

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

When making inquiries
relative to this matter
refer to File No.

97-1640
96-1281

CDs 9 & 14

November 3, 1998

PLACE IN FILES
NOV 04 1998
DEPUTY *[Signature]*

Chief Legislative Analyst
City Administrative Officer
City Clerk, Executive Office
cc: Land Records
Community Redevelopment Agency
Councilmember Svorinich
City Attorney
Controller: Room 1200
Accounting Division, F&A
Disbursement Division

RE: COMMUNITY REDEVELOPMENT AGENCY CONTRACT FOR STARTUP COSTS FOR TWO NEW BUSINESS IMPROVEMENT DISTRICTS

At the meeting of the Council held October 30, 1998, the following action was taken:

- Attached report adopted..... _____
- Attached motion () adopted..... _____
- Attached resolution adopted..... _____
- Motion adopted to approve attached report..... _____
- Motion adopted to approve attached communication..... X
- To the Mayor FORTHWITH..... _____
- Mayor concurred..... _____
- Findings adopted..... _____
- Negative Declaration adopted..... _____
- Categorically exempt..... _____

J. Michael Carey

City Clerk
et
steno\971640

*caj
11/4/98*

FF



9

2 rpts on file

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
Report/Communication for Signature

Council File Number 97-1640

Committee Meeting Date 10-19-98

Council Date 10-30-98

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCILMEMBER HERNANDEZ, Chair	✓		
COUNCILMEMBER GOLDBERG			✓
COUNCILMEMBER RIDLEY-THOMAS			✓

Remarks Town & Industrial BIDS

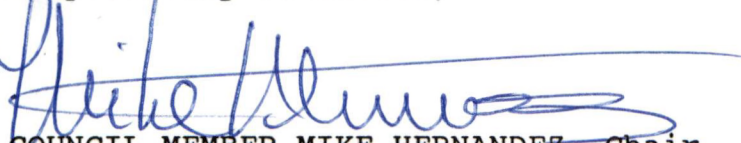
Cynthia Landis, Legislative Assistant ♦♦♦ Telephone 485-5733

utilize its funds for the purchase of banners and hire maintenance crews to improve the area's appearance prior to the holiday season. The source of funds are CRA funds, they are Central Business District funds, that are programmed for activities that do not require their expenditure until the end of the fiscal year, so they are available on a short term basis.

The Chair questioned how much was going to each district. The City Clerk indicated that how to allocate repayments was a concern since the Controller would have to set up separate Trust funds for each of the two BIDs and the Downtown Industrial BID has over \$1 million in revenue, whereas the Toytown BID has only \$158,000 in revenue. The City Clerk representative suggested that the Chair consider accepting repayment according to receipts submitted by the Association, which clearly identify expenditures as going to either the Industrial BID or the Toytown BID. Furthermore, the total will not exceed \$40,000 for receipts for either or both BIDs and interest will be charged to each agency.

The Chair of the Community and Economic Development Committee concurred with CAO recommendation as amended by the City Clerk and forwarded the matter to Council.

Respectfully submitted,



COUNCIL MEMBER MIKE HERNANDEZ, Chair
Community and Economic Development Committee

CDs 9,14

CAL
10/22/98
#961281b

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION

ADOPTED

OCT 30 1998

Los Angeles City Council

30-Oct-98 11:20:48 AM #3

Items for Which Public Hearings Have Not Been Held - Items 7-16

Voting on Item(s): 7-14,16

Roll Call

ALARCON	Yes
ALATORRE	Yes
BERNSON	Yes
CHICK	Yes
FEUER	Yes
GALANTER	Yes
GOLDBERG	Yes
HERNANDEZ	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Yes
WACHS	Yes
WALTERS	Yes
*FERRARO	Yes

Present: 15, Yes: 15 No: 0

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	—

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE REPORT relative to a Community Redevelopment Agency contract for startup costs for two new business improvement districts.

Recommendations for Council action:

AUTHORIZE the Community Redevelopment Agency Administrator, or designee, to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed \$40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District and the Los Angeles Downtown Industrial District, and to take such other actions as may be necessary to carry out the agreement.

Fiscal Impact Statement: The CLA reports that these recommendations involve \$40,000 in Central Business District General Revenue funds and no procurement of the City General Fund is needed. If the request for funding is not approved, the Community Redevelopment Agency states that the Central City East Association will be delayed in initiating its start-up activities for the Toytown and Downtown Business Improvement Districts by three to six months.

Summary:

The Community Redevelopment Agency (CRA) has requested approval to negotiate and execute an agreement with the Central City East Association (CCEA) to provide for start-up administrative activities associated with the implementation of two newly-established Business Improvement Districts (BID), Toytown and Los Angeles Downtown Industrial District (LADID). In conjunction with the proposed agreement, CRA requested authority to provide a loan not to exceed \$40,000 to finance the start-up activities to establish the BIDs. The loan is proposed to be funded using Central Business District General Revenue. CRA states that the loan is to be repaid by April 1999 at an interest rate of three percent. The Agency indicates that the funds were budgeted in its Fiscal Year (FY) 1999 Budget.

The Chief Legislative Analyst has reviewed the Agency action. In recommending its approval, the CLA reports that the proposed loan is consistent with the City's BID Policies and Implementation Guidelines, which state that the City may advance funds for the first quarter of a new district so that the district can commence work prior to the collection of the assessments. The funds advanced will not exceed one quarter of the total assessment. The advanced funds will then be deducted from the first year's disbursement (C.F. 97-1926-S1).

As background, the CLA notes that, on August 5, 1998, Council adopted ordinances establishing the Toytown and LADID BIDs (C.F. 96-1281 and C.F. 97-1640). The LADID BID encompasses eight blocks within the boundaries of Third, Seventh, Alameda and San Pedro Streets and the Toytown BID includes the area within Third, Fifth, San Pedro and Los Angeles Streets. The Toytown BID will be operational for three years from January 1999 through December 2001, while the LADID BID will be in operation for five years from January 1999 through December 2003. After the BIDs terminate, the petition process must be repeated for the BIDs to continue.

CRA is requesting to provide the subject loan not to exceed \$40,000 to begin activities relevant to the establishment of the BIDs. The improvements and activities planned include image enhancement programs aimed to attract clients to the BID areas, enabling them to compete with other vendors in the Los Angeles region. CCEA proposes to begin planning work on the program phase of the project which will include start-up maintenance, provision for supplies, preparation for special holiday events and decorations and placement of banners. The subject loan is to be repaid by CCEA upon collection of the disbursement of funds during the first six months of the BIDs' operation. The disbursement is estimated to be \$468,000 for both the Toytown and the Los Angeles Downtown Industrial BIDs. CRA states that in the event that the loan is not repaid within six months of the lending date, the interest rate will be increased to six percent until the loan is repaid.

In October 1997, Council approved the selection of the CCEA to conduct preliminary BID activities to establish the LADID. In accordance with these activities, CCEA was responsible for generating community support for the BID, assisting in the creation of a BID management plan and conducting preliminary BID advisory board selection. Previous loans made to CCEA in conjunction with BID activities have been successfully repaid.

Respectfully submitted,

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

WJS
10/20/98
CDS 9 and 14
#961281



OCT 30 1998 - Received + Filed

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 97-1640 + 96-1281

KC

Council Member(s) _____

Interested Department _____

Mayor (with/without file) _____

Chief Legislative Analyst _____

City Administrative Officer _____

Controller _____

City Clerk _____

Treasurer _____

City Attorney (with / without file) _____

General Services Department _____

Department of Transportation _____

City Planning Department _____

Community Development Dept. (with file) - Contract Div. Attn: Raul Gonzales

Community Redevelopment Agency _____

Board of Public Works _____

Private Industry Council _____

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

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CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5708
General Information - (213) 485-5705

CFs 96-1281
and 97-1640

October 14, 1998

Councilmember Mike Hernandez
Chair, Community and Economic
Development Committee

Dear Councilmember Hernandez:

At its meeting of this date, the Housing and Community
Redevelopment Committee voted in support of the recommendations
of the City Administrative Officer on a proposed agreement
between the Community Redevelopment Agency and the Central City
East Association, under which the Agency would loan \$40,000 to
the Association for start-up administrative activities relating
to the implementation of two new Business Improvement Districts
(BIDs) in the area. These are the Toytown BID and the Los
Angeles Downtown Industrial District.

