

*Historic Old Town*  
Canoga Park  
Business Improvement District

**MANAGEMENT  
DISTRICT  
PLAN**

Prepared by UniqueSpeak Consulting

Final Version  
*February 14, 2019*  
v. 7.3.b

# Historic Old Town Canoga Park BID Management District Plan

## Table of Contents

<b>I.</b>	<b>Summary .....</b>	<b>1</b>
<b>II.</b>	<b>Description of the Boundaries of the Proposed CPBID .....</b>	<b>3</b>
<b>III.</b>	<b>Map of Renewed CPBID Property Parcels .....</b>	<b>8</b>
<b>IV.</b>	<b>Improvements/Activities &amp; Maximum Costs for Each Year of Operation..... (District Work Plan)</b>	<b>9</b>
<b>V.</b>	<b>Total Annual Expenditure for Operations .....</b>	<b>13</b>
<b>VI.</b>	<b>Sources for Financing &amp; Assessment Methodology .....</b>	<b>19</b>
<b>VII.</b>	<b>Time &amp; Manner of Assessment Collection .....</b>	<b>25</b>
<b>VIII.</b>	<b>Type of BID and Duration of Term.....</b>	<b>25</b>
<b>IX.</b>	<b>Proposed Time for Implementation &amp; Completion of MDP.....</b>	<b>26</b>
<b>X.</b>	<b>List of Properties, Including APN's .....</b>	<b>26</b>
<b>XI.</b>	<b>District Governance .....</b>	<b>27</b>
<b>XII.</b>	<b>Future Development .....</b>	<b>27</b>

- Appendix 1: CPBID Assessment Roll
- Appendix 2: Map of Proposed CPBID
- Appendix 3: Proposition 218 Engineer's Report

## **I. Summary**

The name of the proposed Business Improvement District is the **Historic Old Town Canoga Park Business Improvement District**, herein after referred to as the "CPBID".

The CPBID is being formed pursuant to Section 36600 et seq. of the California Streets and Highways Code, "The Property and Business Improvement District Law of 1994 as amended, "herein after referred to as "State Law".

Developed by the CPBID Renewal Committee and Board of Directors, the CPBID Management District Plan proposes to provide special benefits to commercial properties within the established CPBID boundaries. These benefits will not be provided to properties outside the boundaries of the CPBID.

The CPBID will provide new and continued services and benefits to support the assessed properties in the CPBID and continue the improvements and activities carried out throughout the first 3 terms of the CPBID (2000 – 2004; 2005 – 2009; 2010 - 2019).

### **Each program and service is designed to meet the following goals of the CPBID:**

- 1) To increase the commerce of new and existing businesses within the CPBID through the attraction of increased pedestrian traffic.
- 2) To bring increased commercial building occupancy, leasing rates and lease retention to assessed properties within the CPBID.
- 3) To attract businesses to the CPBID which are desirable tenants for CPBID property owners; and which will increase pedestrian traffic to assessed properties within the CPBID.
- 4) To make the assessed properties within the CPBID cleaner and safer and thereby more commercially viable

### **Programs and Services of the CPBID include, but are not limited to:**

- 1) Landscaping & Maintenance
- 2) Security

- 3) Marketing, Promotions & Public Relations
- 4) Administration & Operations
- 5) Contingency Reserve & Uncollected Funds

**Boundaries of the CPBID**

The proposed CPBID shall be bounded by Wyandotte Street on the North; and Gault Street on the South. The eastern CPBID boundary is the centerline of Canoga Avenue between Wyandotte Street and Sherman Way and the centerline of Deering Avenue between Sherman Way and Gault Street.

The western CPBID boundary shall be the centerline of Glade Avenue as well as the centerline of the alley just west of Topanga Canyon Boulevard which extends from the centerline of the alley north of and parallel to Sherman Way north to Wyandotte Street. South of Sherman Way, the western boundary generally coincides with the centerline of Topanga Canyon Boulevard. However, the western boundary shall extend to Glade Avenue on Sherman Way. (The CPBID is centered along Sherman Way, therefore the Sherman Way boundary shall extend 1 block from Topanga Canyon Boulevard to Glade Avenue.)

**Budget**

The total yearly budget for the CPBID is approximately \$254,207

**Summary of Services Provided**

The annual budget contains of the following service categories:

<b>Program Category</b>	<b>Total Cost</b>	<b>% of Total</b>
Landscaping & Maintenance	\$73,720	29%
Security	\$76,263	30%
Marketing, Promotions & Public Relations	\$35,589	14%
Administration & Operations	\$58,467	23%



Contingency, Reserves & Uncollected Funds	\$10,168	4%
Total	\$254,207	100%

**Duration**

The CPBID will have a ten (10) year term beginning January 1, 2020 and ending December 31, 2029.

**Renewal**

The renewal of the CPBID after term expiration requires submission of favorable petitions to the City, from property owners representing more than 50% of total assessments to be paid; and the return of favorable ballots exceeding 50% of assessments of ballots returned. Ballots and petitions are weighted by each property owner’s assessment as proportionate to the total CPBID proposed assessment amount. CPBID funds may be used for renewal purposes.

**Governance**

The Owners Association will oversee the daily implementation of improvements and activities in accordance with the CPBID Management District Plan. In addition, the Owners Association will regularly review and monitor CPBID budgets in accordance with the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be submitted to the City of Los Angeles (City).

**II. Description of the Boundaries of the Proposed CPBID**

The proposed CPBID will deliver its services and programs such as enhanced Landscaping & Maintenance; Security; Marketing, Promotions & Public Relations; Administration & Operations; and a Contingency Reserve & Uncollected Funds for commercial properties within the boundaries of the CPBID as follows:

**Northern Boundary**

Wyandotte Street from Topanga Canyon on the West, to Deering Avenue on the East

**Southern Boundary**

Gault Street from Topanga Canyon on the West, to Deering Avenue on the East

**Eastern Boundary**

The eastern CPBID boundary is the centerline of Canoga Avenue between Wyandotte Street and Sherman Way and the centerline of Deering Avenue between Sherman Way and Gault Street.

### **Western Boundary**

The western boundary shall be the centerline of Glade Avenue as well as the centerline of the alley just west of Topanga Canyon Boulevard which extends from the centerline of the alley north of and parallel to Sherman Way north to Wyandotte Street. South of Sherman Way, the western boundary generally coincides with the centerline of Topanga Canyon Boulevard. However, the western boundary shall extend to the centerline of Glade Avenue on Sherman Way. (The CPBID is centered along Sherman Way, therefore the Sherman Way boundary shall extend 1 block from Topanga Canyon Boulevard to Glade Avenue.)

