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April 1, 2015

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

Council District 9

REGARDING: THE SOUTH LOS ANGELES INDUSTRIAL TRACT (PROPERTY-BASED)  
BUSINESS IMPROVEMENT DISTRICT'S 2015 FISCAL YEAR ANNUAL  
PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the South Los Angeles Industrial Tract Business Improvement District's ("District") 2015 fiscal year (CF 14-1072). 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. The South Los Angeles Industrial Tract Business Improvement District's Annual Planning Report for the 2015 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

## BACKGROUND

The South Los Angeles Industrial Tract Business Improvement District was established on December 8, 2010 by and through the City Council's adoption of Ordinance No. 181476, 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 REPORT REQUIREMENTS

The LSPM PBID Ordinance states that the South Los Angeles Industrial Tract Business Improvement District's Advisory Board shall cause to be prepared, for City Council approval, 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 District's total budget has increased due to a large rollover of unspent funds from 2014. The increased funding has not changed the description of the budget categories approved in the Management District Plan and the City Clerk does not recognize any adverse impacts to the special benefits received by property owners due to this action.

The attached Annual Planning Report, which was approved by the District's Board at their November 20, 2014 meeting, 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 South Los Angeles Industrial Tract 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

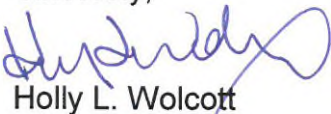
There is no impact to the General Fund associated with this action.

#### RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the South Los Angeles Industrial Tract Business Improvement District's 2015 fiscal year complies with the requirements of the LSPM PBID Ordinance.
2. FIND that the increase in the 2015 budget concurs with the intentions of the South Los Angeles Industrial Tract Business Improvement District's Management District Plan and does not adversely impact the benefits received by assessed property owners.
2. ADOPT the attached Annual Planning Report for the South Los Angeles Industrial Tract Business Improvement District's 2015 fiscal year, pursuant to the LSPM PBID Ordinance.

Sincerely,

  
Holly L. Wolcott  
City Clerk

HLW:GRA:MP:RMH:rks

Attachment: South Los Angeles Industrial Tract Business Improvement District's 2015 Fiscal Year Annual Planning Report