As this matter was also referred to the Community and Economic
Development Committee, the Council files are being forwarded for
your consideration.

Very truly yours,

William J. Speedie
Legislative Assistant
Housing and Community Redevelopment Committee

#i:\961281.ltr



CITY ADMINISTRATIVE OFFICER

3

<p>TO The Council</p>	<p>DATE 10-14-98</p>	<p>CAO FILE No. 0220-00792-0014</p>
<p>REFERENCE Community Redevelopment Agency Transmittal dated September 18, 1998</p>		<p>COUNCIL FILE No. 97-1640 96-1281</p>
<p>SUBJECT Agreement with the Central City East Association for the Toytown Business Improvement District and the Los Angeles Downtown Industrial District</p>		<p>COUNCIL DISTRICT 9, 14</p>

SUMMARY

The Community Redevelopment Agency (CRA) requests approval to negotiate and execute an agreement with the Central City East Association (CCEA) to provide for start-up administrative activities associated with the implementation of two newly-established Business Improvement Districts (BID), Toytown and Los Angeles Downtown Industrial District (LADID). In conjunction with the proposed agreement, CRA requests authority to provide a loan not to exceed \$40,000 to finance the start-up activities to establish the BIDs. The loan is proposed to be funded using Central Business District General Revenue. CRA states that the loan is to be repaid by April 1999 at an interest rate of three percent. The Agency indicates that the funds were budgeted in its Fiscal Year (FY) 1999 Budget.

The proposed loan is consistent with the City's BID Policies and Implementation Guidelines which state that the City may advance funds for the first quarter of a new district so that the district can commence work prior to the collection of the assessments. The funds advanced will not exceed one quarter of the total assessment. The advanced funds will then be deducted from the first year's disbursement (C.F. 97-1926-S1).

BACKGROUND

On August 5, 1998, Council adopted ordinances establishing the Toytown and LADID BIDs (C.F. 96-1281 and C.F. 97-1640). The LADID BID encompasses eight blocks within the boundaries of Third, Seventh, Alameda and San Pedro Streets and the Toytown BID includes the area within Third, Fifth, San Pedro and Los Angeles Streets. The Toytown BID will be operational for three years from January 1999 through December 2001, while the LADID BID will be in operation for five years from January 1999 through December 2003. After the BIDs terminate, the petition process must be repeated for the BIDs to continue.

(Summary continued)

K. Comie
CITY ADMINISTRATIVE OFFICER



CRA is requesting to provide the subject loan not to exceed \$40,000 to begin activities relevant to the establishment of the BIDs. The improvements and activities planned include image enhancement programs aimed to attract clients to the BID areas, enabling them to compete with other vendors in the Los Angeles region. CCEA proposes to begin planning work on the program phase of the project which will include start-up maintenance, provision for supplies, preparation for special holiday events and decorations and placement of banners. The subject loan is to be repaid by CCEA upon collection of the disbursement of funds during the first six months of the BIDs' operation. The disbursement is estimated to be \$468,000 for both the Toytown and the Los Angeles Downtown Industrial BIDs. CRA states that in the event that the loan is not repaid within six months of the lending date, the interest rate will be increased to six percent until the loan is repaid.

In October 1997, Council approved the selection of the CCEA to conduct preliminary BID activities to establish the LADID. In accordance with these activities, CCEA was responsible for generating community support for the BID, assisting in the creation of a BID management plan and conducting preliminary BID advisory board selection. CRA reports that previous loans made to CCEA in conjunction with BID activities have been successfully repaid.

RECOMMENDATION

That the Council authorize the Community Redevelopment Agency Administrator, or designee, to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed \$40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District and the Los Angeles Downtown Industrial District, and to take such other actions as may be necessary to carry out the agreement.

FISCAL IMPACT STATEMENT

The recommendations involve \$40,000 in Central Business District General Revenue funds and no procurement of the City General Fund is needed. If the request for funding is not approved, the Community Redevelopment Agency states that the Central City East Association will be delayed in initiating its start-up activities for the Toytown and Downtown Business Improvement Districts by three to six months.

KDU:dr

32868d03



J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
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Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

97-1640
96-1281

3

CDS 9 & 14

September 22, 1998

HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE
COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

In accordance with Council rules, communication from the Community Redevelopment Agency relative to authorization to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed \$40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed Business Improvement Districts, The Toytown and the Los Angeles Downtown Industrial Districts, and to take such other actions as may be necessary to carry out the agreement, was referred on September 21, 1998, to the HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE and the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE.

J. Michael Carey

City Clerk
bem



Community Redevelopment Agency

of the City
of Los Angeles

354 South Spring Street
Suite 800
Los Angeles
California 90013-1258

Fax
Number 213 977 1665

An Affirmative Action
Equal Opportunity
Employer

SEP 18 1998

Date

File Code

2568

CD9 9414

213 977 1600

Council File No. _____
Council District: 9, 14
Contact Person: Don Spivack
(213) 977-1682

Honorable Council of the City of Los Angeles
Room 615, City Hall East

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on September 17, 1998, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

AUTHORIZATION TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE CENTRAL CITY EAST ASSOCIATION FOR A TOTAL LOAN AMOUNT NOT TO EXCEED \$40,000 FOR A PERIOD OF SIX MONTHS TO PROVIDE FOR START-UP ADMINISTRATIVE AND PROGRAM COSTS FOR TWO NEWLY FORMED BUSINESS IMPROVEMENT DISTRICTS, THE TOYTOWN BUSINESS IMPROVEMENT DISTRICT AND THE LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT, AND TO TAKE SUCH OTHER ACTIONS AS MAY BE NECESSARY TO CARRY OUT THE AGREEMENT
CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

RECOMMENDATION

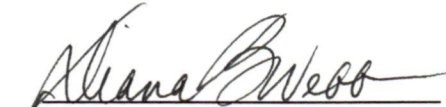
That the City Council approve the Agency action on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

The recommended action does not constitute a "project" as defined by the California Environmental Quality Act ("CEQA").

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.


John E. Molloy, Administrator

cc: Bill Speedie, Office of the City Clerk (Original & 10 Copies)
Karen Kalfayan, Office of the CAO
Paul Smith, Office of the CLA
Jennifer Pogue, Office of the CLA
Kelly Martin, Office of the Mayor
James Santa Maria, CD15
Councilmember Rita Walters (CD9)
Councilmember Richard Alatorre (CD14)
Richard Dickinson, CAO

Christine Essel, Chair

Peggy Moore, Vice-Chair
Armando Vergara, Sr., Treasurer
Juanita G. Chavez
Dr. Keith S. Richman
Clinton F. Rosemond
Christine M. Robert

John E. Molloy
Administrator

HOUSING & COMMUNITY REDEVELOPMENT
COMNTY & ECON DEV
SEP 21 1998

CRA
LA

FILED
CITY CLERK'S OFFICE

'98 SEP 21 A6:43

CITY CLERK

BY _____

bcc: John E. Molloy
Don Spivack
Ras Mallari
Susan Totaro (2)
Dov Lesel
Bert Redulfin (City Controller)
Len Betz
Records

CRA

LA

M E M O R A N D U M

4

REVISED: This item is subject to City Council review and approval.

CB9990

p. 2: Chart- Feb.99 Industrial District amount should be \$100,500.

DATE: SEPTEMBER 17, 1998

Handwritten initials and numbers: J, 02/9/14

TO: AGENCY COMMISSIONERS

FROM: JOHN E. MOLLOY, ADMINISTRATOR

SUBJECT: SIX MONTH SHORT TERM LOAN AGREEMENT WITH THE CENTRAL CITY EAST ASSOCIATION FOR START-UP COSTS FOR THE TOYTOWN BUSINESS IMPROVEMENT DISTRICT AND THE LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT
(COUNCIL DISTRICTS 9 AND 14)

RECOMMENDATION

That the Agency authorize the Administrator or designee to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed \$40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District and the Los Angeles Downtown Industrial District, and to take such other actions as may be necessary to carry out the agreement.