Beginning at the intersection of the centerlines of Sherman Way and Glade Avenue, thence north along said centerline of Glade Avenue to the prolongation of the centerline of that alley lying north of and parallel to Sherman Way; thence east along said alley centerline to the centerline of the alley lying west of and parallel to Topanga Canyon Boulevard; thence north along said alley centerline to the centerline of Wyandotte Street; thence east along said centerline of Wyandotte Street to the centerline of Canoga Avenue; thence east along the prolongation of the centerline of Wyandotte Street, crossing over the LAMTA ROW to the intersection of the centerline of Wyandotte Street and the centerline of Deering Avenue; thence continuing east along said centerline of Wyandotte Street to the centerline of Variel Avenue; thence along the prolongation of the centerline of Wyandotte Street to the intersection of the centerline of Independence Avenue and the centerline of Wyandotte Street; thence east along said centerline of Wyandotte Street to the centerline of Deering Avenue; thence south along said centerline of Deering Avenue to the intersection with the prolongation of the centerline of Gault Street; thence west along said centerline of Gault Street to the centerline of Deering Avenue; thence along the prolongation of the centerline of Gault Street, crossing over the LAMTA ROW to the centerline of Canoga Avenue; thence west along the centerline of Gault Street to the centerline of Topanga Canyon Boulevard; thence north along said centerline of Topanga Canyon Boulevard to the prolongation of the centerline of the alley lying south of and parallel to Sherman Way; thence west along said alley centerline to the centerline of Glade Avenue; thence north along said centerline of Glade Avenue to the centerline of Sherman Way, the point of beginning.

The boundaries of the CPBID include the core commercial area of Historic Old Town Canoga Park. All contiguous commercial parcels within this area have been included within the proposed CPBID.

### **CPBID Boundary Rationale**

The CPBID boundaries encompass the commercial core parcels where the main eco-

conomic activity of Historic Old Town Canoga Park is centered. The commercial parcels included in the CPBID are the heart of the commercial core of Historic Old Town Canoga Park. These parcels showcase a unique array of uses—retail, restaurant, service, office, banking and commercial parking that form what is labeled as the “cohesive commercial fabric” of the CPBID.

The CPBID boundaries were chosen to include all of the general commercial parcels that compose the commercial core that attracts customers and visitors to the area centered along Sherman Way between Glade Avenue and Deering Avenue known as “Historic Old Town”.

Surrounding parcels zoned solely residential and/or with residential uses have not been included within the boundaries of the CPBID. These parcels will not specially benefit from the CPBID programs, improvements and services which are designed to improve commerce and economic vitality of assessed parcels. It is noted that there are 230 residentially zoned, or parcels with residential uses on them that, in keeping with the intent of State BID Law, will not specially benefit from CPBID funded programs, services and improvements and thus, will not be assessed. Should any of the residential use parcels that are zoned commercial at any time in the future (10 year CPBID term) be converted to commercial use, such parcels will be fully assessed at the Zone rate(s) in effect at that time.

#### **Northern and Southern Boundaries**

Parcels to the north and south of the CPBID (the centerline of Wyandotte Street on the north and the centerline of Gault Street on the south) are primarily either residentially zoned and/or have residential uses. These residential parcels do not meet the goal of the CPBID to increase commerce nor would they specially benefit from the CPBID programs, services and improvements. Further, the Property and Business Improvement CPBID Law of 1994, California Streets & Highway Code § 36632 states, “Properties zoned solely for residential use... are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment ...”. For these reasons, no residentially zoned parcels or residential uses north or south of the CPBID boundaries are included in the CPBID. The CPBID will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No CPBID programs and services will be provided north of the northern CPBID boundary nor south of the southern CPBID boundary.

#### **Eastern Boundary**

The eastern CPBID boundary is the centerline of Canoga Avenue between Wyandotte Street and Sherman Way and the centerline of Deering Avenue between Sherman Way and Gault Street. Parcels to the east of this line are generally either zoned residential

and/or parcels with residential uses. These parcels will not specially benefit from the CPBID programs, improvements and services which are designed to improve commerce and economic vitality of assessed parcels within the CPBID. Further, the Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, "Properties zoned solely for residential use..... are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment .....". For these reasons, no residentially zoned parcels or residential uses east of the CPBID eastern boundary are included in the District.

The area to the east of the eastern boundary also contains commercial parcels and businesses but which have different marketing and program needs than parcels within the CPBID. There has also been no overt consensus or support by owners east of the eastern boundary to be included in the CPBID and pay for BID funded programs and services. As such, commercial properties to the east of the eastern boundary are not included in the CPBID.

The CPBID will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No CPBID programs and services will be provided east of the eastern CPBID boundary.

### **Western Boundary**

The western CPBID boundary is the centerline of Glade Avenue as well as the centerline of the alley just west of Topanga Canyon Boulevard which extends from the centerline of the alley north of and parallel to Sherman Way north to Wyandotte Street. South of Sherman Way, the western boundary generally coincides with the centerline of Topanga Canyon Boulevard. However, the western boundary shall extend to the east side of Glade Avenue on Sherman Way. (The CPBID is centered along Sherman Way, therefore the Sherman Way boundary shall extend 1 block from Topanga Canyon Boulevard to Glade Avenue.) Parcels to the west of the western boundary are generally either zoned residential and/or parcels with residential uses. These parcels will not specially benefit from the CPBID programs, improvements and services which are designed to improve commerce and economic vitality of assessed parcels within the CPBID. Further, the Property and Business Improvement CPBID Law of 1994, California Streets & Highway Code § 36632 states, "Properties zoned solely for residential use... are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment ...". For these reasons, no residentially zoned parcels or residential uses west of the CPBID western boundary are included in the CPBID.

The area to the west of the Glade Avenue boundary line along Sherman Way contains businesses that have different needs from the properties within the CPBID. The area



west of Glade Avenue on Sherman Way is significantly cleaner and safer, with greater pedestrian traffic and commercial activity than properties within the CPBID. Therefore, these properties do not have the same needs and focus for CPBID programs and services such as Landscaping & Maintenance; Security; Marketing, Promotions & Public Relations; Administration & Operations; and a Contingency Reserve & Uncollected Funds, as the assessed commercial properties within the CPBID. Therefore, commercial parcels and businesses west of the western boundary are not included in the CPBID.

The CPBID will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No CPBID programs and services will be provided west of the western CPBID boundary.

### **Benefit Zones**

There are two (2) benefit zones within the CPBID.

Benefit Zone 1 includes all commercial parcels fronting both the north and south sides of Sherman Way between Glade and Canoga Avenues. These parcels will be assessed for and receive all services in the Management District Plan.

Benefit Zone 2 includes all other CPBID parcels from Topanga Canyon Blvd and the MTA ROW east of Canoga Ave between Wyandotte and Gault Streets. These parcels will be assessed for and receive all services in the Management District Plan.

A list of all parcels included in the proposed renewed CPBID is shown as Appendix 1, attached to this Management District Plan identified by their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed CPBID is shown on the map of the proposed renewed CPBID attached as Appendix 2 to this Management District Plan.

