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# City of Los Angeles

CALIFORNIA



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February 7, 2024

Honorable Members of the City Council  
City Hall, Room 395  
200 North Spring Street  
Los Angeles, California 90012

Council Districts 12

REGARDING:

**THE OLD GRANADA VILLAGE 2021-2026 (PROPERTY BASED) BUSINESS  
IMPROVEMENT DISTRICT'S 2024 FISCAL YEAR ANNUAL PLANNING REPORT**

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Old Granada Village 2021-2026 Business Improvement District's ("District") 2024 fiscal year (CF 15-0094). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, an Annual Planning Report for the District must be submitted for approval by the City Council. The Old Granada Village 2021-2026 Business Improvement District's Annual Planning Report for the 2024 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

## BACKGROUND

The Old Granada Village 2021-2026 Business Improvement District was established on August 5, 2020 by and through the City Council's adoption of Ordinance No. 186710 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The Council established the District pursuant to State Law.

## ANNUAL PLANNING REPORT REQUIREMENTS

The State Law requires that the District's owners' association shall cause to be prepared, for City Council's consideration, an Annual Planning Report for each fiscal year for which assessments are to be levied and collected to pay for the costs of the planned District improvements and activities. The Annual Planning Report shall be filed with the City Clerk and shall refer to the district by name, specify the fiscal year to which the report applies, and,

with respect to that fiscal year, shall contain all of the following: any proposed changes in the boundaries of the district or in any benefit zones within the district; the improvements and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and activities for that fiscal year; the method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of an contributions to be made from sources other than assessments levied.

The attached Annual Planning Report, which was approved by the District's Board at their meeting on November 30, 2023, complies with the requirements of the State Law and reports that programs will continue, as outlined in the Management District Plan adopted by the District property owners. The City Council may approve the Annual Planning Report as filed by the District's owners' association or may modify any particulars contained in the Annual Planning Report, in accordance with State Law, and approve it as modified.

### FISCAL IMPACT

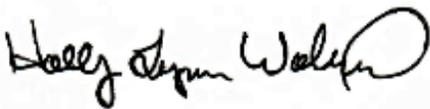
There is no impact to the General Fund associated with this action.

### RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Old Granada Village 2021-2026 Business Improvement District's 2024 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2024 budget concurs with the intentions of the Old Granada Village 2021-2026 Business Improvement District's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT the attached Annual Planning Report for the Old Granada Village 2021-2026 Business Improvement District's 2024 fiscal year, pursuant to the State Law.

Sincerely,



Holly L. Wolcott  
City Clerk

Attachment:

Old Granada Village 2021-2026 Business Improvement District's 2024 Fiscal Year Annual Planning Report

February 7, 2024

Holly L. Wolcott, City Clerk  
Office of the City Clerk  
200 North Spring Street, Room 395  
Los Angeles, CA. 90012

Subject: Old Granada Village 2021-2026 PBID 2024 Annual Planning Report

Dear Ms. Wolcott:

As required by the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, the Board of Directors of the Old Granada Village 2021-2026 Business Improvement District has caused this Old Granada Village 2021-2026 Business Improvement District Annual Planning Report to be prepared at its meeting on November 30, 2023.

This report covers proposed activities of the Old Granada Village 2021-2026 BID from January 1, 2024 through December 31, 2024.

Sincerely,

A handwritten signature in cursive script that reads "Susan Levi".

Susan Levi

# Old Granada Village 2021-2026 Business Improvement District

## 2024 Annual Planning Report

### **District Name**

This report is for the Old Granada Village Business Improvement District (District). The District is operated by the Granada Hills Improvement Association, a California non-profit corporation.

### **Fiscal Year of Report**

The report applies to the 2024 Fiscal Year. The District Board of Directors approved the 2024 Annual Planning Report at the November 30, 2023 Board of Director's meeting.

### **Boundaries**

There are no changes to the District boundaries for 2024.

### **Benefit Zones**

There are no changes to the District's benefit zone(s) for 2024.

### **2024 IMPROVEMENTS, ACTIVITIES AND SERVICES**

#### **Streetscape Service: \$120,769.18 (63.72%)**

Streetscape Services are described as follows: with the use of day porters, sidewalks will be kept clean and benches will be wiped down and kept graffiti free. Landscaped medians will be kept clear of trash, debris and weeds on a regular basis. Irrigation systems will be continually checked and serviced. Landscaping will be kept trimmed and shaped to maintain pedestrian clearance. Newly planted trees will be watered on a regular basis until mature enough to be self-sustaining. Hanging baskets (real or artificial flowers) will be maintained/replaced, as needed. Sidewalk and gutter areas will be pressure washed on a regular basis.

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Reserve Fund #1 has been allocated to fund the installation of string lights along the remainder of Chatsworth Street from Zelzah to Lindley Avenues. In December 2023, the BID installed these beautiful lights on Chatsworth Street from Encino to Zelzah Avenues. The BID received a grant from Patriot Oil Community Benefit Trust Fund Administered by the North Valley Coalition to supplement the cost of this project in the amount of \$22,680.41. Those funds created an additional surplus in Reserve Fund #1 which will be used for Phase II of this project. Reserve Fund #1 has a total of \$22,680.41.

