

**ORDINANCE NO. 186598**

An Ordinance of Intention to modify the Management District Plan for the **Studio City Property and Business Improvement District** ("SCPBD").

**WHEREAS**, on June 14, 2019, the City Council, acting pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Act"), adopted Ordinance No. 186183, which established the SCPBD and approved its Management District Plan; and

**WHEREAS**, Section 36600 et seq. of the California Streets and Highways Code for modifying Management District Plans of property-based Business Improvement Districts authorizes the City Council to initiate proceedings to modify the Management District Plan upon the written request of the owners' association; and

**WHEREAS**, the SCPBD's owners' association, Studio City Improvement Association, Inc., a California nonprofit corporation, has requested that the City Council initiate proceedings to modify the SCPBD's Management District Plan; and

**WHEREAS**, Studio City Improvement Association, Inc. has prepared and filed a modified Management District Plan and Engineer's Report containing the proposed modifications to the Management District Plan; and

**WHEREAS**, the modified Management District Plan and Engineer's Report for the proposed modification of the SCPBD have been reviewed and have been found to meet or exceed the minimum requirements of Article XIID of the California Constitution and the Property and Business Improvement District Law of 1994 (Section 36600 et seq., Streets and Highways Code, State of California) by the Office of the City Clerk.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. **DECLARATION.** Pursuant to the provisions of Section 36600 et seq. of the California Streets and Highways Code procedure for modifying Management District Plans of property-based Business Improvement Districts, the City Council hereby declares its intention to modify the Studio City Property and Business Improvement District Management District Plan.

Sec. 2. **PROPOSED MODIFICATIONS TO THE MANAGEMENT DISTRICT PLAN.** The proposed modifications to the SCPBD's Management District Plan are detailed in the proposed Modified Plan, which is included in Council File No, 12-1543, and by this reference incorporated herein as though fully set forth. The modifications have been reviewed by the Office of the City Clerk. Said modifications relate to the creation of an additional benefit zone and matters pertaining thereto.

Sec. 3. **PUBLIC HEARING.** The City Council will hold a public hearing on June 23, 2020, 2020, at 10 a.m., or as soon thereafter as Council business permits, and on any days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, the City Council will consider adopting an ordinance modifying the SCPBID's Management District Plan. The City Council will also hear all persons for or against the proposed modifications to the SCPBID's Management District Plan.


Sec. 4. **NOTICE OF HEARING.** The City Clerk shall give notice of the public hearing by mailing, by first-class mail, a copy of this Ordinance of Intention, together with a summary of the proposed revisions to the Management District Plan, to the record owner of each parcel within the SCPBID. Notice shall be given at least 10 days before the public hearing date. In addition, the City Clerk shall publish this Ordinance in a newspaper of general circulation in the City of Los Angeles at least seven (7) days prior to the public hearing date.

Sec. 5. **MAJORITY PROTEST.** The City Council will not modify the Management District Plan if there is a majority protest. A majority protest will exist if, at the conclusion of the public hearing, written protests against the proposed modifications of the Management District Plan are received from record owners of parcels within the SCPBID who pay more than fifty percent (50%) of the total assessments.

Sec. 6. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
CHRISTY NUMANO-HIURA  
Deputy City Attorney


Date 3-18-20


File No. 12-1543

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR





Ordinance Passed 04/22/2020

Approved 04/24/2020

Published Date: 04/29/2020  
Ordinance Effective Date: 05/30/2020  
Council File No.: 12-1543