All identified assessed parcels within the above described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Management District Plan. All CPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the CPBID boundaries and none will be provided outside of the CPBID. Each assessed parcel within the CPBID will proportionately specially benefit from the CPBID funded programs and services such as Landscaping & Maintenance; Security; Marketing, Promotions & Public Relations; Administration & Operations; and a Contingency Reserve & Uncollected Funds. These services, programs and improvements are intended to improve commerce, employment, occupancy rates and investment viability of assessed parcels and businesses within the CPBID. The CPBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and marketing goods and services available from individual-

ly assessed parcels and the businesses on them within the CPBID, all considered necessary in a competitive properly managed business improvement district. All CPBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed CPBID.

The CPBID includes 270 parcels of which 225 are identified as assessable within two Benefit Zones and which are listed in the CPBID Assessment Roll included as Appendix 1. For further information, a Map of the Proposed CPBID is included as Appendix 2.

Only commercially and industrially zoned and used, and government properties will be assessed to fund special services as outlined in this plan. It is noted that there are 45 residentially zoned, or, parcels with residential uses on them that, shall not be assessed. These parcels have no retail or commercial uses, or known intent retail or commercial uses. The services of the CPBID are designed to increase commercial business and tenancy, these services will not benefit residential use parcels. Therefore, these parcels are deemed to not specifically benefit from the programs/services of the CPBID. Should any of the residential use parcels that are zoned commercial at any time in the future (10 year BID term) be converted to commercial use, such parcels will be fully assessed at the Zone rate(s) in effect at that time.

The purpose of the CPBID is to create an attractive environment which can increase exposure, pedestrian traffic, commerce and occupancy rates for the assessed properties within its boundaries; and the goals, objectives and special benefits of the CPBID do not apply to residential properties. The aforementioned residential properties serve residential purposes only and would therefore not receive any special benefits from CPBID programs and services such as Landscaping & Maintenance; Security; Marketing, Promotions & Public Relations; Administration & Operations; and a Contingency Reserve & Uncollected Funds. Please refer to Section VI: Sources for Financing & Assessment Methodology (page 19) of this Management District Plan for more detail.

In conclusion, the 45 residential properties will not receive any programs or services by the CPBID and will not derive any special benefits; and will not be assessed. Please refer to Appendix 2 - Map of the Proposed CPBID for more detail.

### **III. Map of Renewed CPBID Property Parcels**

A map of the CPBID parcels in accordance with California State requirements is provided as Appendix 2.

## **IV. Improvements/Activities & Maximum Costs for Each Year of Operation (Service Plan)**

### **District Work Plan**

#### **Overview**

The Programs and activities to be funded by the CPBID include Security, Landscaping & Maintenance, Marketing, Promotions & Public Relations; Administration & Operations, and Contingency Reserve & Uncollected Funds. The property uses within the boundaries of the CPBID that will receive special benefits from CPBID funded programs, services and improvements are currently a unique mix of retail, restaurant, service, office, banking and commercial parking. CPBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the CPBID.

These benefits are particular and distinct to each and every identified assessed parcel within the CPBID and are not provided to non-assessed parcels outside of the CPBID. These programs, services and improvements will only be provided to each individual assessed parcel within the CPBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The CPBID is to fund supplemental programs, services and improvements to assessed parcels within the CPBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the CPBID are for services, programs and improvements directly benefiting assessed parcels within the CPBID.

The projected program cost allocation of the CPBID assessment revenues for the 10-year CPBID term, assuming a 3% maximum CPI rate increase is shown on pages 14-17 of this Management District Plan.

#### **Work Plan Details**

The services to be provided by the CPBID include Security, Landscaping & Maintenance, Marketing, Promotions & Public Relations; Administration & Operations; Contingency Reserve & Uncollected Funds. Each of these are designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the CPBID. The assessed parcels in the CPBID will specially benefit from the CPBID programs in the form of increasing commerce and improving economic success and vitality through meeting the CPBID goals: to create an attractive environment which in turn will entice



more customers, especially the desired market demographic in an effort to increase commerce, increase building occupancy and lease rates.

The following programs, services and improvements are proposed by the CPBID to specially benefit each and every individually assessed parcel within the CPBID boundaries. CPBID services, programs and improvements will not be provided to parcels outside the CPBID boundaries.

#### LANDSCAPING & MAINTENANCE: \$73,720

Sidewalk cleaning will be done on a regular basis. Additionally, litter and debris pick up, as well as trash collection of sidewalk receptacles within the CPBID boundaries will be done. Weed abatement and graffiti removal will be provided as needed.

Periodic tree maintenance, and other general maintenance activities will also be provided. Illegally dumped furniture, larger graffiti and abandoned cars will be reported to the City for removal as they appear within the CPBID boundaries.

The goal of the Landscaping and Maintenance work plan component is to ensure that the public right-of-way around all identified assessed parcels are clean and well maintained, thereby creating an attractive CPBID for the special benefit of each and every assessed CPBID parcel. These supplemental services will assist in creating a clean and orderly environment for the special benefit of each assessed parcel in the CPBID. A dirty environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For the assessed parcels within the CPBID (i.e. retail, restaurant, service, office, banking and commercial parking) this work plan component is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the CPBID boundaries.

In the case of assessed publicly owned parcels, CPBID funded Landscaping & Maintenance programs and services provide these parcels with a clean and well maintained property with an orderly environment for their employees, visitors, vendors and users of these public facilities.

Each assessed parcel will specially benefit from the Landscaping and Maintenance which will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the CPBID boundaries.

#### SECURITY: \$76,263

The security work plan component will provide security services, which may include any combination of regular and noticeable vehicle, bicycle or foot patrols. These services are designed to enhance safety and service, in conjunction with significant events or the



attraction of larger crowds as well as supporting the day-to-day activities and concerns of individual properties within the CPBID such as loitering, vandalism, prostitution and drug dealing.

Security patrols will take place daily during the day and night, by foot and automobile, based on need. Community partnerships with the Los Angeles Police Department and the use of non-public safety personnel, will serve as the “eyes and ears” for the properties within the CPBID.

Security will assist in creating a safe and secure environment for each assessed parcel in the CPBID. An unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. This activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the CPBID boundaries.

In the case of assessed publicly owned parcels, CPBID funded Security programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities.

Each assessed parcel in the CPBID will specially benefit from the Marketing work plan component which will only be provided to, and for the direct benefit of, assessed parcels within the CPBID boundaries.

#### MARKETING, PROMOTIONS & PUBLIC RELATIONS: \$35,589

The Marketing, Promotion and Public Relations component will provide for a comprehensive marketing effort conducted in coordination with private efforts and other community organizations to attract new customers to the assessed commercial properties in the CPBID and the businesses within them.

These efforts will seek to maximize the positive impact of the Madrid Theatre and other cultural centers, and their events upon the interests of assessed commercial properties within the CPBID.

Cable television and print advertising that promote existing businesses within the BID will be undertaken to create a sense of excitement about assessed properties within the CPBID. Marketing events with guest speakers & advertising; community events with promotional tie-ins for CPBID stakeholders & media coverage will be arranged at various times throughout each year of service; as well as special events in conjunction with holidays (for ex: Saint Patrick’ Day, Christmas and Chanukah, Easter, Mother’s Day, Father’s Day and Earth Day).