Reserve Fund #2 will have a total of \$4,777.10 that will fund implementation of a more

extensive single phased thematic streetscape improvement.

The remaining funds, in the amount of \$8,006.49, have been applied to the maintenance of the recently installed hanging succulent baskets. The BID had to replace the previously installed artificial baskets after several years. Due to increased costs of replacement, the BID opted to try succulents instead and will have to budget for monthly watering.

**Marketing: \$5,850.00 (3.09%)**

Marketing may include, but is not limited to, newsletters, website and social media management, development and distribution of promotional materials (such as event flyers, business coupon books, business directories/maps), seasonal decorations (Zone 1 only), special events, media advertising and other programs that will promote the array of goods and services available within the OGV BID.

**Program Management: \$31,800.00 (16.78%)**

Program Management includes the cost of personnel to oversee implementation of the various programs, services and improvement projects delineated in this Plan during the OGV BID's 6-year term. This element also includes oversight of the Owners' Association's compliance with the terms of its contract with the City. Program Management also includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance.

**Operations: \$31,100.00 (16.41%)**

Operations includes the costs associated with operating a successful and professional OGV BID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. It also covers the costs associated with OGV BID renewal, as well as City and/or County fees associated with their oversight of the OGV BID.

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The BID has reserved \$9,700 towards the cost of BID renewal beginning in Year 4 with \$6,200 coming from previous years. The cost of renewal can run upwards of \$20,000 and funds must be reserved over the life of the BID to cover this expenditure.

**Total Estimate of Cost for 2024**

A breakdown of the total estimated 2024 budget is attached to this report as **Appendix A**.

**Method and Basis of Levying the Assessment**

The Method for levying the 2024 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and a

calculation of assessable footage for three (3) Benefit Zones. Assessments are determined by lot square footage. The management district plan allows for a maximum CPI increase of 5%. The Board voted for a (5%) increase for 2024. The assessment rates for 2024 are as follows:

Zone 1

Lot: \$0.1753 per square foot

Zone 2

Lot: \$0.0876 per square foot

Zone 3

Lot: \$0.0175 per square foot

**(There is a 5.0% CPI increase for 2024)**

**Surplus Revenues: \$45,164.00**

The BID has reserved funds for two streetscape projects and the BID's renewal process which will begin in 2025.

Reserve Fund #1 has been allocated to fund the installation of string lights along the remainder of Chatsworth Street from Zelzah to Lindley Avenues. In December 2023, the BID installed these beautiful lights on Chatsworth Street from Encino to Zelzah Avenues. The BID received a grant from Patriot Oil Community Benefit Trust Fund Administered by the North Valley Coalition to supplement the cost of this project in the amount of \$22,680.41. Those funds created an additional surplus in Reserve Fund #1 which will be used for Phase II of this project. Reserve Fund #1 has a total of \$22,680.41.

Reserve Fund #2 will have a total of \$4,777.10 allocated for a project yet to be identified.

The BID has reserved funds over the past several years to fund the renewal effort beginning in 2025. A total of \$9,700 has been accumulated to date and will be added to this line item of the budget.

The remaining funds, in the amount of \$8,006.49, have been applied to the maintenance of the recently installed hanging succulent baskets. The BID had to replace the previously installed artificial baskets after several years. Due to increased costs of replacement, the BID opted to try succulents instead and will have to budget for monthly watering.

**Anticipated Deficit Revenues**

There are no deficit revenues that will be carried over to 2024.

**Contribution from Sources other than assessments: \$2,732.00**

General Benefit in the amount of \$2,732.

**APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Old Granada Village 2021-2026 BID- FY 2024**

	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Total</b>	
<b>2024 Assessments</b>	\$95,095.25	\$17,787.42	\$28,740.41	<b>\$141,623.08</b>	
<b>Estimated Carryover from 2023</b>	\$30,326.14	\$5,672.46	\$9,165.40	<b>\$45,164.00</b>	
<b>Other Income</b>	\$1,847.95	\$346.32	\$537.83	<b>\$2,732.10</b>	
<b>Total Estimated Revenues</b>	<b>\$127,269.34</b>	<b>\$23,806.20</b>	<b>\$38,443.64</b>	<b>\$189,519.18</b>	
<b>2024 Estimated Expenditures</b>					<b>Pct.</b>
<b>Streetscape Service</b>	\$81,105.34	\$15,171.20	\$24,492.64	<b>\$120,769.18</b>	<b>63.72%</b>
<b>Marketing</b>	\$3,928.00	\$735.00	\$1,187.00	<b>\$5,850.00</b>	<b>3.09%</b>
<b>Program Management</b>	\$21,353.00	\$3,994.00	\$6,453.00	<b>\$31,800.00</b>	<b>16.78%</b>
<b>Operations</b>	\$20,883.00	\$3,906.00	\$6,311.00	<b>\$31,100.00</b>	<b>16.41%</b>
<b>Total Estimated Expenditures</b>	<b>\$127,269.34</b>	<b>\$23,806.20</b>	<b>\$38,443.64</b>	<b>\$189,519.18</b>	<b>100%</b>