

City of Los Angeles
CALIFORNIA

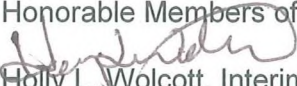


ERIC GARCETTI
MAYOR

OFFICE OF
CITY CLERK
Neighborhood and Business
Improvement District Division

ROOM 224, 200 N. SPRING STREET
LOS ANGELES, CALIFORNIA 90012
(213) 978-1100
FAX: (213) 978-1107

MIRANDA PASTER
ACTING DIVISION HEAD

DATE: May 21, 2014
TO: Honorable Members of the City Council
FROM: 
Holly L. Wolcott, Interim City Clerk
SUBJECT: Protest Level Tabulation Results for the Renewal of the Little Tokyo Merchant-Based Business Improvement District for the District's 2014 Operating Year (CF 14-0385)

Listed below are the results of the tabulation of valid written protests (attached) to the levying of assessments for the Little Tokyo Merchant-Based Business Improvement District ("District") for the District's 2014 operating year that were received before the close of the City Council hearing on Tuesday, May 20, 2014.

- 1. The valid written protests received from owners of businesses in the District, pursuant to Section 36524 of the California Streets and Highways Code ("Code"), are as follows:

VALID WRITTEN PROTESTS RECEIVED

Protests Received: 1 Assessments (Protest Value): \$ 1,723.00

Pursuant to Section 36525 of the Code, a Majority Protest exists if written protests are received from owners of businesses located in the District which will pay fifty percent (50%) or more of the assessments proposed to be levied.

Protest Value \$ 1,723.00 = 0.0060 = 0.60 percent protest level.
Total District Assessments \$ 286,831.00

The tabulation of the valid written protests received does not amount to a majority protest, as defined by Section 36525 of the Code. Therefore, the Ordinance authorizing the levying of the special assessments for the District's 2014 operating year may be adopted by the City Council.

Note:
Approximately 427 Notices, Ordinances of Intention and District Annual Reports were mailed by the City Clerk's Office to all identified business owners in the District on April 29, 2014 and one valid written protest was received by the close of the City Council hearing on May 20, 2014.

One Speaker Card in favor of the proposal was received.

One Speaker Card against the proposal was received. However, speaker was not a BID stakeholder.

HLW:MCP:RMH:ev



ERIC GARCETTI
MAYOR

**DECLARATION OF PROTEST AGAINST BUSINESS IMPROVEMENT DISTRICT
PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE SECTIONS 36500 AND
36600, ET SEQ. AND CITY COUNCIL BUSINESS IMPROVEMENT DISTRICT POLICY**

Name of District: Little Tokyo ^{Business} Improvement District

I hereby protest the CONTINUED OPERATION of the Business Improvement District (District) listed above. I am opposed to the continued operation of the District for the following reason(s):

We are already taxed for said improvement - such a tax is burdensome for small businesses already taxed heavily.

I certify that I am the owner of the business or property listed below. I am a person engaged in business in the City of Los Angeles or the owner of record of real property as shown on the current Los Angeles County Assessor tax roll, and the business or property is now located or operating within the boundaries of the District listed above. I have read and understand this Declaration Of Protest in its entirety.

Helen F. Masuda (Rafu Bussan gift store) 322-326 E 2nd Street
Business Name (or) Business Address (or)
Property Assessors Parcel Number(s) 5161 022 011 13 000 90012 Property Address

000 220.3592-0001-3
City of Los Angeles Business License No.
(Business Tax Registration Certificate)

Helen F. Masuda Your Name (print) Helen F. Masuda Your Signature 5-17-2014 Date

NOTES:

- (1) "Person" means all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, Massachusetts business or common law trusts, societies and individuals engaged in any business as defined herein, in the City of Los Angeles.
- (2) "Engaged in a business" means the conducting, operating, managing or carrying on of a business, whether done as owner, or by means of an officer, agent, manager, employee, servant, or lessee of any of them.
- (3) Businesses or properties located outside of the boundaries of the District, are not eligible to submit a protest petition and any petition so submitted will be considered invalid.

Return the completed form to:
Office of the City Clerk, Council and Public Services Division,
City Hall, Room 395, 200 North Spring Street, Los Angeles, CA 90012
or fax the form to (213) 978-1040.

BELOW ITEMS FOR CITY CLERK USE ONLY

5/17/14 5:20

DEPUTY CITY CLERK

DATE

VALUE

RECORDING REQUESTED BY:
STONE & DOYLE, LLP
527 South Lake Ave., Suite 103
Pasadena, CA 91101

WHEN RECORDED, MAIL TO:
Karen Heffel
STONE & DOYLE, LLP
527 South Lake Ave., Suite 103
Pasadena, CA 91101

APN: 5161-022-011



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TRUST TRANSFER DEED

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN. (R&T 11911)
THERE IS NO DOCUMENTARY TRANSFER TAX DUE for the reason that this conveyance transfers an interest into or out of a Living Trust. (R&T 11930)

GRANTOR: HELEN FUMIKO MASUDA, Successor Trustee of the Lily Yuriko Yanaginuma Revocable Trust, executed February 3, 2000

hereby GRANTS to: HELEN F. MASUDA, Trustee of the Helen F. Masuda Trust, executed December 1, 1983, an undivided one-half (1/2) interest in and to

the following described real property in the City of Los Angeles, County of Los Angeles, State of California (commonly known as 322-326 East Second Street, Los Angeles, California 90012):

See "Exhibit A" attached hereto and incorporated herein.

Dated: May 8, 2013

Helen Fumiko Masuda
HELEN FUMIKO MASUDA, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On May 8, 2013, before me, Stephanie L. M. Huerta, Notary Public, personally appeared HELEN FUMIKO MASUDA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stephanie L. M. Huerta



Mail Tax Statements to: Helen F. Masuda, Trustee, 9587 La Rosa, Temple City, CA 91780

CITY OF LOS ANGELES SPEAKER CARD

NOTE: THIS IS A PUBLIC DOCUMENT SUBJECT TO POSTING ON THE CITY'S WEBSITE.
YOU ARE NOT REQUIRED TO PROVIDE PERSONAL INFORMATION IN ORDER TO SPEAK,
EXCEPT TO THE EXTENT NECESSARY FOR THE PRESIDING OFFICER TO CALL UPON YOU

Date
5-20-2014

THE CITY COUNCIL'S RULES OF
DECORUM WILL BE ENFORCED.

Council File No., Agenda Item, or Case No.
#2 ITEM 14-0385

I wish to speak before the City Council
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? (For proposal
() Against proposal
() General comments

Name: Ellen Endo

Business or Organization Affiliation: Little Tokyo Business Association

Address: 106 1/2 Judge John Aiso St, #132 LA CA 90012
Street City State Zip

Business phone: (213) 880-6875 Representing: Little Tokyo Business Association
CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____
Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

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Date 5/20/14

THE CITY COUNCIL'S RULES OF DECORUM WILL BE ENFORCED.

Council File No., Agenda Item, or Case No. # 2

I wish to speak before the City Council Name of City Agency, Department, Committee or Council 14-0385

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal () Against proposal () General comments
Name: John Wansa

Business or Organization Affiliation: _____

Address: _____
Street City State Zip

Business phone: _____
Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.