RE

Initial Action

SOURCE OF FUNDS

Central Business District General Revenue

ENVIRONMENTAL REVIEW

The proposed action does not constitute a "project" as defined by the California Environmental Quality Act ("CEQA").

SUMMARY

On August 5, 1998, the City Council approved the formation of two business improvement districts (BIDs), the Toytown Business

COUNTY ECON DEV
SEP 21 1998

Improvement District and the Los Angeles Downtown Industrial District, both of which serve commercial and industrial portions of the Central City East District of the Central Business District (CBD) Redevelopment Project (Exhibit 1). The newly formed BIDs, gained support of 41.36% and 42.99%, respectively, of the affected property owners, will serve some 44 blocks in the eastern quadrants of Downtown Los Angeles.

The BIDs become operational on January 1999, for an initial period of, respectively, three and five years. Each BID will provide an array of services and programs tailored to the needs of each community. The Los Angeles Downtown Industrial District (LADID) will focus on public safety and maintenance, and community service coordination, while the Toytown BID will engage in marketing in addition to public safety, maintenance and community service coordination.

Each BID will be funded by assessments levied upon real property that benefits from BID services. Actual collections for the two BIDs are estimated to be \$165,000 for the Toytown BID and \$1,005,000 for the LADID. These amounts are budgeted for first year program activities. Assessment funds will be apportioned to the respective BIDs by the County Tax Assessor, through the Office of the City Clerk, on a disbursement schedule as presented on the following table.

ESTIMATED BID APPORTIONMENT FOR THE FIRST OPERATIONAL YEAR

<u>Month</u>	<u>% Disbursement</u>	<u>Toy District</u>	<u>Industrial District</u>
		<u>Amount</u>	<u>Amount</u>
January 1999	40	\$ 66,000	\$ 402,000
February 1999	10	\$ 16,500	\$ 100,000
May 1999	35	\$ 57,750	\$ 351,750
July 1999	<u>15</u>	<u>\$ 24,750</u>	<u>\$ 150,750</u>
Total	100	\$165,000	\$1,005,000

During the period following City Council approval and through the first three months of operation, the CRA loans totaling \$40,000 would enable the newly formed BIDs to "jump start" their activities. In the LADID the Agency funds will be used for administrative activities including salaries, office rent, stationery, general supplies, computer hardware, uniforms, and

the like. In the Toytown BID the funds will be used to purchase banners and hire maintenance crews for the holiday season.

Proposed terms of the recommended six month loan include a maximum loan amount of \$40,000 bearing 3% interest. If the loan is not repaid by the end of the six month period, interest will accrue at a rate of 6% interest until the loan is repaid. Repayment is to be made from the first payment received from assessment collections for each of the BIDs, and is to be made directly by the Offices of the City Clerk and City Controller to the Agency. The Central City East Association, as acting agent for the BIDs, will be the borrower. There will be no disruption of FY99 CBD program activities since funds were reserved for this purpose in the FY99 Budget.

PUBLIC BENEFIT

The recommended action will allow the newly formed BIDs to utilize the period between City Council approval and effective start dates to organize their administrative offices and to initiate program activities with minimum time delay. This will maximize the beneficial impact of the BIDs by advancing start-up activities by three to six months.

PROGRAM AND BUDGET IMPACT

Funds for this activity are carried in the Approved FY99 Agency Budget and Work Program under Objective CB9990 (Program General).

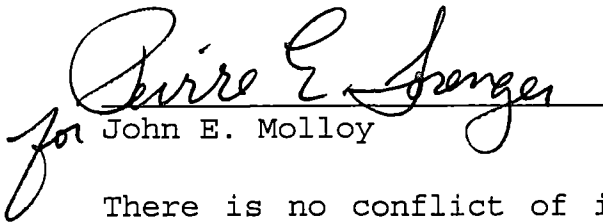
BACKGROUND

Recognizing BID formations as effective mechanisms to address and solve problems affecting business vitality, the City Council has approved various BIDs throughout targeted areas of the City and has provided funding for initial activities, when available. Business Improvement Districts were authorized in 1995 by California state law, which allows for an assessment on commercial property with proceeds used to finance a variety of services. Formation of a BID requires property owner petition support totalling in value 50% plus one dollar of the total assessments in a district.

The Central City East Association was selected by City Council on October 20, 1997 to form the Toytown and Industrial District BIDs, and on August 5, 1998, approved the ordinances through

which the BIDs were established. On August 7, 1997, the Agency approved a similar short term loan agreement in the amount of \$350,000 with the Central City Association for start-up of the Downtown Center Los Angeles Business Improvement District. That loan was repaid on April 24, 1998. Under the Administrator's authority, a \$20,000 loan was approved with the Historic Core Property Owners' Association for start-up of the Historic Core Business Improvement District.

Councilmembers Rita Walters and Richard Alatorre are aware of and support the recommended action.

A handwritten signature in cursive script, appearing to read "John E. Molloy", is written over a horizontal line. To the left of the signature, the word "for" is written in a smaller, cursive hand.

There is no conflict of interest known to me which exists with regard to any Agency officer or employee concerning this action.

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

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Council File Information - (213) 485-5703
General Information - (213) 485-5705

97-1640

CD 9

August 18, 1998

PLACE IN FILES

AUG 25 1998

DEPUTY

City Clerk
Attn: Mike Vitkiewicz
cc: Front Counter
Executive Office
Land Records Division
City Administrative Officer
Chief Legislative Analyst
City Attorney
Council Member Walters

RE: ESTABLISHING THE TOYTOWN BID AND CONFIRMING THE ASSESSMENTS TO BE
LEVIED UPON PROPERTIES WITHIN THE DISTRICT

At the meeting of the Council held August 5, 1998, the following
action was taken:

Attached report adopted.....	_____
" motion " ().....	_____
" resolution " ().....	_____
Ordinance adopted.....	_____ X
Motion adopted to approve attached report.....	_____
" " " " " " communication.....	_____
To the Mayor FORTHWITH.....	_____ X
Ordinance Number.....	_____ 172157
Publication date.....	_____ 8-20-98
Effective date.....	_____ 9-20-98
Mayor vetoed.....	_____
Mayor approved.....	_____ 8-13-98
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____

J. Michael Carey
City Clerk

bs

CAJ
8/24/98

stenc 971640



Mayor's Time Stamp

TIME LIMIT FILES
ORDINANCES

RECEIVED
CITY CLERK'S OFFICE
City Clerk's Time Stamp

RECEIVED

'98 AUG -6 P1:00

98 AUG -6 PM12:50

CITY CLERK
BY _____
DEPUTY

FORTHWITH

DEPUTY MAYOR

COUNCIL FILE NUMBER 97-1640

COUNCIL DISTRICT 9 **AUG 17 1998**

COUNCIL APPROVAL DATE August 5, 1998

LAST DAY FOR MAYOR TO ACT _____

ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No _____

SUBJECT MATTER: Establishing the Toytown BID and confirming the assessments to be levied upon properties within the District.

RECOMMENDATIONS:	APPROVED	DISAPPROVED
PLANNING COMMISSION	_____	_____
DIRECTOR OF PLANNING	_____	_____
CITY ATTORNEY	<u>X</u>	_____
CITY ADMINISTRATIVE OFFICER	_____	_____
CITY CLERK	<u>X</u>	_____
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE	<u>X</u>	_____

DATE OF MAYOR APPROVAL AUG 13 1998 DEEMED APPROVED OR *VETO:
*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 29

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR AUG 14 1998 ORDINANCE NO. 172157

DATE PUBLISHED AUG 20 1998 DATE POSTED _____ EFFECTIVE DATE SEP 20 1998

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

RECEIVED
CITY CLERK'S OFFICE

98 AUG 14 AM 10:24

BY _____
CITY CLERK
DEPUTY

1111

RECEIVED
CITY CLERK'S OFFICE
98 AUG 14 AM 10:24

1111

1111

ORDINANCE NO.

172157

An Ordinance of the City of Los Angeles establishing a Property and Business Improvement District to be known as the Toy District Business Improvement District.

