

ORDINANCE NO. 183769

An ordinance establishing the Gateway to L.A. Property-based Property and Business Improvement District (District) and levying assessments, 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).

**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**, petitions were filed by property owners in the Gateway to L.A. business community who would pay more than 50 percent of the total amount of assessments to be levied, requesting that the City Council establish 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 the City Clerk.

**WHEREAS**, the City Council, on Wednesday, May 20, 2015 adopted Ordinance No. 183566 declaring its intention to establish the Gateway to L.A. Property-based Business Improvement District and levy assessments;

**WHEREAS**, the City Clerk gave notice, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment that a public hearing would be held on Tuesday, July 28, 2015 concerning establishment of the District; and

**WHEREAS**, the City Council held a public hearing concerning establishment of the District shortly after 10:00 a.m. on July 28, 2015 in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California; and

**WHEREAS**, the City Council has heard all testimony and received all evidence concerning the establishment of the District and desires to establish the District.

**NOW THEREFORE,**

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

Section 1. ESTABLISHMENT OF DISTRICT AND LEVY OF ASSESSMENTS.  
The City Council hereby establishes the Gateway to L.A. Property-based Business

Improvement District and levies an assessment on each property within the District for each fiscal year referred to in the Management District Plan.

Sec. 2. MAJORITY PROTEST. The City Council hereby finds that there was no majority protest against the establishment of the District and levy of assessments.

Sec. 3. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby reaffirms its adoption, approval, and confirmation of the Engineer's Report and the Management District Plan included in Council File No. 14-0040.

Sec. 4. BENEFIT TO PARCELS WITHIN THE DISTRICT. The City Council finds and declares that the properties within the District will receive a special benefit from the improvements and activities funded by the assessments to be levied.

Sec. 5. PROPORTIONAL BENEFIT. The City Council hereby reaffirms that the assessment imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby reaffirms that all assessments are supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the State of California and reviewed and approved by the Office of the City Clerk.

Sec. 7. 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 96<sup>th</sup> Street and Sepulveda Boulevard (also known as the CA-1 north freeway); thence east along the south side of 96<sup>th</sup> Street, crossing Vicksburg Avenue, West 96<sup>th</sup> Place and Airport Boulevard, to the southeast corner of the intersection of West 96<sup>th</sup> 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 96<sup>th</sup> Street; thence east along the north side of Parcels fronting the north of 96<sup>th</sup> 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 102<sup>nd</sup> Street; thence westerly along the north side of 102<sup>nd</sup> Street, crossing Concourse Street, to the northeast corner of the intersection of 102<sup>nd</sup> 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.

Sec. 8. THE DISTRICT'S ASSESSMENT. The City Council hereby reaffirms that the District's total assessment for ten (10) years is \$10,816,995, and the District's total annual assessment for the first year is estimated to be \$943,572.

Sec. 9. IMPROVEMENTS AND ACTIVITIES. The City Council hereby reaffirms that the District's activities and improvements are detailed in the Management District Plan and include, but are not limited to: Direct Programs, Marketing Programs and Administration.

Sec. 10. FUNDING OF IMPROVEMENTS AND ACTIVITIES. The City Council declares that the improvements and activities to be provided in the District will be funded by the levy of assessments on properties within the District. The revenue from the levy of assessments within the District shall not be used to provide improvements and activities outside the District or for any purpose other than the purposes specified in Ordinance No. 183566. The District will not issue bonds.

Sec. 11. AMENDMENT TO ENABLING STATUTE. The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California.)

Sec. 12. DISTRICT OPERATIONAL PERIOD. The District's operational period shall begin on January 1, 2016 and end on December 31, 2025

Sec. 13. PERIOD TO REQUEST DISESTABLISHMENT. There shall be a 30-day period in each year of the District's operation during which property owners may request disestablishment of the District. The first period shall begin one year after the effective date of this ordinance and shall continue for 30 days. The next 30-day period shall begin two years after the effective date of this ordinance and continue for 30 days. For each successive year of the District's operation, the 30-day period shall begin on the anniversary of the effective date of this ordinance and continue for 30 days.

Sec 14. SPECIAL FUND ESTABLISHMENT. The revenue from the assessment shall be collected and placed in the Special Trust Fund to be established and to be known as the Gateway to L.A. Business Improvement District Fund (Fund). All interest

and other earnings attributable to assessments, contributions and other revenue deposited in the Special Fund shall be credited to the Fund.

Sec. 15. 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 JUL 29 2015.

HOLLY L. WOLCOTT, City Clerk


By  Deputy

Approved July 30, 2015

 Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
CHRISTY NUMANO-HIURA  
Deputy City Attorney

Date 6-10-15

Council File No. 14-0040