The use of co-sponsorships and joint efforts will minimize the CPBID's costs for these events. Directional signing within the CPBID is also anticipated to promote visitors. Additionally, the CPBID's website at [www.canogaparkcal.com](http://www.canogaparkcal.com) which is updated monthly and provides free advertising for assessed commercial properties within the CPBID, is a component of its marketing and promotions program.

It is intended that the above marketing and promotion activities will allow the public to perceive the assessed properties within the CPBID as a single destination with a rich collection of attractions, events and services. This activity is designed to increase commerce, enhance image and attract patrons to assessed commercial properties within the CPBID.

In the case of assessed publicly owned parcels, CPBID funded Marketing, Promotions and Public Relations programs and services provide these parcels with enhanced positive publicity, greater public awareness and greater exposure for public events which involve their employees, visitors, vendors and users of these public facilities.

Each assessed parcel will specially benefit from the Marketing work plan component which will only be provided to, and for the direct benefit of, each identified assessed parcel within the CPBID boundaries.

#### **ADMINISTRATION & OPERATIONS: \$58,467**

The Administration & Operations component includes activities such as: personnel (e.g. Executive Director to oversee the smooth operation of CPBID services), operations (e.g. rent, office supplies), professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to CPBID property and business owners, and participation in professional peer/best practice forums such as the Los Angeles BID Consortium. It also covers the costs associated with CPBID renewal, as well as City and/or County fees associated with their oversight and implementation of the CPBID, the Owners' Association's compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer's Report.

The Administration & Operations component also includes City fees to collect and process the assessments, delinquencies and no pays. A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties. This component also funds the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of CPBID revenue.

In addition, this component funds contingency expenses - additional projects the



Owners' Association (CPBID) deems appropriate. The contingency is ancillary and necessary to the unimpeded delivery of the CPBID's programs and services.

The Administration & Operations component is key to the proper expenditure of CPBID assessment funds and the administration of CPBID programs and activities for the special benefit of all parcels and land uses within the CPBID. The Administration & Operations work plan component exists only for the purposes of the CPBID and directly relates to the implementation of the Landscaping & Maintenance; Security; Marketing, Promotions & Public Relations; and Contingency Reserve & Uncollected Funds which specially benefit assessed parcels within the CPBID boundaries.

#### CONTINGENCY RESERVE & UNCOLLECTED FUNDS: \$10,168

The Contingency Reserve & Uncollected Funds component includes City and County collection fees, unforeseen emergency expenses that benefit the assessed parcels within the CPBID; support up to 10% deviation in any one line item, the renewal of the CPBID at the end of its 10-year term in 2029, which can be rolled-over from year to year; as well as reserve funds to cover the costs of uncollected assessments.

Each assessed parcel in the CPBID will specially benefit from the Contingency Reserve & Uncollected Fund work plan component which will only be provided to, and for the direct benefit of, assessed parcels within the CPBID boundaries.

In summary, all CPBID funded services, programs and improvements described above confer proportionate special benefits to identified assessed parcels inside the CPBID boundaries and none will be provided outside of the CPBID. Each assessed parcel within the CPBID will proportionately specially benefit from Landscaping & Maintenance; Security; Marketing, Promotions & Public Relations; Administration & Operations; and a Contingency Reserve & Uncollected Funds. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels and businesses within the CPBID by reducing litter, debris and crime and professionally marketing goods, services and spaces available within the CPBID, all considered necessary in a competitive properly managed contemporary business improvement district. All CPBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the CPBID.

## **V. Total Annual Expenditure for Operations**

The total annual maximum CPBID operations budget beginning with its renewal in 2020

will be \$254,207 with the possibility of up to a 3% Consumer Price Index (CPI) increase per year. If a 3% increase is approved by the CPBID Board, the CPBID will notify the City in a manner and time specified by the City for the CPI increase. The allocation of funds to specific categories, including the possible 3% CPI increase, is as follows:

<b>YR</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFIT ASSESSMENT COSTS</b>	<b>GENERAL BENEFIT NON- ASSESSMENT COSTS</b>	<b>TOTAL ADJUSTED COSTS</b>	<b>% OF TOTAL</b>
2020	Landscaping & Maintenance	\$72,273	\$1,447	\$73,720	29%
	Security	\$74,766	\$1,497	\$76,263	30%
	Marketing, Promotions & Public Relations	\$34,891	\$698	\$35,589	14%
	Administration & Operations	\$57,320	\$1,147	\$58,467	23%
	Contingency, Reserves & Uncollected Funds	<u>\$9,968</u>	<u>\$200</u>	<u>\$10,168</u>	<u>4%</u>
	Total	\$249,218	\$4,989	\$254,207	100%
2021	Landscaping & Maintenance	\$74,441	\$1,490	\$75,931	29%
	Security	\$77,009	\$1,542	\$78,551	30%
	Marketing, Promotions & Public Relations	\$35,938	\$719	\$36,657	14%
	Administration & Operations	\$59,040	\$1,181	\$60,221	23%
	Contingency, Reserves & Uncollected Funds	<u>\$10,267</u>	<u>\$206</u>	<u>\$10,473</u>	<u>4%</u>
	Total	\$256,695	\$5,138	\$261,833	100%
2022	Landscaping & Maintenance	\$76,674	\$1,535	\$78,209	29%
	Security	\$79,319	\$1,588	\$80,907	30%
	Marketing, Promotions & Public Relations	\$37,016	\$741	\$37,757	14%

	Administration & Operations	\$60,811	\$1,216	\$62,027	23%
	Contingency, Reserves & Uncollected Funds	<u>\$10,575</u>	<u>\$212</u>	<u>\$10,787</u>	<u>4%</u>
	Total	\$264,395	\$5,292	\$269,687	100%
2023	Landscaping & Maintenance	\$78,974	\$1,581	\$80,555	29%
	Security	\$81,699	\$1,636	\$83,335	30%
	Marketing, Promotions & Public Relations	\$38,126	\$763	\$38,889	14%
	Administration & Operations	\$62,635	\$1,252	\$63,887	23%
	Contingency, Reserves & Uncollected Funds	<u>\$10,892</u>	<u>\$218</u>	<u>\$11,110</u>	<u>4%</u>
	Total	\$272,326	\$5,450	\$277,776	100%
2024	Landscaping & Maintenance	\$81,343	\$1,628	\$82,971	29%
	Security	\$84,150	\$1,685	\$85,835	30%
	Marketing, Promotions & Public Relations	\$39,270	\$786	\$40,056	14%
	Administration & Operations	\$64,514	\$1,290	\$65,804	23%
	Contingency, Reserves & Uncollected Funds	<u>\$11,219</u>	<u>\$225</u>	<u>\$11,444</u>	<u>4%</u>
	Total	\$280,496	\$5,614	\$286,110	100%
2025	Landscaping & Maintenance	\$83,783	\$1,677	\$85,460	29%
	Security	\$86,675	\$1,736	\$88,411	30%
	Marketing, Promotions & Public Relations	\$40,448	\$810	\$41,258	14%
	Administration & Operations	\$66,449	\$1,329	\$67,778	23%
	Contingency, Reserves & Uncollected Funds	<u>\$11,556</u>	<u>\$232</u>	<u>\$11,788</u>	<u>4%</u>