WHEREAS, the Property and Business Improvement District Law of 1994 (California Streets and Highways Code sections 36600 et seq.) authorizes cities to establish property and business improvement districts for the purpose of levying special assessments on real property for certain purposes; and

WHEREAS, a petition has been filed by property owners who will pay more than 50 percent of the total amount of assessments to be levied, requesting the City Council to establish such a district; and

WHEREAS, after a public hearing the City Council on June 10, 1998 adopted a Resolution of Intention to establish a property and business improvement district to be known as the Toy District Business Improvement District; and

WHEREAS, the tabulation of ballots received as required pursuant to California Constitution Article XIID has not resulted in a majority protest,

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

Section 1. Pursuant to the provision of Section 36600 et seq. of the California Streets and Highways Code (the "Act"), the City Council hereby establishes a property and business improvement district to be named the Toy District Business Improvement District (the "District").

Section 2. The Management District Plan, which is attached hereto and incorporated by reference as though fully set forth herein, contains the following information as required by the Act:

- (a) A map of the district in sufficient detail to locate each parcel of property within the district.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for establishment or extension in a manner sufficient to identify the lands included.
- (d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.
- (e) The total annual amount proposed to be expended for improvements, maintenance and operations in each year of operation of the district.
- (f) The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k) A list, by assessor's parcel number, of the properties to be benefited, and a statement of the method or methods by which the expenses of the district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance.

Section 3. It is the intent of the Council that the level of services presently being provided by the City in the area within the proposed district ("baseline service level") will not be affected by the creation of the district or the levying of the proposed assessments.

Section 4. A public hearing was conducted before the City Council on June 10, 1998 in the Council Chambers in Room 300 at City Hall, 200 North Main Street, Los Angeles, California 90012, at which time the City Council adopted a Resolution of Intention to establish the District.

Section 5. A public meeting was conducted before the City Council on July 1, 1998 in the Council Chambers in Room 300 at City Hall, 200 North Main Street, Los Angeles, California 90012, at which time the City Council allowed public testimony and comments regarding the proposed special assessment.

Section 6. A public hearing was conducted before the City Council on August 5, 1998 in the Council Chambers in Room 300 at City Hall, 200 North Main Street, Los Angeles, California 90012, at which time the City Council heard all interested persons for or against the establishment of the District, the extent of the District, and the furnishing of specified types of improvements or activities.

Section 7. Written protests against formation of the District were not received from the owners of real property which would pay fifty percent or more of the proposed assessment. In addition, ballots submitted in opposition to the District did not exceed ballots submitted in favor of the District. In tabulating the ballots received, the ballots were weighted according to the proportional financial obligation of the affected property.

Section 8. The properties in the District, as established by this Ordinance, shall be subject to any amendments of the applicable State code.

Section 9. The improvements and activities to be provided in the District will be funded by the levy of a special assessment. Revenue generated within the District by the assessment shall not be used to provide improvements or activities outside of the District, or for any purpose other than the purposes specified in the Resolution of Intention, as adopted by the City Council at the hearing concerning establishment of the District.

Section 10. The City Council hereby finds that the property within the District will be benefited by the improvements and activities to be funded by the levy of the special assessment.

Section 11. The assessment authorized by the adoption of this Ordinance shall be collected and placed in a Special Fund to be established and to be known as the Toy District Business Improvement District Fund. All interest and other earnings attributable to assessments, contributions and other revenue deposited in the Special Fund shall be credited to the Fund.

Section 12. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at a meeting of the City Council of the City of Los Angeles and was adopted at its meeting of:

AUG 05 1998

J. MICHAEL CAREY, City Clerk

By *J. Michael Carey*

Approved as to Form and Legality

AUG 3 1998

JAMES K. HAHN, City Attorney

By *Patricia V. Tubert*
PATRICIA V. TUBERT
Senior Assistant City Attorney

Richard J. Riordan
RICHARD J. RIORDAN, Mayor

AUG 13 1998
Date

Council File No. 97-1640

MVBIDTOY98ORD

TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Proposed Annual Program

Security Program

Education - 30 to 60 Days

Officers introduce program to property and business owners by going door to door passing out an informational flyer about the program.

Information received by officers from property and business owners will allow officers to identify major players and problem areas.

Once major players and problem areas have been identified, security officers will focus on these areas and persons.

Problem subjects will be advised if they wish to remain in area they must abide by all laws.

Security officers will document violations and illegal activities. The officers will patrol the problem areas and provide the Association with the information needed to eliminate the problem.

Enforcement - 3 to 6 Months

Security will make arrests for felony and misdemeanor crimes with discretion.

Wherever possible security officers will attempt to prevent crimes by highly visible patrol.

When an arrest is made all appropriate reports will be filed with LAPD and copies left for Association management.

Maintenance - After 6 Months

Security officers will patrol the area both by vehicle and on foot.

Security officers have contact with a central dispatcher allowing officers to receive dispatches to assist business owners and call police or fire department.

Security will use plain clothed or undercover surveillance. Camera or video equipment may be used in surveillance to identify and document narcotic and vandalism activity.

Most important that a two way line of communication with the Association office, both verbal and written, be maintained at all times.

Clean Up - Chrysalis Labor Connection

Street and Sidewalk Litter Removal

Litter removal services performed by a maintenance team which:

Sweeps and collects litter from sidewalks and gutters.

Transports and disposes of trash by way of radio dispatched truck.

Services trash receptacles.

Reports unusual or criminal behavior to a designated authority.

Graffiti Removal

The most effective way to stop graffiti is to remove it within 48 hours. To accomplish this, two person graffiti removal crews utilize a paint sprayer and City donated paint. If requested Chrysalis will match paint colors. The paint, however, must be provided or paid for by the business.

There are two methods to identify graffiti as soon as it goes up. One, the daytime litter removal crews record addresses of tagging. Secondly, business people are encouraged to become spotters. A call to the Association office or a fax to Chrysalis will schedule painting out of the graffiti within 48 hours.

Other Activities

Promotion & Marketing

The Toytown Business Improvement District plans to begin an aggressive program to promote and market the area. Through the use of promotions, advertising, and publicity, the focus will be to inform interested groups and the general public about the the variety of goods offered in this unique area, and to emphasize the secure environment and the cleaner surroundings.

Administration

The Toytown Business Improvement District will contract with the Central City East Association to provide staff to coordinate the various programs and activities. Staff will assist in the planning and implementation of promotional programs and will define, monitor and evaluate the Security program and Chrysalis Labor Connections to ensure the smooth operation of these programs.

