

ORDINANCE NO. _____

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "Gateway to L.A. Property-based Business Improvement District" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

WHEREAS, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, property owners in the Gateway to L.A. business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the Gateway to L.A. Property-based Business Improvement District.

WHEREAS, the Management District Plan and Engineer's Report supporting the establishment of the proposed Business Improvement District have been reviewed and approved by the Office of City Clerk.

NOW THEREFORE,

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

Section 1. DECLARATION. Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the Gateway to L.A. Property-based Business Improvement District (District) for the levy assessments on property.

Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. _____

Sec. 3. BENEFIT TO PARCELS WITHIN THE DISTRICT. The City Council hereby affirms its finding that all parcels within the District will receive a special benefit from the improvements and activities funded by the assessments to be levied.

Sec. 4. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan.

The proposed Gateway to L.A. area consists of: Beginning at the northeast corner of the intersection of West Century Boulevard and Sepulveda Boulevard (also known as the CA-1 north freeway); thence north along the east side of Sepulveda Boulevard (also known as the CA-1 north freeway) to the southeast corner of the intersection of West 96th Street and Sepulveda Boulevard (also known as the CA-1 north freeway); thence east along the south side of 96th Street, crossing Vicksburg Avenue, West 96th Place and Airport Boulevard, to the southeast corner of the intersection of West 96th Street and Airport Boulevard; thence north along the east side of Airport Boulevard to its intersection with the westerly prolongation of the north side of Parcel 4125-023-903; thence east along the westerly prolongation of the north side of Parcel 4125-023-903 to the northeast corner of Parcel 4125-023-903; thence south along the east side of Parcel 4125-023-903 to its intersection with the westerly prolongation of the north side of Parcels fronting the north side of 96th Street; thence east along the north side of Parcels fronting the north of 96th Street to the northeastern corner of Parcel 4125-023-905; thence south along the east side of Parcel 4125-023-905 to its intersection with the westerly prolongation of the north side of parcel 4125-023-007; thence east along the westerly prolongation of the north side of Parcel 4125-023-007, crossing Belford Avenue, and continuing east along the north side of Parcel 4125-023-007 and its easterly prolongation to its intersection with the west side of Parcel 4125-021-030; thence north along the west side of Parcel 4125-021-030 to the northwestern corner of Parcel 4125-021-030; thence east along the north side of Parcel 4125-021-030 to the northeast corner of said Parcel thence south along the east side of Parcel 4125-021-030 to the northwest corner of Parcel 4125-021-014; thence east along the north side of Parcel 4125-021-014 to its intersection with the west side of Parcel 4125-021-025; thence north along the west side of Parcel 4125-021-025 to the northwest corner of said Parcel; thence southeasterly along the northeasterly side of Parcel 4125-021-025 to the most northerly corner of Parcel 4125-021-026; thence southeast along the northeasterly side of Parcel 4125-021-026 to the northeastern corner of Parcel 4125-021-031; thence south along the east side of Parcel 4125-021-031 to the northeastern corner of Parcel 4125-026-016; thence south along the east side of Parcel 4125-026-016 to the northeastern corner of Parcel 4125-026-017; thence south along the east side of Parcel 4125-026-017 to the northeastern corner of Parcel 4125-026-015; thence south along the east side of Parcel 4125-026-015 to the most easterly corner of Parcel 4125-026-009; thence southwesterly along the southeasterly side of Parcel 4125-026-009 to the east side of Bellanca Avenue; thence south along the east side of Bellanca Avenue to its intersection with the southwesterly prolongation of the northwesterly side of Parcel 4125-026-010; thence northeasterly along said southwesterly prolongation and the northwesterly side of Parcels 4125-026-010 and 007 to the most northerly corner of Parcel 4125-026-007; thence south along the east side of Parcel 4125-026-007 the north side of Century Boulevard; thence east along the north side of Century Boulevard, crossing Aviation Boulevard, to the northeast corner of the intersection of Century Boulevard and Aviation Boulevard; thence north along the east side of Aviation Boulevard to its intersection with the westerly prolongation of the north side of Parcel 4128-024-902; thence east along the westerly prolongation of the north side of Parcel 4128-024-902 to the northeast corner of Parcel 4128-024-902; thence southeast along

the east side of Parcel 4128-024-902 to the northwest corner of Parcel 4128-024-011; thence east along the north side of Parcel 4128-024-011 to the northwest corner of Parcel 4128-017-047; thence northeasterly along the northwesterly side of Parcel 4128-017-047 to the southwest corner of Parcel 4128-017-045; thence northeast along the northwesterly side of Parcel 4128-017-045 to the northwestern corner of Parcel 4128-017-045; thence east along the north side of Parcel 4128-017-045 to the northeast corner of Parcel 4128-017-045; thence south along the east side of Parcel 4128-017-045 and its southerly prolongation to the northwest corner of the intersection of Century Boulevard and La Cienega Boulevard; thence southerly along the west side of La Cienega Boulevard, crossing Century Boulevard, to its intersection with the easterly prolongation of the south side of Parcel 4129-031-018; thence westerly along the easterly prolongation of the south side of Parcel 4129-031-018 to the southwest corner of Parcel 4129-031-018; thence north along the west side of Parcel 4129-031-018 to its intersection with the easterly prolongation of the south side of Parcel 4129-030-022; thence west along the easterly prolongation of the south side of Parcel 4129-030-022, crossing Glasgow Place, to the southeast corner of Parcel 4129-030-022; thence west along the south side of Parcel 4129-030-022 to the southeast corner of Parcel 4129-030-030; thence west along the south side of Parcels 4129-030-030 and 4129-030-041 to the east line of the southerly 250 feet of Parcel 4129-030-041; thence south along the east side of Parcel 4129-030-041 and its southerly prolongation to the north side of 102nd Street; thence westerly along the north side of 102nd Street, crossing Concourse Street, to the northeast corner of the intersection of 102nd Street and Aviation Boulevard; thence northerly along the east side of Aviation Boulevard, crossing Century Boulevard, to the northeast corner of the intersection of Century Boulevard and Aviation Boulevard; thence westerly along the north side of Century Boulevard, crossing Aviation Boulevard, Airport Boulevard, Avion Drive and Vicksburg Avenue, to the point of beginning. All property within the approximate boundaries described above are included in the proposed District.

There are 138 parcels owned by 52 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 5. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, Direct Programs, Marketing Programs and Administration.

Sec. 6. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for ten (10) years is estimated to be \$10,816,995. The District's total annual assessment for the first year is estimated to be \$943,572. It is proposed that the District be established for a ten (10) year period. The District will not issue bonds.

Sec. 7. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 8. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall follow the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 *et seq.*).

Sec. 9. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on _____ at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and 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, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

Sec. 10. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on _____ at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

Sec. 11. 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.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk


By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
CHRISTY NUMANO-HIURA
Deputy City Attorney

Date 5-8-15

File No. CF _____