

HOLLY L. WOLCOTT  
CITY CLERK

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PETTY F. SANTOS  
EXECUTIVE OFFICER

# City of Los Angeles

CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and  
Business  
Improvement District  
Division  
200 N. Spring Street,  
Room 395  
Los Angeles, CA. 90012  
(213) 978-1099  
FAX: (213) 978-1130

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PATRICE LATTIMORE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

December 20, 2022

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

Council Districts 2

REGARDING:

THE NORTH HOLLYWOOD 2020-2024 (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 North Hollywood 2020-2024 Business Improvement District's ("District") 2023 fiscal year (CF 11-0046). 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 North Hollywood 2020-2024 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 North Hollywood 2020-2024 Business Improvement District was established on July 5, 2019 by and through the City Council's adoption of Ordinance No. 186224 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 December 14, 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

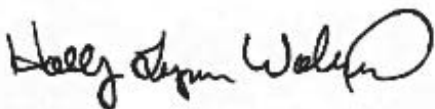
There is no impact to the General Fund associated with this action.

### RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the North Hollywood 2020-2024 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 North Hollywood 2020-2024 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 North Hollywood 2020-2024 Business Improvement District's 2023 fiscal year, pursuant to the State Law.

Sincerely,



Holly L. Wolcott

City Clerk

Attachment:

North Hollywood 2020-2024 Business Improvement District's 2023 Fiscal Year Annual Planning Report

December 20, 2022

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

Subject: North Hollywood 2020-2024 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 North Hollywood 2020-2024 Business Improvement District has caused this North Hollywood 2020-2024 Business Improvement District Annual Planning Report to be prepared at its meeting on December 14, 2022.

This report covers proposed activities of the North Hollywood 2020-2024 BID from January 1, 2023 through December 31, 2023.

Sincerely,

A handwritten signature in cursive script that reads "Aaron Aulenta".

Aaron Aulenta

North Hollywood Business Improvement District Corporation

# North Hollywood 2020-2024 Business Improvement District

## 2023 Annual Planning Report

### **District Name**

North Hollywood Transit

### **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 December 14, 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: \$611,160.70 (79.63%)**

The Safety Program will provide safety services for the individual parcels located within the District in the form of patrolling bicycle personnel and walking patrols.

#### **Communication: \$23,945.00 (3.12%)**

The communications component offers professionally developed marketing and communication for the District.

#### **Management/Office/City Fees: \$132,436.62 (17.25%)**

BID program that oversees improvements and activities for the BID and is managed by a professional staff.

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The process to renew the BID will begin in 2023.

### **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 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 are based on a combination of lot square footage and building square footage. Assessment rates for 2023 are as follows:

Zone 1:

\$0.1193 per lot square foot

\$0.0292 per building square foot

Zone 1, School:

\$0.0388 per lot square foot

\$0.0311 per building square foot

Zone 2:

\$0.1358 per lot square foot

\$1.4978 per building square foot

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

### **Surplus Revenues: \$20,757.40**

Surplus revenue carried over due to labor vacancies in the Safe program. The labor vacancies did not cause a disruption in service provided by the District. Surplus to be spent on Clean and Safe programs labor in 2023, which has increased due to labor wage rate increases resulting from consumer price index and minimum wage rate increases.

### **Anticipated Deficit Revenues**

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

### **Contribution from Sources other than assessments: \$47,440.35**

General benefit income (\$45,430.35), assessment interest & penalties (\$2,000) and Interest income (\$10).

APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE North Hollywood 2020-2024 BID- FY 2023

	Zone 1	Zone 2	Total	
2023 Assessments	\$580,455.99	\$118,888.58	\$699,344.57	
Estimated Carryover from 2022	\$17,228.64	\$3,528.76	\$20,757.40	
Other Income	\$39,375.49	\$8,064.86	\$47,440.35	
Total Estimated Revenues	\$637,060.12	\$130,482.20	\$767,542.32	
2023 Estimated Expenditures				Pct.
Clean & Safe	\$507,263.38	\$103,897.32	\$611,160.70	79.63%
Communication	\$19,874.35	\$4,070.65	\$23,945.00	3.12%
Management/Office/City Fees	\$109,922.39	\$22,514.23	\$132,436.62	17.25%
Total Estimated Expenditures	\$637,060.12	\$130,482.20	\$767,542.32	100%