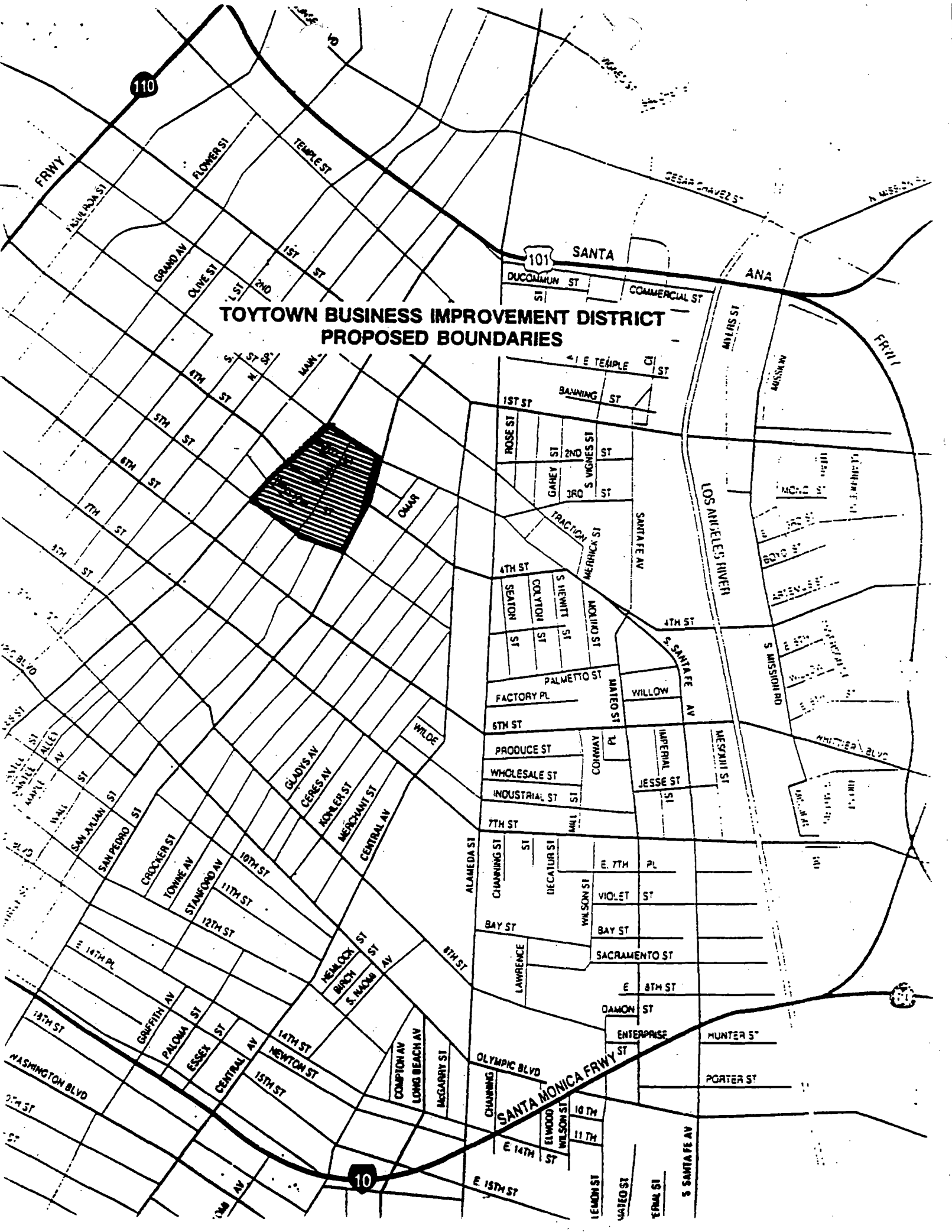
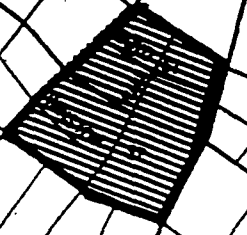
The office will handle calls involving member's problems, complaints and needs. Staff will distribute regular newsletters to members and plan informational and Board meetings.

TOY TOWN BUSINESS IMPROVEMENT DISTRICT

Three Year Budget

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
Security	\$ 70,000	\$ 60,000	\$ 50,000
Clean Up	\$ 40,000	\$ 35,000	\$ 30,000
Promotion	\$ 30,000	\$ 40,000	\$ 50,000
Administration	\$ <u>25,000</u>	\$ <u>30,000</u>	\$ <u>35,000</u>
Total	\$165,000	\$165,000	\$165,000

**TOYTOWN BUSINESS IMPROVEMENT DISTRICT
PROPOSED BOUNDARIES**



TOYTOWN BUSINESS IMPROVEMENT DISTRICT

DESCRIPTION OF PROPOSED BOUNDARIES

Beginning at the intersection of Fifth Street and San Pedro Street, proceed in a northerly direction to Third Street, then northwest on Third Street to Los Angeles Street. Proceed southwest on Los Angeles Street to Fifth Street, then South east on Fifth Street to San Pedro Street.

PROPOSED ASSESSMENT FORMULA

Front Footage

\$7.00 Per Front Foot. (Assessment is on Primary or Address Frontage Only.)

Land Area

15c Per Square Foot.

Maximum Assessment

There shall be a maximum assessment of twenty five thousand dollars (25,000.00) on each owner of property within the boundaries of the district, as listed on the Assessor's Map, County of Los Angeles.

TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Governance

BID programs will be governed by a Board of Directors of a non-profit association. Following is a partial summary of the bylaws of the proposed association.

Member

A regular member is defined as the owner or the designated representative of the owner of a parcel or parcels which are assessed under this program.

Dues

Dues for regular members shall be the amount of their annual assessment.

Government

Government of the Toytown Association shall be vested in a Board of Directors. Directors shall serve three year terms.

Election of Directors

One third of the Directors will be elected each year by the membership.

Directors will be elected on the basis of one vote per regular member.

Officers of the Toytown Association shall be elected by the Board of Directors at their annual meeting.

Professional Staff

The Board of Directors will contract with the Central City East Association whose duty it shall be to administer the programs and activities of the Toytown Association and manage its day to day affairs.

Committees

The Chairman shall appoint whatever committees are necessary to carry out the purpose of the Association.

This Management District, formed by the "Property and Business Improvement District Law of 1994" (AB 3754) as amended January 1, 1997, provides essential services in addition to those provided by local government. The services are concentrated within the District boundaries and are paid by a special property owner assessment.

Each property owner will pay based upon benefit received. The variables used for the base formula is parcel front footage and gross parcel square footage. Front Footage is a parcels frontage along a public right-of-way and is a direct measurement of certain of the services to be provided to the parcel. Front footage for a corner parcel is considered only the frontage of the street used for the address of the parcel. Land Area is a parcels square footage and reflects the highest and best use of the parcel and the long term value of the Management District.

Annual assessments on property located within the District will be in accordance with the section of this report titled Proposed Assessment Formula. As provided by State Law, the Toytown Business Improvement District assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles.

Review of this management District Plan was completed by:

**Orin N. Bennett
State of California
Registered Civil Engineer No. 25169**



APN	ADDRESS	OWNER	FRONT FOOTAGE	LAND AREA	FRONT FT \$	LAND AREA \$	TOTAL ASSESSMENT
5148-002-001	350 S LOS ANGELES ST	350 SOUTH LOS ANGELES STR	59	9,770	413.00	1,465.50	1,878.50
5148-002-004	218 BOYD ST	MINH DUC TA	100	11,020	700.00	1,653.00	2,353.00
5148-002-005	339 WALL ST	FARKHONDEHPOUR SAEED TR	100	13,600	700.00	2,040.00	2,740.00
5148-002-006	341 WALL ST	NAMCO CAPITAL GROUP INC	71	6,141	497.00	921.15	1,418.15
5148-002-008	372 S LOS ANGELES ST	LIN HSI S & LAN J	62	9,100	434.00	1,365.00	1,799.00
5148-002-020	227 E 4TH ST	WU YUNG H	40	3,790	280.00	568.50	848.50
5148-002-021	241 E 4TH ST	WU YUNG H	40	3,140	280.00	471.00	751.00
5148-002-022	347 WALL ST	WU YUNG H	69	8,340	483.00	1,251.00	1,734.00
5148-003-001	300 S LOS ANGELES ST	300 S LOS ANGELES ST PTSH	90	10,672	630.00	1,600.80	2,230.80
5148-003-002	310 S LOS ANGELES ST	RUBINFELD SAMUEL & GAIL E	50	6,011	350.00	901.65	1,251.65
5148-003-003	322 S LOS ANGELES ST	RUBINFELD RUBIN & BLUMA	50	6,011	350.00	901.65	1,251.65
5148-003-004	324 S LOS ANGELES ST	GOLDEN HAWK ENTERPRISES I	50	6,000	350.00	900.00	1,250.00
5148-003-005	213 BOYD ST	RUBINFELD RUBIN & BLUMA	52	7,056	364.00	1,058.40	1,422.40
5148-003-006		RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-007		RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-008	225 BOYD ST	RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-009	227 BOYD ST	RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-010	229 BOYD ST	WOO PROPERTIES	52	4,690	364.00	703.50	1,067.50
5148-003-011	224 E 3RD ST	WOO INVESTMENTS	53	6,751	371.00	1,012.65	1,383.65
5148-003-013	214 E 3RD ST	GRIFFIN Z WAYNE	50	5,183	350.00	777.45	1,127.45
5148-003-014	218 E 3RD ST	RUBINFELD SAMUEL	50	4,900	350.00	735.00	1,085.00
5148-004-001	300 E 3RD ST	L & H GENERAL PARTNERSHIP	50	5,314	350.00	797.10	1,147.10
5148-004-002	308 E 3RD ST	L & H GENERAL PARTNERSHIP	50	5,052	350.00	757.80	1,107.80
5148-004-003	310 E 3RD ST	L & H GENERAL PARTNERSHIP	51	4,748	357.00	712.20	1,069.20
5148-004-004	316 E 3RD ST	L & H GENERAL PARTNERSHIP	82	6,882	574.00	1,032.30	1,606.30
5148-004-005	326 E 3RD ST	L & H GENERAL PARTNERSHIP	50	3,963	350.00	594.45	944.45
5148-004-006	332 E 3RD ST	L & H GENERAL PARTNERSHIP	104	8,102	728.00	1,215.30	1,943.30
5148-004-007	301 BOYD ST	L & H GENERAL PARTNERSHIP	100	11,800	700.00	1,770.00	2,470.00
5148-004-012	309 S SAN PEDRO ST	KATAYAMA CHESTER I & K KA	46	5,401	322.00	810.15	1,132.15
5148-004-014	311 BOYD ST	L & H GENERAL PARTNERSHIP	175	30,590	1,225.00	4,588.50	5,813.50
5148-004-015	313 S SAN PEDRO ST	HSIU YUAN LIU	50	8,260	350.00	1,239.00	1,589.00
5148-005-001	330 WALL ST	TRAINOR ROGER J & ANGELIN	120	6,011	840.00	901.65	1,741.65
5148-005-002		GOLDBERG FRANCES	50	6,011	350.00	901.65	1,251.65
5148-005-003	310 BOYD ST	TA TUONG D & KAY M	100	12,000	700.00	1,800.00	2,500.00
5148-005-004	340 BOYD ST	326 EAST BOYD ST PARTNERS	25	3,005	175.00	450.75	625.75
5148-005-005		326 EAST BOYD ST PARTNERS	25	3,005	175.00	450.75	625.75
5148-005-006	326 BOYD ST	326 EAST BOYD ST PARTNERS	25	3,005	175.00	450.75	625.75
5148-005-007	320 BOYD ST	326 EAST BOYD ST PARTNERS	25	3,049	175.00	457.35	632.35
5148-005-011	325 S SAN PEDRO ST	K B PARTNERSHIP	82	7,411	574.00	1,111.65	1,685.65
5148-005-014	335 E 4TH ST	TA KAY M	50	6,090	350.00	913.50	1,263.50
5148-005-015	325 E 4TH ST	HUIE KENNETH & CHOR	50	6,065	350.00	909.75	1,259.75
5148-005-016	321 E 4TH ST	WOO PROPERTIES	50	6,050	350.00	907.50	1,257.50
5148-005-017	311 E 4TH ST	SHIMIZU JAMES H	100	12,109	700.00	1,816.35	2,516.35
5148-005-018	305 E 4TH ST	GOLDBERG FRANCES	50	6,011	350.00	901.65	1,251.65
5148-005-019	301 E 4TH ST	FLYNN LYNZIE	50	6,011	350.00	901.65	1,251.65
5148-005-021	345 S SAN PEDRO ST	B O T CORP N V	123	12,790	861.00	1,918.50	2,779.50

