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CITY CLERK

GREGORY R. ALLISON  
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# City of Los Angeles

CALIFORNIA



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MIRANDA PASTER  
DIVISION MANAGER

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December 22, 2015

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

Council District 1

**REGARDING: THE GREATER CHINATOWN (PROPERTY-BASED) BUSINESS  
IMPROVEMENT DISTRICT'S 2016 FISCAL YEAR ANNUAL  
PLANNING REPORT**

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Greater Chinatown Business Improvement District's ("District") 2016 fiscal year (CF 12-0489). The Advisory Board of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with the City's Landscaping, Security, Programming and Maintenance Property Business Improvement District Ordinance [Division 6, Chapter 9, Los Angeles Administrative Code ("LSPM PBID Ordinance")], an Annual Planning Report for the District must be submitted for consideration by the City Council.

## BACKGROUND

The Greater Chinatown Business Improvement District was established on September 8, 2010 by and through the City Council's adoption of Ordinance No. 181,313 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The City Council established the District pursuant to the LSPM PBID Ordinance.

## ANNUAL PLANNING REPORT REQUIREMENTS

The LSPM PBID Ordinance states that the Greater Chinatown Business Improvement District's Advisory Board 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 improvements and activities described in the report.

The 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 the 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 any 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 9, 2015, complies with the requirements of the LSPM PBID Ordinance and reports that programs will continue, as outlined in the Management District Plan adopted by the Greater Chinatown Business Improvement District property owners. The City Council may approve the Annual Planning Report as filed by the District's Advisory Board or may modify any particulars contained in the Annual Planning Report 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 Greater Chinatown Business Improvement District's 2016 fiscal year complies with the requirements of the LSPM PBID Ordinance.
2. ADOPT the attached Annual Planning Report for the Greater Chinatown Business Improvement District's 2016 fiscal year, pursuant to the LSPM PBID Ordinance.

Sincerely,



Holly L. Wolcott  
City Clerk

HLW:GRA:MCP:RMH:ev

Attachment: Greater Chinatown Business Improvement District's 2016 Fiscal Year Annual Planning Report



# CHINATOWN

BUSINESS IMPROVEMENT DISTRICT

**KIM ALAN BENJAMIN**  
President  
*LateRoc Partners*

**WILSON TANG**  
Vice President  
*Cathay Bank*

**GEORGE YU**  
Executive Director & Vice President  
*Macco Investments Corp*

**DAVID W. LOUIE**  
Secretary  
*Los Angeles County Regional Planning  
Commissioner*

**AL SOO-HOO**  
Treasurer  
*Chung King Properties*

**LILLIAN BURKENHEIM**  
*LBS Consulting*

**CHEUK CHOI**  
*Castelar Elementary School*

**PAUL CHU, M.D.**  
*CI North Hill Group LLC*

**NICK CURL**  
*LA MARATHON LLC*

**SCOTT DENHAM**  
*EV'Q Properties*

**FRANK FRALLICCIARDI**  
*Forest City Development*

**JASON FUJIMOTO**  
*Moy & Associates, LLC*  
*Gold Stream Village*

**ANNE-MARIE JONES**  
*California Endowment*

**LARRY V. JUNG**  
*Los Angeles Chinatown Corporation*

**DE YOUNG KIM**  
*Dynasty Center*

**DAVID LEE**  
*General Lee's Man Jen Law*

**MARTIN V. LEE**  
*JBL Enterprises, LLC*

**SCOTT W. LEE**  
*Summit Western Limited*

**RON LOUIE**  
*KG Louie Company*

**DAISY MA**  
*Chinese American Citizens Alliance*

**ALEXIS READINGER**  
*Prevn, Inc./931 Chung King Road*

**OSCEOLA REFETOFF**  
*Chungking Studio/975 Chung King Road*

**TONY QUON**  
*Quon Bros. Grand Star Inc.*

**MEE SEMCKEN**  
*Mission Rft. Sr LLC*

**WAYLAND TAM**  
*East Wind Foundation for Youth*

December 11, 2015

Holly L. Wolcott, City Clerk  
Office of the City Clerk  
200 North Spring Street, Room 224  
Los Angeles, CA 90012

Subject: Greater Chinatown PBID 2016 Annual Planning Report

Dear Ms. Wolcott:

As required by Division 6, Chapter 9, Sections 6.600 to 6.620 of the Los Angeles Administrative Code (LAAC), the Board of Directors of the Greater Chinatown Business Improvement District has caused this Greater Chinatown Business Improvement District Annual Planning Report to be prepared at its meeting of December 9, 2015.

This report covers proposed activities of the Greater Chinatown BID from January 1, 2016 through December 31, 2016.