	Total	\$288,911	\$5,784	\$294,695	100%
2026	Landscaping & Maintenance	\$86,296	\$1,727	\$88,023	29%
	Security	\$89,275	\$1,788	\$91,063	30%
	Marketing, Promotions & Public Relations	\$41,661	\$834	\$42,495	14%
	Administration & Operations	\$68,442	\$1,369	\$69,811	23%
	Contingency, Reserves & Uncollected Funds	<u>\$11,903</u>	<u>\$239</u>	<u>\$12,142</u>	<u>4%</u>
	Total	\$297,577	\$5,957	\$303,534	100%
2027	Landscaping & Maintenance	\$88,885	\$1,779	\$90,664	29%
	Security	\$91,953	\$1,842	\$93,795	30%
	Marketing, Promotions & Public Relations	\$42,911	\$859	\$43,770	14%
	Administration & Operations	\$70,495	\$1,410	\$71,905	23%
	Contingency, Reserves & Uncollected Funds	<u>\$12,260</u>	<u>\$246</u>	<u>\$12,506</u>	<u>4%</u>
	Total	\$306,504	\$6,136	\$312,640	100%
2028	Landscaping & Maintenance	\$91,552	\$1,832	\$93,384	29%
	Security	\$94,712	\$1,897	\$96,609	30%
	Marketing, Promotions & Public Relations	\$44,198	\$885	\$45,083	14%
	Administration & Operations	\$72,610	\$1,452	\$74,062	23%
	Contingency, Reserves & Uncollected Funds	<u>\$12,628</u>	<u>\$253</u>	<u>\$12,881</u>	<u>4%</u>
	Total	\$315,700	\$6,319	\$322,019	100%



2029	Landscaping & Maintenance	\$94,299	\$1,887	\$96,186	29%
	Security	\$97,553	\$1,954	\$99,507	30%
	Marketing, Promotions & Public Relations	\$45,524	\$912	\$46,436	14%
	Administration & Operations	\$74,788	\$1,496	\$76,284	23%
	Contingency, Reserves & Uncollected Funds	<u>\$13,007</u>	<u>\$261</u>	<u>\$13,268</u>	<u>4%</u>
	Total	\$325,171	\$6,510	\$331,681	100%

Notations:

1. Interest and late fee penalties collected will be added to the Contingency Reserve & Uncollected Funds budget for the year they are received.
2. Any accrued interest or late fees may be expended in the above categories.
3. There is a possibility of up to a 3% CPI assessment increase per year. Should the Owners Association exercise this option, the increase shall not exceed 3% per year and the yearly expenditures for each year shall not exceed the numbers shown above.

## Budget Line Item Variance

There shall be no more than 10% variance per budget line item unless approved by the City. Estimates shown in the Management District Plan are the best estimates of the cost of these programs, improvements or activities at the time of this Management District Plan.

Deviations from those estimates are to be anticipated. The programs, improvements and activities may not be completed within the year budgeted, given normal delays that can be expected in these types of programs. The Owners Association will use its best efforts to implement and complete all programs, improvements and activities specified in the Management District Plan. However, it is possible that the Owners Association may not actually expend the precise amount budgeted for any one identified program, improvement or activity. A ten percent (10%) deviation in a budget line item will not be considered significant.

If deviation in a budget line item exceeds 10%, or if the Owners Association decides to make budget allocation changes that exceed 10% of the total budget for all programs, improvements, and activities, and such changes would, in the opinion of the City Clerk, adversely impact the special benefits received by the assessed property owners in the CPBID, the Owners Association will request City Council authorization to modify the programs, improvements and activities to be funded.

However, in no event may the Owners Association spend more than the total amount budgeted in the Management District Plan for any given year, including delinquent payments, interest income, and rollover funds, without City Clerk or City Council approval.

### **CPBID Rollover**

It should be noted that the Fiscal Year for CPBID operations pursuant to this budget would begin on January 1 and end on December 31 of each calendar year. Also, the CPBID may carry forward uncompleted projects or unexpended assessment revenues from prior fiscal years in order to most effectively and efficiently manage its operations. Carryover funds may be re-budgeted by the Owners Association for subsequent fiscal years for any approved CPBID purpose in accordance with this Management District Plan.

In any given year the Owners' Association may manage the budget so that a roll-over amount at the end of the year may provide carry-over funding for the following year to support continued and uninterrupted operations while waiting for the city assessment funds to be disbursed to CPBID, as well as for the renewal of the CPBID.

Alternatively, such funds may come, partially or in totality, from the Contingency Reserve category. This precautionary measure should be necessary only once. Subsequent years should produce approximately the same rollover amount to enable the CPBID to provide continued and uninterrupted services and benefits to commercial properties within the CPBID boundaries.

The use of the Emergency Reserve & Uncollected funds can and should be allocated for various purposes at the beginning of year one (2020) of the CPBID.

Any unexpended funds at the end of the current CPBID will be rolled over to the new CPBID and will be added to each budget line item based on the percentage of each budget line item.

Parcels that were not included in the CPBID term ending in 2019, but are included in the CPBID term beginning in 2020 will not receive any services paid for by rolled over funds.

In accordance with California State law, if the CPBID is not renewed, any unspent funds will be returned to property owners who have paid their assessments in accordance with the Management District Plan.

## **VI. Sources for Financing & Assessment Methodology**

### **Sources for Financing**

CPBID services are funded through the benefit assessment of real properties in accordance with California Proposition 218 and California Streets and Highways Code Part VII. The Owners' Association has devised a method of financing through a formula that is fair, balanced, and commensurate with the benefits that each property receives.

There are two (2) benefit zones within the CPBID.

The commercial parcels in both zones will be assessed for and receive all services in the Management District Plan.

Upon the CPBID's renewal, annual assessments on commercial properties within Zones 1 & 2 of the boundaries receiving services and benefits will be \$0.114577 per square foot of land. Additionally, properties with building frontage along Sherman Way shall receive an assessment of \$1 per linear foot of the building.

Property owners will be assessed according to the square footage of their properties provided by the CPBID to the City; and verified by Los Angeles County property records.

### **Assessment Formula Methodology**

#### **CPBID Assessment Formula**

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed CPBID (i.e. landscaping/maintenance, security, marketing and administration/operations), the assessment factors on which to base assessment rates relate directly to the proportionate amount of land area and street frontage within two benefit zones. It is noted only street frontage in Zone 1 is assessed to offset added demand/need for linear type services in this Zone.