APN	ADDRESS	OWNER	FRONT FOOTAGE	LAND AREA	FRONT FT \$	LAND AREA \$	TOTAL ASSESSMENT
5148-006-004	335 WINSTON ST	WHANG JOHN S & KAY J	50	7,100	350.00	1,065.00	1,415.00
5148-006-005	329 WINSTON ST	TAI YICK CORPORATION	50	7,100	350.00	1,065.00	1,415.00
5148-006-006	325 WINSTON ST	TAI YICK CORPORATION	50	7,100	350.00	1,065.00	1,415.00
5148-006-007	321 WINSTON ST	VIOLE ARMAND	50	7,143	350.00	1,071.45	1,421.45
5148-006-008	319 WINSTON ST	412 WALL STREET LLC	40	5,706	280.00	855.90	1,135.90
5148-006-010	416 WALL ST	416 SOUTH WALL ST PARTNER	102	16,901	714.00	2,535.15	3,249.15
5148-006-011	412 WALL ST	412 WALL STREET LLC	51	12,283	357.00	1,842.45	2,199.45
5148-006-012	406 WALL ST	WOO DEVELOPMENT	107	7,143	749.00	1,071.45	1,820.45
5148-006-013	308 E 4TH ST	RUBEL ENTERPRISES	50	5,270	350.00	790.50	1,140.50
5148-006-016	316 E 4TH ST	RUBEL ENTERPRISES	50	5,140	350.00	771.00	1,121.00
5148-006-018	405 S SAN PEDRO ST	TAI CHIA Y	51	3,250	357.00	487.50	844.50
5148-006-019	401 S SAN PEDRO ST	FRYM DAVID H	44	2,439	308.00	365.85	673.85
5148-006-020	334 E 4TH ST	WOO PROPERTIES	74	6,029	518.00	904.35	1,422.35
5148-006-021		BERND LOIS J	50	5,183	350.00	777.45	1,127.45
5148-006-025	324 E 4TH ST	KURAMOTO JACK M & MINNIE	75	7,688	525.00	1,153.20	1,678.20
5148-006-026	330 E 4TH ST	KURAMOTO JACK M & MINNIE	65	6,577	455.00	986.55	1,441.55
5148-006-027	429 S SAN PEDRO ST	KURAMOTO JACK & MINNIE	80	8,400	560.00	1,260.00	1,820.00
5148-006-028	421 S SAN PEDRO ST	KURAMOTO JACK M & MINNIE	25	2,625	175.00	393.75	568.75
5148-006-029	417 S SAN PEDRO ST	KURAMOTO JACK M	29	3,045	203.00	456.75	659.75
5148-007-001	400 S LOS ANGELES ST	H K BEST INVESTMENT CO	42	7,143	294.00	1,071.45	1,365.45
5148-007-002	404 S LOS ANGELES ST	SBT INC	60	6,900	420.00	1,035.00	1,455.00
5148-007-003	414 S LOS ANGELES ST	TIY INC	60	6,900	420.00	1,035.00	1,455.00
5148-007-004	416 S LOS ANGELES ST	NEHAN MORAD B TR	25	11,785	175.00	1,767.75	1,942.75
5148-007-005	422 S LOS ANGELES ST	NEHAN MORAD B TR	75	8,973	525.00	1,345.95	1,870.95
5148-007-006	215 WINSTON ST	SUNG SHERRY C	80	10,454	560.00	1,568.10	2,128.10
5148-007-007	225 WINSTON ST	RUBINFELD RUBIN & BLUMA	80	11,282	560.00	1,692.30	2,252.30
5148-007-009	241 WINSTON ST	CHEN CHIN P	89	14,370	623.00	2,155.50	2,778.50
5148-007-012	224 E 4TH ST	WOO INVESTMENTS	41	6,272	287.00	940.80	1,227.80
5148-007-013		WOO INVESTMENTS	41	6,403	287.00	960.45	1,247.45
5148-007-014	232 E 4TH ST	WOO INVESTMENTS	41	7,361	287.00	1,104.15	1,391.15
5148-007-015	234 E 4TH ST	WOO DEVELOPMENT	116	5,314	812.00	797.10	1,609.10
5148-007-016	405 WALL ST	WOO DEVELOPMENT	80	9,365	560.00	1,404.75	1,964.75
5148-007-017	413 WALL ST	RUBINFELD RUBIN & BLUMA	80	9,583	560.00	1,437.45	1,997.45
5148-007-018	421 WALL ST	RUBINFELD RUBIN & BLUMA	40	4,835	280.00	725.25	1,005.25
5148-007-019	425 WALL ST	PATEL HASMUKH & GITA	80	10,367	560.00	1,555.05	2,115.05
5148-007-022	214 E 4TH ST	SAM KWAI SHING WONG CO	90	13,141	630.00	1,971.15	2,601.15
5148-010-001	259 E 5TH ST	WEI H O & CHEN C	45	4,486	315.00	672.90	987.90
5148-010-002	253 E 5TH ST	WEI H O & CHEN C	40	4,000	280.00	600.00	880.00
5148-010-006	241 E 5TH ST	DON & HELEN CO INC	60	10,541	420.00	1,581.15	2,001.15
5148-010-011	221 E 5TH ST	YACCOBIAN ENTS LP	50	8,799	350.00	1,319.85	1,669.85
5148-010-025	216 WINSTON ST	YACCOBIAN MARTIN C	50	4,565	350.00	684.75	1,034.75
5148-010-026	215 E 5TH ST	YACCOBIAN ENTS LP	50	4,586	350.00	687.90	1,037.90
5148-010-027	430 S LOS ANGELES ST	REINBOLT DWAIN D CO-TR	127	11,520	889.00	1,728.00	2,617.00
5148-010-028	444 S LOS ANGELES ST	CHIEN OLIVIA S	105	6,770	735.00	1,015.50	1,750.50
5148-010-031	256 WINSTON ST U	DANESHRAH HABIB L P	125	23,810	875.00	3,571.50	4,446.50
5148-010-032	212-1/2 WINSTON ST	CHIEN OLIVIA S	48	6,690	336.00	1,003.50	1,339.50