Sincerely,

LOS ANGELES CHINATOWN BUSINESS COUNCIL

  
George Yu  
Executive Director  
Greater Chinatown Business Improvement District

Greater Chinatown  
Business and  
Community Benefit  
Business Improvement District

2016 Annual Planning  
Report

**District Name**

This report is for the Greater Chinatown Business and Community Benefit Business Improvement District (District). The District is operated by the Los Angeles Chinatown Business Council, Incorporated, a California non-profit corporation.

**Fiscal Year of Report**

This report applies to the 2016 Fiscal year. The District Board of Directors will vote to approve the 2016 Annual Planning Report at the December 9, 2015 Board of Director's meeting.

**Boundaries**

There are no changes to the District boundaries for 2016.

**Benefit Zones**

The District has three benefit zones. For 2016 there will be no changes to the District's benefit zones.

**2016 IMPROVEMENTS, ACTIVITIES AND SERVICES**

**Sidewalk Operations, Beautification: \$924,454.00 (56%)**

The 2016 Sidewalk Operations, Beautification category consists of Security and Maintenance services for the district. Security will continue to be provided by Universal Protection Service and Maintenance by Los Angeles Conservation Corp. Security consists of private security patrol 24 hours daily; on bike during the day and mobile officer in the evening. Maintenance includes sidewalk sweeping; steam cleaning/power-washing; beautification and landscaping; trash disposal and emptying; and the removal of bulky items and graffiti within 24 hours.

**District Identity: \$296,628.00 (18%)**

The district identity planned for 2016 include special events like Chinese New Year Festival, Chinatown Summer Nights series, Moon Festival, and CicLAvia. Other services are website upkeep, advertising partnership with radio and magazine ads though no agreements have been executed, and other partnerships that arise as the year progress.

**Administration/Corporate Operations: \$287,751.00 (17%)**

The District will continue to work in 2016 with the contracted Los Angeles Chinatown Business Council (LACBC) for administration of the District services. Activities and services include an office, a dedicated phone number, works with the City of Los Angeles and handle all financial and administrative requirements as stipulated in agreement (C-118431) with the City.

**Contingency/City Fees/Reserve: \$138,768.00 (8%)**

Contingency funds are used to cover city fees, uncollected assessments, hardship grants and unexpected expenditures.

**Total estimate of Cost for 2016:** A breakdown of the total estimated 2016 budget is attached to this report as **Appendix A.**

**Method and Basis of Levying the Assessment**

The Method and Basis for levying the 2016 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, building square footage and linear frontage. The assessment rates for 2016 are as follows:

**Zone 1**

Lot: \$0.1625 per square foot

Building: \$0.2271 per square foot

Linear Frontage: \$ 18.17 per linear foot

Linear Frontage 2: \$9.08 per linear foot

**Zone 2**

Lot: \$0.1300 per square foot

Building: \$0.1817 per square foot

Linear Frontage: \$14.54 per linear foot

Linear Frontage 2: \$7.27 per linear foot

**Zone 3**

Frontage: \$14.54 per linear foot

**(There is a 5% CPI increase for 2016)**

**Surplus Revenues**

There is no anticipated surplus revenue that will be rolled over into the 2016 budget.

**Anticipated Deficit Revenues**

There is no anticipated deficit revenue that will be carried over to 2016.

**Contributions from Sources other than assessments: \$107,094.00**

Revenue sources other than assessments come in the form of programs revenue and voluntary assessments. These contribution sources assist to off-set production expenses incurred for Chinatown events as well as increase in security and maintenance expenditures.

**APPENDIX A – TOTAL ESTIMATED REVENUES/EXPENSES FOR THE GREATER CHINATOWN BID-FY 2016**

	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Total</b>	
<b>2016 Assessments</b>	\$434,532	\$932,953	\$173,022	\$1,540,507	
Other Income	\$28,931	\$58,886	\$19,277	\$107,094	
<b>TOTAL ESTIMATED REVENUES</b>	<b>\$463,462</b>	<b>\$991,839</b>	<b>\$192,299</b>	<b>\$1,647,601</b>	
<b>2016 Estimated Expenditures</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Total</b>	<b>Pct.</b>
Sidewalk Operations, Beautification	\$240,358	\$517,694	\$166,402	\$924,454	56%
District Identity	\$92,373	\$204,255	\$0	\$296,628	18%
Administration/Corporate Operations	\$86,325	\$175,528	\$25,898	\$287,751	17%
Contingency/City Fees/Reserve	\$44,406	\$94,362	\$0	\$138,768	8%
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$463,462</b>	<b>\$991,839</b>	<b>\$192,299</b>	<b>\$1,647,601</b>	100%