najarian  
Owner Name (Print)

Anttil Wajarian  
Owner Name (Signature)

3133 The Strand, Hermosa Beach, CA 90254  
Property Address

9/28/20  
Date

UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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x Alecia King

Owner Name (Print)

x 

Owner Name (Signature)

x 3205 The Strand Hermosa Beach CA 90254

Property Address

x Sept 14, 2020

Date

## UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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X FRANK WATTLES

Owner Name (Print)

X Frank Watts

Owner Name (Signature)

X 3207 The Strand, H.B., CA 90254

Property Address

X 10-9-2020

Date

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X FRANK WATTLES CO.

Owner Name (Print)

X Frank Wattle

Owner Name (Signature)

X 115 Logfellow, H.B., CA 90254

Property Address

X 10-9-2020

Date

# UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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PETER BICHE

Owner Name (Print)

Peter W. Biche

Owner Name (Signature)

3220 THE STRAND

Property Address

9/14/2020

Date

**UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM**

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In addition, please remove my name and property address from all petitions I have signed in the past, for example, the Continued Commitment Letter I signed on 12/5/2017. I am no longer in favor of this project because of the inaccuracies in the projected cost estimates and the methodology for assessing costs to the District parcels in the Preliminary Engineer's Report. Thank-you.

*Shannon Family Trust*

Owner's Name (Print)



Owner's Name (Signature)

*3222 The Strand  
Hermosa Beach, CA 90254*

Property Address


*9.24.2020*

Date

**UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM**

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X JOEL JACOBSON X 

Owner Name (Print) Owner Name (Signature)

X 3231 THE STRANDS HERMOSA BEACH, CA 90254

Property Address

X 9/17/20

Date



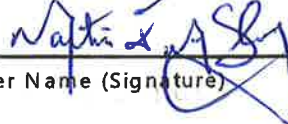
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X MARTIN MCSORLEY

Owner Name (Print)

X 

Owner Name (Signature)

X 3301 HERMOSA AVE. HERMOSA BEACH CA.

Property Address

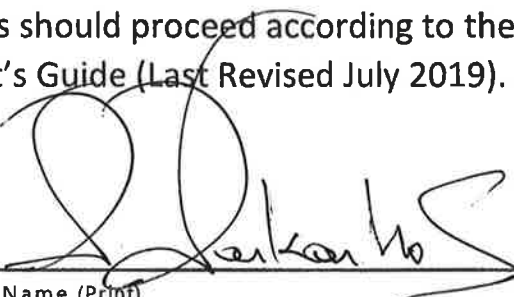
X SEPTEMBER 16/20

Date

**UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM**

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X  X

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Owner Name (Print)

Owner Name (Signature)

*Demetrius Doukoullos  
3310 The Strand  
Hermosa Beach, CA 90254*

X

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Property Address

X *9/27/2020*

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Date

# UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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X Adrianus

Owner Name (Print)

X S. HARRIS

Owner Name (Signature)

X 3518 THE STRAND

Property Address

X 9/16/2020

Date

9-14-20 PROJECT PETITION FORM(1)

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UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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feedt  
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comr

X Robert J Perez.   
Owner Name (Print) Owner Name (Signature)

X 3320 The Strand , Hermosa Beach, CA 90254  
Property Address

X 9/21/20

# UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM

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X 

Owner Name (Print)

Richie Tatum

X 

Owner Name (Signature)

DEANNA TATUM

X 3330 The Strand Hermosa Beach

Property Address

X 9-16-20

Date

**UTILITY UNDERGROUND NEIGHBORHOOD PROJECT PETITION FORM**

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X Gary Burdick X *Gary S. Burdick*  
Owner Name (Print) Owner Name (Signature)

X 3405 Hermosa Ave  
Property Address

X Sept. 15, 2020  
Date