APN	ADDRESS	OWNER	FRONT FOOTAGE	LAND AREA	FRONT FT \$	LAND AREA \$	TOTAL ASSESSMENT
5148-010-033	233 E 5TH ST	239 EAST FIFTH ST	100	5,950	700.00	892.50	1,592.50
5148-010-034	234 WINSTON ST	239 EAST FIFTH ST	55	15,340	385.00	2,301.00	2,686.00
5148-011-001	425 E 5TH ST	ALLEYONG SUNRIEY & SUKUMAR	100	9,000	700.00	1,350.00	2,050.00
5148-011-003	411 E 5TH ST	TA TUONG D & KAY M	40	5,837	280.00	875.55	1,155.55
5148-011-004	409--11 E 5TH ST	TA TUONG D & KAY M	25	3,746	175.00	561.90	736.90
5148-011-005	409 E 5TH ST	TA TUONG D & KAY M	25	3,746	175.00	561.90	736.90
5148-011-015	330 WINSTON ST	540 SOUTH SAN PEDRO LTD P	33	3,367	231.00	505.05	736.05
5148-011-016	328 WINSTON ST	540 SOUTH SAN PEDRO LTD P	33	3,333	231.00	499.95	730.95
5148-011-017	336 WINSTON ST	COMAN ROGER D	40	4,051	280.00	607.65	887.65
5148-011-018	443 S SAN PEDRO ST	COMAN ROGER D	161	19,297	1,127.00	2,894.55	4,021.55

4

JUL 01 1998 - PUBLIC HEARING HELD - SECOND HEARING SCHEDULED FOR AUGUST 5, 1998

ORD
ADOPTED
AUG 05 1998
LOS ANGELES CITY COUNCIL
TO THE MAYOR FORTHWITH

01-Jul-98 10:31:18 AM #2
Items Noticed for Public Hearing - Items 1-5
Voting on Item(s): 4

Roll Call
ALARCON Yes
ALATORRE Absent
BERNSON Yes
CHICK Yes
FEUER Yes
GALANTER Yes
GOLDBERG Yes
HERNANDEZ Yes
HOLDEN Yes
MISCIKOWSKI Yes
RIDLEY-THOMAS Yes
SVORINICH Absent
WACHS Absent
WALTERS Absent
FERRARO Absent
Present: 10, Yes: 10 No: 0

ORD ADOPTED

05-Aug-98 10:35:36 AM #1
ITEM(S)
Voting on Item(s): 2,3,4,5
Roll Call

ALARCON Yes
ALATORRE Yes
BERNSON Yes
CHICK Yes
FEUER Yes
GALANTER Yes
GOLDBERG Absent
HERNANDEZ Yes
HOLDEN Absent
MISCIKOWSKI Yes
RIDLEY-THOMAS Yes
SVORINICH Yes
WACHS Yes
WALTERS Yes
*FERRARO Yes
Present: 13, Yes: 13 No: 0

J. MICHAEL CAREY
CITY CLERK
—
PAT HEALY
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK

ROOM 607, CITY HALL EAST
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 473-5212

#4

97-1640

BALLOT TABULATION AND PROTEST CERTIFICATION

TOY DISTRICT ("TOYTOWN")

Business Improvement District

SECTION 1. Results of mail ballot tabulation, as required pursuant to California Constitution Article XIII D.
Not required (tenant/business based assessment) _____

Ballots Received	Weighted Value
Opposing ("no") ballots:	\$ <u>28,990.95</u>
Supporting ("yes") ballots:	\$ <u>66,383.80</u>

The weighted value of the supporting ballots exceeds does not exceed _____ the dollar value of the opposing ballots; a majority protest as defined in Section 4(e) of Article XIII D is _____ is not found to exist and the proposed assessment may may not _____ be authorized by the City Council at this time, subject to Section 2, below, as applicable.

SECTION 2. Results of written protest tabulation, as required pursuant to Section 36500 et seq. _____ / Section 36600 et seq. of the California Streets and Highways Code.

Number of valid protests received <u>0</u>	Total Value \$ _____
<u>Protest Value</u> \$ _____	= _____ = <u>0</u> % protest level
<u>Total Assessment</u> \$ _____	

The tabulated protest level does _____ does not exceed the upper limit as defined in the legislation; a majority protest as defined in Section 36525(a) _____ Section 36625(a) of the California Streets and Highways Code is _____ is not found to exist and the proposed assessment may may not _____ be authorized by the City Council at this time, subject to Section 1, above, as applicable.

BY:

APPROVED:

Mike Vitkiewicz

Mike Vitkiewicz
Deputy City Clerk

8-5-98

Date

J. Michael Carey
J. MICHAEL CAREY
City Clerk

8-5-98

Date



97-1640

August 4, 1998

TO: Michael Carey
Los Angeles City Clerk

CC: Mike Vitkiewicz

FROM: Tracey Lovejoy *Tracey L. Lovejoy*
Executive Director

SUBJECT: Toy Town - Advisory Board Nominees

Per your request, following is the list of nominees for the Advisory Board for the Toy Town business improvement district:

Charles Woo, Chair
Woo Properties

Roger Cowan, Artist Loft

Dan Daneshrad

Saeed Farkdondhepour, Investment Consultants

David Fu, 4th Street Wholesale Mart (Tenant)

Bryan Ho, Hong Kong Wholesale Center

Kenneth Huie, Evergreen Trading

Ben Neman, Investment Consultants

Joan Sotiros, St. Vincent Cardinal Manning Center

Sherry Sung

Charlie Tai, Golden Hawks Entertainment

Jack Woo, ABC Toys

If you should have any further questions, please call me at (213) 680-2232. Thank you for your assistance.

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

When making inquiries
relative to this matter
refer to File No.

97-1640

June 12, 1998

PLACE IN FILES

JUN 19 1998

DEPUTY

City Clerk,
Attn: Mike Vitkiewicz
cc: Front Counter
cc: Executive Office
cc: Land Records Division
City Administrative Officer
Chief Legislative Analyst
City Attorney

RE: PROPOSED TOYTOWN BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held June 10, 1998, the following
action was taken:

Attached report adopted.....	<u> X </u>
Attached motion () adopted.....	<u> </u>
Attached Resolution of intention adopted.....	<u> X </u>
Ordinance adopted.....	<u> </u>
Motion adopted to approve attached report.....	<u> </u>
Motion adopted to approve attached communication.....	<u> </u>
To the Mayor for concurrence.....	<u> </u>
To the Mayor FORTHWITH.....	<u> </u>
Mayor concurred.....	<u> </u>
Set for Hearings.....	<u> July 1 & August 5, 1998 </u>
Appointment confirmed.....	<u> </u>
Findings adopted.....	<u> </u>
Negative Declaration adopted.....	<u> </u>
Categorically exempt.....	<u> </u>
Generally exempt.....	<u> </u>
EIR certified.....	<u> </u>
Tract map approved for filing with the County Recorder.....	<u> </u>
Parcel map approved for filing with the County Recorder.....	<u> </u>
Bond approved is No. _____ of Contract.....	<u> </u>

J. Michael Carey

City Clerk
crm

*cat
6/18/98*

19

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
Report/Communication for Signature

Council File Number 97-1640

Committee Meeting Date 6-1-98

Council Date 6-10-98

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCILMEMBER HERNANDEZ, Chair	✓		
COUNCILMEMBER GOLDBERG	✓		
COUNCILMEMBER RIDLEY-THOMAS	✓		

Remarks Torstein BID & Reso

Cynthia Landis, Legislative Assistant ♦♦♦ Telephone 485-5733

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your COMMUNITY AND ECONOMIC DEVELOPMENT Committee

reports as follows:

Public Comments: Yes No
XXX —

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT and RESOLUTION relative to the proposed Toytown Business Improvement District.