The "Basic Benefit Units" will be expressed as a combined function of land square footage (Benefit Unit "A") and street frontage (Benefit Unit "B"). Based on the shape of the proposed renewed CPBID, as well as the nature of the District program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of land area and street frontage within two Benefit Zones. It is noted that only frontage in Zone 1 is assessed.

For the array of land uses within the District, the interactive application of land area and street frontage quantities are a proven method of fairly and equitably spreading special

benefit costs to these beneficiaries of District funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District funded activities.

Street Frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on District funded activities, many of which are linear in nature (i.e. Landscaping, Maintenance and Security).

The assessment formula for the proposed renewed CPBID is as follows:

*Assessments = Land Area (Unit A) Sq Ft x Unit A Zone Rate, plus*

*Street Frontage (Unit B) Lin Ft x Unit B Zone Rate*

**CPBID – 10 Year Maximum Assessment Rates**

(Includes a 3%/Yr. Max Increase)

<b>BENEFIT ZONE</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LF)</b>
<u>2020</u>		
1	\$0.114577	\$1.000000
2	\$0.114577	\$0.000000
<u>2021</u>		
1	\$0.118014	\$1.030000
2	\$0.118014	\$0.000000
<u>2022</u>		
1	\$0.121554	\$1.060900
2	\$0.121554	\$0.000000

<u>2023</u>			
1	\$0.125201		\$1.092727
2	\$0.125201		\$0.000000
<u>2024</u>			
1	\$0.128957		\$1.125509
2	\$0.128957		\$0.000000
<u>2025</u>			
1	\$0.132826		\$1.159274
2	\$0.132826		\$0.000000
<u>2026</u>			
1	\$0.136811		\$1.194052
2	\$0.136811		\$0.000000
<u>2027</u>			
1	\$0.140915		\$1.229874
2	\$0.140915		\$0.000000
<u>2028</u>			
1	\$0.145142		\$1.266770
2	\$0.145142		\$0.000000
<u>2029</u>			
1	\$0.149496		\$1.304773
2	\$0.149496		\$0.000000

**Residential Parcels and Uses**

The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, "Properties zoned solely for residential use..... are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment ...".

Parcels zoned solely residential or with residential uses on them within the CPBID are presumed to not benefit from District improvements, activities or services, and therefore residentially zoned parcels and/or residential uses within the CPBID are not assessed.

**Changes to Building or Parcel Size**

Any changes in parcel size and street frontage(s) as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

**Assessment Formula Unit Rates**

The assessment rates and weighted multipliers for each factor are calculated as follows:

ZONE 1

Land Area Rate (Unit A-1)

$(\$249,218.45 \times 44.439483\%) / 966,611 \text{ units} = \$0.114577 / \text{sq ft land area}$

Street Frontage Rate (Unit B-1)

$(\$249,218.45 \times 2.167175\%) / 5,401 \text{ units} = \$1.00 / \text{lin ft street}$

frontage

ZONE 2

Land Area Rate (Unit A-2)

$(\$249,218.45 \times 53.393342\%) / 1,161,368 \text{ units} = \$0.114577 / \text{sq ft land area}$

Street Frontage Rate (Unit B-2) = Not Assessed

See Appendix 3: Proposition 218 Engineer's Report (pages 21-29) for a detailed explanation.

### **Estimate Total District Costs**

The total projected 10-year special benefit costs by Zone for 2020 – 2029 of the District are shown in the Table on pages 15-18 of this Report assuming a maximum 3% assessment rate increase per year, commensurate to special benefits received by each assessed parcel.

### **General Benefits and Special Benefits**

“General benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”.

“Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The Assessment Engineer has determined the general benefit cost of 1.98%, computed at \$4,989 for year 1 of the CPBID. The Assessment Engineer's analysis can be found in Appendix 3: Proposition 218 Engineer's Report, pages 9-13.

A table showing Special and General Benefit Revenue Sources can be found in this Management District Plan, below.

### **Special and General Benefit Revenue Sources**

<b>Revenue Source</b>	<b>Revenue</b>	<b>% of Total</b>
Special Benefit Costs: Source = CPBID Property Assessments	\$249,218	98.04%
General Benefit Costs: Source = Grants, donations, sponsors, program income, etc.	\$4,989	1.96%
<b>TOTAL</b>	<b>\$254,207</b>	<b>100.0%</b>



**Miscellaneous CPBID Provisions**

**Bonds:**

No bonds are to be issued in conjunction with this proposed renewed CPBID.

**CPBID Publicly Owned Parcels**

2111018900	LA City	7222 Remmet Ave.	Youth Center	2	\$1,253.70	0.50%
2111019902	LA City	Remmett Ave	Parking Lot	2	\$830.45	0.33%
2111019904	LA City	7248 Owensmouth Ave	Comm. Center	2	\$859.21	0.34%
2111019905	LA City	7242 Owensmouth Ave	-	2	\$859.10	0.34%
2111020900	LA City	Jordan Ave	Parking Lot	2	\$1,259.54	0.51%
2111025900	LA City	Jordan Ave	Parking Lot	2	\$0.00	0.00%
2111025901	LA City	Jordan Ave	Parking Lot	2	\$0.00	0.00%
2111026900	LA City	Remmett Ave	Parking Lot	2	\$829.88	0.33%
2111026902	LA City	Remmett Ave	Parking Lot	2	\$859.33	0.34%
2111026904	LA City	21620 Sherman Way	Madrid Theater	1	\$909.21	0.36%
2111027900	LA City	Remmett Ave	Parking Lot	2	<u>\$859.21</u>	0.34%
	<b>LA City Total</b>				\$8,519.63	3.39%

2111026903	LA County	7107 Remmet Ave	Health Center	2	<u>\$2,577.87</u>	1.03%
	<b>LA County Total</b>				\$2,577.87	1.03%

2111029904	LACMTA	7119 Deering Ave	Busway	1	\$15,618.22	6.27%
2111029905	LACMTA	Deering Ave	Busway	2	<u>\$1,604.08</u>	0.64%
	<b>LACMTA Total</b>				\$17,222.30	6.91%
	<b>Grand Total</b>				\$28,319.80	11.33%

Please see Appendix 1: List of CPBID Parcels, and Appendix 3: Engineer's Report (pages 27-28) for further details.

## VII. Time & Manner of Assessment Collection

As provided by State law, the CPBID assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office will direct bill any property owners whose special assessment does not appear on the tax rolls.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

## VIII. Type of BID and Duration of Term

The proposed CPBID is expected to be established and begin implementation of the Management District Plan on January 1, 2020. Consistent with State Law the CPBID will have a ten (10) year term, and the end date will be December 31, 2029.

After that period, in order for the CPBID to be renewed, it must comply with California State Law renewal procedures.

It is to be noted that CPBID funds may be used for renewal purposes. Contingency funds from any of the first ten (10) years operations may be carried forward and re-budgeted by the Owners' Association for expenditure during the renewal term or any continuation thereof for any approved CPBID purpose in accordance with this Management District Plan. In such a case, the monies would only be applied to properties within the CPBID boundaries that paid assessments in accordance with the Management District Plan during the first ten (10) years.

