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November 14, 2022

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

Council Districts 5

REGARDING:

THE WESTWOOD (PROPERTY BASED) BUSINESS IMPROVEMENT DISTRICT'S  
2023 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Westwood Business Improvement District's ("District") 2023 fiscal year (CF 14-1515). 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 Westwood Business Improvement District's Annual Planning Report for the 2023 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

**BACKGROUND**

The Westwood Business Improvement District was established on April 15, 2016 by and through the City Council's adoption of Ordinance No. 184241 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 August 29, 2022, 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 Westwood Business Improvement District's 2023 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2023 budget concurs with the intentions of the Westwood 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 Westwood Business Improvement District's 2023 fiscal year, pursuant to the State Law.

Sincerely,

A handwritten signature in black ink, appearing to read "Petty F. Santos", with a stylized, cursive script.

Petty F. Santos  
Executive Officer  
Attachment:

Westwood Business Improvement District's 2023 Fiscal Year Annual Planning Report

November 10, 2022

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

Subject: Westwood PBID 2023 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 Westwood Business Improvement District has caused this Westwood Business Improvement District Annual Planning Report to be prepared at its meeting on August 29, 2022.

This report covers proposed activities of the Westwood BID from January 1, 2023 through December 31, 2023.

Sincerely,

A handwritten signature in black ink that reads "Michael Russell". The signature is written in a cursive style with a vertical line to the right of the name.

Michael Russell  
Executive Director

# Westwood Business Improvement District

## 2023 Annual Planning Report

### **District Name**

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

### **Fiscal Year of Report**

The report applies to the 2023 Fiscal Year. The District Board of Directors approved the 2023 Annual Planning Report at the August 29, 2022 Board of Director's meeting.

### **Boundaries**

There are no changes to the District boundaries for 2023.

### **Benefit Zones**

There are no changes to the District's benefit zone(s) for 2023.

### **2023 IMPROVEMENTS, ACTIVITIES AND SERVICES**

#### **Clean, Safe, Beautiful Programs: \$1,498,982.27 (73.25%)**

##### **Safe Team Program**

The Safety Program will provide security services for the individual assessed parcels located within the District in the form of walking and segway patrols. The purpose of the Safe Team Program is to prevent, deter and report illegal activities.

##### **Clean and Beautiful Program**

**Sidewalk Cleaning:** Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel will pressure wash the sidewalks.

**Trash Collection:** Collector truck personnel collect trash from sidewalk trash receptacles as needed. District trucks are often called to dispose of illegal food vendors' inventory. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

**Graffiti Removal:** District personnel remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.

Landscape Maintenance/Tree Lighting: Landscape maintenance and street tree trimming are important programs that work to attract increased customers to the District. Landscape maintenance includes weed abatement and median maintenance. A tree lighting program on existing street trees in the public right-of-way also increases the uniqueness of the District and increases the overall lighting within the District.

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The Affecting Homelessness Program funds a dedicated outreach specialist to connect those in need with services and housing.

### **Communication & Development : \$300,016.85 (14.66%)**

Some of the communication/image programs:

- Quarterly Newsletter
- Westwood BID Web Site
- Social Media
- Business Retention
- Business Recruitment
- Broker Support and Outreach
- Customer Recruitment
- Parking Use Improvement
- Pedestrian Use Improvement

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Beginning in 2023, the WVIA will launch a re-branding and place making strategy to tell our story with intention to a much broader audience than ever before. We will promote a consistent and strategic message about why Westwood Village is a great place to dine, shop, play, and stay. We believe this effort will reignite community morale and unite local business owners in support of the mission, while promoting the brand to the Southern California region.

### **Management/City Fees and Slow Pay: \$247,258.00 (12.08%)**

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Included in this item are management labor, office expense and organizational expenses such as insurance and the cost to conduct a yearly financial review.

### **Total Estimate of Cost for 2023**

A breakdown of the total estimated 2023 budget is attached to this report as **Appendix A**.

## **Method and Basis of Levying the Assessment**

The Method and Basis for levying the 2023 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 two (2) Benefit Zones. Assessments are determined by lot square footage, building square footage and street front footage. The assessment rates for 2023 are as follows:

### **Zone 1**

Lot: \$0.255 per square foot

Building: \$0.1087 per square foot

Frontage: \$23.7213 per linear foot

### **Zone 2**

Lot: \$0.2155 per square foot

Building: \$0.0759 per square foot

Frontage: \$21.2554 per linear foot

**(There is a 5.0% CPI increase for 2023)**

## **Surplus Revenues: \$124,740.00**

Savings of \$124,740.00 from 2022 assessments is primarily unallocated line items pertaining to two BID staff positions that took Pregnancy Disability Leave unfilled for a combined 32 weeks in 2022, and events and communications activities that could not take place in 2022 due to the COVID-19 pandemic and Emergency Declaration shutdown orders. This surplus will be expended in 2023 in the categories for Clean, Safe, and Beautiful Communications/Development, and Management.

## **Anticipated Deficit Revenues**

There are no deficit revenues that will be carried over to 2023.

## **Contribution from Sources other than assessments: \$257,540.85**

Filming donations to be used for additional cleaning \$3,000

General benefit funding totals \$6,040.85

Westwood Village Farmers Market Revenues and other contributions estimated totals \$13,500

Private donations to be used for additional infrastructure improvements \$60,000

Metro donations to be used for additional infrastructure improvements \$175,000

**APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Westwood BID- FY 2023**

	Zone 1	Zone 2	Total	
<b>2023 Assessments</b>	\$1,148,144.27	\$515,832.00	<b>\$1,663,976.27</b>	
<b>Estimated Carryover from 2022</b>	\$86,071.00	\$38,669.00	<b>\$124,740.00</b>	
<b>Other Income</b>	\$180,278.60	\$77,262.25	<b>\$257,540.85</b>	
<b>Total Estimated Revenues</b>	<b>\$1,414,493.87</b>	<b>\$631,763.25</b>	<b>\$2,046,257.12</b>	
<b>2023 Estimated Expenditures</b>				<b>Pct.</b>
<b>Clean, Safe, Beautiful Programs</b>	\$1,040,718.27	\$458,264.00	<b>\$1,498,982.27</b>	<b>73.25%</b>
<b>Communication &amp; Development</b>	\$203,167.60	\$96,849.25	<b>\$300,016.85</b>	<b>14.66%</b>
<b>Management/City Fees and Slow Pay</b>	\$170,608.00	\$76,650.00	<b>\$247,258.00</b>	<b>12.08%</b>
<b>Total Estimated Expenditures</b>	<b>\$1,414,493.87</b>	<b>\$631,763.25</b>	<b>\$2,046,257.12</b>	<b>100%</b>