In accordance with California State Law, If the CPBID is not renewed, any unspent funds will be returned to property owners who paid assessments in accordance with the Management District Plan.

## **IX. Proposed Time for Implementation & Completion of CPBID Management District Plan**

<b>TASK</b>	<b>COMPLETION DATE</b>
Completion of Management District Plan	February 15, 2019
Submit sufficient petitions to proceed with ballot elections to City Clerk's office	May 3, 2019
Ballot process complete	July 2019
Final approval by City Council	August 2019

## **X. List of Properties, Including APN's**

Please refer to Appendix 1: List of Historic Old Town Canoga Park BID Parcels.

## **XI. District Governance**

The day-to-day operations of the CPBID will be executed by the Canoga Park Improvement Association (CPIA), an Owners' Association of the CPBID pursuant to Section 36651 of the California Streets and Highway Code Part VII. The CPIA has been executing CPBID operations since 1999 and will continue to work closely with the City to ensure compliance with City regulations.

Every year the CPIA will cause to be prepared the annual reports of activities and financial information required by Section 36650 of the California Streets and Highway Code.

## **XII. Future Development**

As a result of continued development, the CPBID may experience the addition or subtraction of assessable commercial footage for parcels included and assessed within the CPBID boundaries. The modification of parcel improvements assessed within the CPBID may then change, either upwards or downwards, the amount of total footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included CPBID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula changes.

**Appendix 1:**

**CPBID Property  
Assessment Roll**

2111019007	2	\$644.50	0.259%
2111019008	2	\$644.50	0.259%
2111019009	2	\$1,689.32	0.678%
2111019010	1	\$425.79	0.171%
2111019011	1	\$426.02	0.171%
2111019012	1	\$426.02	0.171%
2111019016	1	\$681.63	0.274%
2111019017	1	\$341.96	0.137%
2111019019	2	\$429.78	0.172%
2111019020	2	\$851.88	0.342%
2111019021	2	\$859.21	0.345%
2111019027	2	\$3,007.53	1.207%
2111019028	2	\$1,288.88	0.517%
2111019029	1	\$1,703.96	0.684%
2111019030	2	\$1,288.99	0.517%
2111019031	2	\$1,288.99	0.517%
2111019902	2	\$830.45	0.333%
2111019904	2	\$859.21	0.345%
2111020001	1	\$1,439.76	0.578%
2111020010	1	\$1,453.16	0.583%
2111020011	1	\$854.10	0.343%
2111020012	1	\$852.04	0.342%
2111020013	1	\$425.90	0.171%
2111020014	1	\$426.02	0.171%
2111020015	2	\$830.11	0.333%
2111020016	2	\$429.78	0.172%

2111020020	2	\$429.66	0.172%
2111020021	2	\$859.10	0.345%
2111020022	2	\$429.55	0.172%
2111020023	2	\$429.66	0.172%
2111020024	2	\$1,288.99	0.517%
2111020025	2	\$859.21	0.345%
2111020035	2	\$1,718.66	0.690%
2111020900	2	\$1,259.54	0.505%

2111021009	1	\$581.36	0.233%
2111021010	1	\$1,252.83	0.503%
2111021011	1	\$1,252.83	0.503%
2111021012	1	\$1,253.06	0.503%
2111021013	1	\$1,010.53	0.405%
2111021014	2	\$557.65	0.224%
2111021023	2	\$0.00	0.000%
2111021025	1	\$1,852.75	0.743%
2111022007	2	\$799.17	0.321%
2111022008	1	\$1,870.95	0.751%
2111022009	2	\$515.48	0.207%
2111022010	1	\$1,253.17	0.503%
2111022011	1	\$1,617.06	0.649%
2111022012	1	\$2,085.46	0.837%
2111022017	2	\$954.54	0.383%
2111022020	2	\$2,874.74	1.154%
2111022021	2	\$1,791.87	0.719%
2111022022	2	\$1,153.90	0.463%
2111022023	1	\$1,252.94	0.503%
2111022025	2	\$1,612.33	0.647%



2111023004	1	\$7,884.26	3.164%
2111023005	2	\$4,368.02	1.753%
2111023013	2	\$767.67	0.308%
2111023016	1	\$1,492.91	0.599%
2111023018	2	\$1,151.38	0.462%
2111023019	2	\$2,395.92	0.961%
2111023020	2	\$2,456.19	0.986%
2111024001	1	\$2,445.68	0.981%
2111024002	1	\$1,254.09	0.503%
2111024003	1	\$1,253.86	0.503%
2111024004	1	\$1,253.98	0.503%
2111024005	1	\$1,253.86	0.503%
2111024006	1	\$2,434.11	0.977%
2111024007	2	\$2,756.04	1.106%

2111024008	2	\$1,611.07	0.646%
2111024015	2	\$1,611.07	0.646%
2111024016	2	\$1,611.18	0.646%
2111024017	2	\$972.76	0.390%
2111024018	2	\$1,783.16	0.716%
2111024020	2	\$2,787.09	1.118%
2111025001	1	\$1,012.71	0.406%
2111025002	1	\$1,056.71	0.424%
2111025005	1	\$851.92	0.342%
2111025006	1	\$852.04	0.342%
2111025007	1	\$852.73	0.342%
2111025008	2	\$829.88	0.333%
2111025009	2	\$429.43	0.172%
2111025010	2	\$859.33	0.345%

2111025011	2	\$429.55	0.172%
2111025012	2	\$429.55	0.172%
2111025013	2	\$1,718.66	0.690%
2111025017	2	\$859.21	0.345%
2111025025	2	\$0.00	0.000%
2111025027	1	\$851.92	0.342%
2111025028	2	\$1,718.43	0.690%
2111025900	2	\$0.00	0.000%
2111025901	2	\$0.00	0.000%
2111026001	1	\$842.41	0.338%
2111026002	1	\$596.54	0.239%
2111026004	1	\$454.66	0.182%
2111026005	1	\$854.79	0.343%
2111026006	1	\$854.79	0.343%
2111026007	1	\$427.39	0.171%
2111026008	1	\$599.41	0.241%
2111026009	2	\$859.21	0.345%
2111026010	2	\$859.21	0.345%
2111026013	2	\$429.55	0.172%
2111026015	2	\$859.21	0.345%
2111026016	2	\$429.55	0.172%
2111026017	2	\$859.33	0.345%
2111026018	2	\$859.21	0.345%
2111026019	2	\$859.21	0.345%
2111026020	2	\$429.66	0.172%
2111026022	2	\$859.10	0.345%
2111026023	2	\$429.66	0.172%
2111026024	2	\$859.33	0.345%

2111026025	2	\$829.88	0.333%
2111026026	2	\$859.33	0.345%
2111026900	2	\$829.88	0.333%
2111026902	2	\$859.33	0.345%
2111026903	2	\$2,577.87	1.034%
2111026904	1	\$909.21	0.365%
2111027001	1	\$244.72	0.098%
2111027002	2	\$254.36	0.102%
2111027003	1	\$411.61	0.165%
2111027004	1	\$805.96	0.323%
2111027005	1	\$301.35	0.121%
2111027006	1	\$301.35	0.121%
2111027007	1	\$403.82	0.162%
2111027008	1	\$403.59	0.162%
2111027009	1	\$301.35	0.121%
2111027010	1	\$301.35	0.121%
2111027013	1	\$383.70	0.154%
2111027014	1	\$523.10	0.210%
2111027015	2	\$830.45	0.333%
2111027018	2	\$429.89	0.172%
2111027019	2	\$430.01	0.173%
2111027022	2	\$1,290.02	0.518%
2111027029	2	\$859.10	0.345%
2111027032	2	\$1,288.88	0.517%
2111027033	2	\$429.66	0.172%
2111027034	2	\$859.21	0.345%
2111027035	2	\$829.88	0.333%

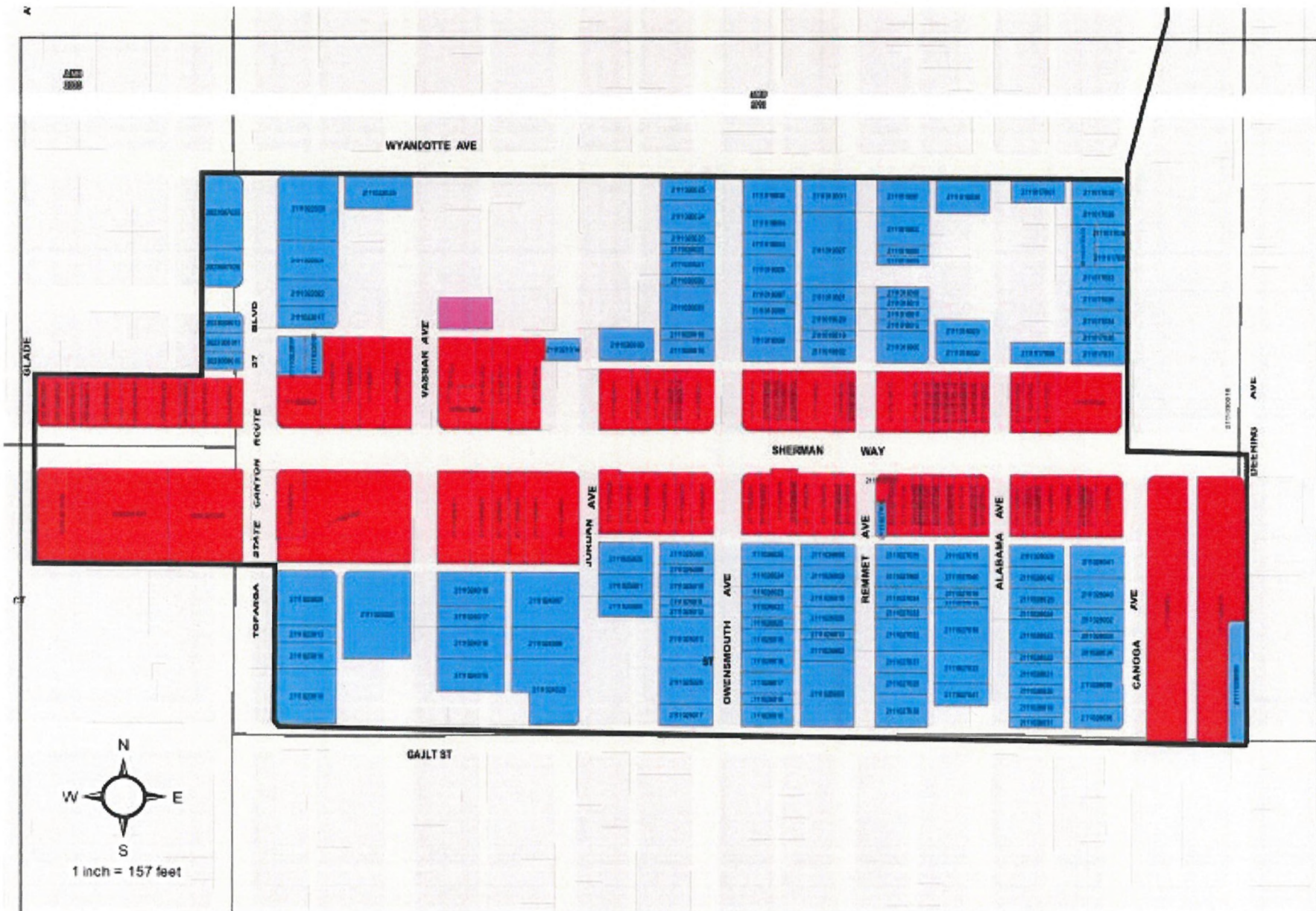
2111027036	2	\$1,720.03	0.690%
2111027037	2	\$859.33	0.345%
2111027038	1	\$805.96	0.323%
2111027039	2	\$1,288.99	0.517%
2111027040	2	\$859.79	0.345%
2111027041	2	\$860.13	0.345%
2111027900	2	\$859.21	0.345%
2111028001	1	\$683.92	0.274%
2111028002	1	\$427.39	0.171%
2111028003	1	\$427.51	0.172%
2111028004	1	\$854.67	0.343%
2111028005	1	\$854.90	0.343%
2111028006	1	\$427.39	0.171%
2111028007	1	\$426.59	0.171%
2111028008	1	\$1,357.99	0.545%
2111028019	2	\$773.39	0.310%
2111028020	2	\$515.60	0.207%
2111028021	2	\$859.33	0.345%
2111028022	2	\$429.66	0.172%
2111028023	2	\$1,288.99	0.517%
2111028024	2	\$429.66	0.172%
2111028026	2	\$859.33	0.345%
2111028029	2	\$830.00	0.333%
2111028031	2	\$429.55	0.172%
2111028032	2	\$882.24	0.354%
2111028033	2	\$441.01	0.177%
2111028034	2	\$882.01	0.354%
2111028038	2	\$875.25	0.351%

2111028039	2	\$1,739.97	0.698%
2111028040	2	\$1,323.94	0.531%
2111028041	2	\$1,294.38	0.519%
2111028042	2	\$858.98	0.345%
2111029904	1	\$15,618.22	6.267%

2111029905	2	\$1,604.08	0.644%
<b>Total</b>		<b>\$249,218.45</b>	<b>100.00%</b>

**Appendix 2:**  
**Map of CPBID Parcels**





- Legend**
- STREET 2011
  - CANDOGA PARK, July
  - CPA, 2008.1
  - CPA, 2008.2
  - CPA, 2008.3
  - Area included in the Database but not currently assessed or serviced
  - ASSESSOR'S RECORDS

### Historic Old Town Canoga Park Business Improvement District

  
 Los Angeles County Office of the Assessor  
 500 W Temple Street, Room 291  
 Los Angeles, CA 90012