Recommendations for Council action:

1. FIND that the petitions submitted on behalf of proponents of the proposed Toytown Business Improvement District are signed by property owners who will pay more than fifty (50) percent of the assessments proposed to be levied.
2. ADOPT the accompanying Resolution of Intention to establish the Toytown Business Improvement District.
3. DIRECT the City Clerk to prepare, publish and mail as required, the public meeting notice, the public hearing notice, and the special assessment ballots and instructions in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Section 36600 et seq. Of the Streets and Highways Code an Article XIIID of the California Constitution.
4. INSTRUCT the City Clerk, subject to City Attorney approval, to prepare an Ordinance establishing the Toytown Business Improvement District, for Council consideration during the required public hearing.

Fiscal Impact Statement: The City Clerk reports that direct costs associated with the administration of the proposed district will be recovered from the assessment revenues collected.

SUMMARY

On June 1, 1998, the Community and Economic Development (CED) Committee considered the proposed Toytown Business Improvement District (BID). The City Clerk reported that this is a property owner BID, with a \$165,000 budget. This BID has one formula \$7 per front foot and 15 cents per square foot and a maximum assessment of \$25,000. The boundaries are San Pedro and Los Angeles Streets between 3rd and 5th Streets, which includes about 102 properties. The budget emphasizes security at \$70,000, cleanup at \$40,000, promotion and marketing \$30,000 and administrative costs at \$25,000.

The Community and Economic Development Committee concurred with the City Clerk's recommendations and now forwards the matter to Council for its consideration.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

Mike Alvarado
Jackie Goldberg
Mark Bulley

**RPT. + RESO. OF INTENTION
ADOPTED**

JUN 10 1998

Los Angeles City Council

SET FOR HEARINGS **JULY 1, + AUG. 5, 1998**

10-Jun-98 10:29:54 AM #2

Items For Which Public Hearings Have Been Held - Items 13-21 & 49-50

Voting on Item(s): 15-21,50

Roll Call

ALARCON	Yes
ALATORRE	Yes
BERNSON	Absent
CHICK	Absent
FEUER	Yes
GALANTER	Yes
GOLDBERG	Yes
HERNANDEZ	Yes
HOLDEN	Absent
MISCIKOWSKI	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Yes
WACHS	Yes
WALTERS	Yes
*FERRARO	Yes

Present: 12, Yes: 12 No: 0

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 97-1640

Council Member(s) _____

Interested Department _____

Mayor (with/without file) _____

Chief Legislative Analyst _____

City Administrative Officer _____

Controller _____

City Clerk, *attn: Mike Vitkiewicz w/ file cc: front counter, Exec. Office
cc: Land Records*

Treasurer _____

City Attorney (with / without file) _____

General Services Department _____

Department of Transportation _____

City Planning Department _____

Community Development Dept. (with file) - Contract Div. Attn: Raul Gonzales

Community Redevelopment Agency _____

Board of Public Works _____

Private Industry Council _____

**CITY OF LOS ANGELES
RESOLUTION OF INTENTION**

A Resolution of the City of Los Angeles declaring its intention to establish a Property and Business Improvement District to be known as the "Toy District Business Improvement District".

WHEREAS, the Property and Business Improvement District Law of 1994 (California Streets and Highways Code sections 36600 et seq.) authorizes cities to establish property and business improvement districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, a petition has been filed by property owners who will pay more than 50 percent of the total amount of assessments to be levied, requesting the City Council to establish such a district to be named the Toy District Business Improvement District.

THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES RESOLVE AS FOLLOWS:

Section 1. Pursuant to the provision of Section 36600 et seq. of the California Streets and Highways Code (the "Act"), the City Council declares its intent to consider the establishment of a property and business improvement district to be named the Historic Core Business Improvement District (the "District").

Section 2. The Management District Plan, less supplemental appendices or attachments, if any, which are not required for inclusion by the Act, which is attached hereto as "Exhibit A" and incorporated herein by reference as though fully set forth herein, contains the following information as required by the California Streets and Highways Code Section 36622:

- (a) A map of the district in sufficient detail to locate each parcel of property within the district.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for establishment or extension in a manner sufficient to identify the lands included.
- (d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.
- (e) The total annual amount proposed to be expended for improvements, maintenance and operations in each year of operation of the district.
- (f) The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k) A list, by assessor's parcel number, of the properties to be benefited, and a statement of the method or methods by which the expenses of the district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance.

Section 3. It is the intent of the Council that the level of services presently being provided by the City in the area within the proposed district will not be affected by the creation of the district or the levying of the proposed assessments.

Section 4. One public meeting and one public hearing shall be conducted before the City Council. The public meeting shall be held on Wednesday, July 1, 1998 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in Room 300 at City Hall, 200 North Main Street, Los Angeles, California 90012. The public hearing shall be held on Wednesday, August 5, 1998, or as soon thereafter as this matter may be heard, in the Council Chambers in Room 300 at City Hall, 200 North Main Street, Los Angeles, California 90012.

At the public meeting, the City Council will hear testimony regarding the proposed assessment. At the public hearing, the City Council will hear all interested persons for or against the establishment of the District, the extent of the District, and the furnishing of specified types of improvements or activities. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings.

Section 5. Protests against formation of the District may be made verbally or in writing. Written protests can be submitted on a form supplied by the City Clerk (form number SAU 143A). The form may be obtained from the City Clerk at the Council and Public Services Office in Room 615 at City Hall, 200 North Main Street, Los Angeles, California 90012 or by telephoning (213) 237-0996. Protests should identify the reason the protestor is against formation of the District. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which objection is made.

Written protests must contain the following certification: "I certify that I am the owner of the property described herein and that the property is located within the boundaries of the proposed Toy District Business Improvement District." All written protests, whether on the City Clerk form or in a form prepared by the property owner, must contain the following information: property address; assessor parcel number; name of property owner (printed); signature of property owner; and, date of protest. If a person subscribing a protest is not shown on official City records or Los Angeles County Assessor property ownership records as the owner of the property within the proposed District, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the property. Protests will not be considered valid unless signed by the property owner. Written protests which do not comply with these requirements shall not be counted in determining whether or not a majority protest is found to exist.

Written protests shall be filed with the City Clerk at the Council and Public Services Office in Room 615 at City Hall, at or before the time fixed for the hearing. A protest may be withdrawn in writing at any time before the conclusion of the public hearing. Persons wishing to withdraw a written protest may use City Clerk form number SAU 143C, "Withdrawal of Declaration of Protest." The form may be obtained from the City Clerk at the Council and Public Services Office in Room 615 at City Hall, 200 North Main Street, Los Angeles, California 90012, or by telephoning (213) 237-0996. If written protests are received from the owners of real property in the proposed District who will pay fifty percent (50%) or more of the assessment proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent (50%), no further proceedings to establish the District shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, only those types of improvements or activities shall be eliminated.

Section 6. Any person having a question or comment regarding the meeting or hearing proceedings, or regarding the establishment of the proposed District may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question or comment to the Deputy City Clerk assigned to answer inquiries.

Section 7. The City Clerk is directed to give notice of the public meeting and the public hearing as provided in Section 54954.6 of the California Government Code, Section 4 of Article XIIIID of the California Constitution, and Section 36623 of the Act, which includes the publication of this Resolution of Intention once in a newspaper of general circulation in the City of Los Angeles at least seven days before the public meeting and the mailing of the notice together with a complete copy of this Resolution of Intention by first-class mail to each property owner in the District not later than ten days before the public meeting and forty-five days before the public hearing.

I certify that the foregoing resolution was adopted by the City Council of the City of Los Angeles, California, at its meeting of:

JUN 10 1998



J. MICHAEL CAREY, City Clerk

By Betty Swader

Approved as to Form and Legality
JUN 04 1998
JAMES K. HAHN, City Attorney

By Patricia V. Subert
Assistant City Attorney

Council File No. 97-1640

J. MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 237-0636

May 28, 1998

Honorable Members of the Community and Economic Development Committee
Room 316, City Hall
200 North Main Street
Los Angeles, California 90012

REGARDING: PROPOSED TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Honorable Members:

This Office has received materials relative to the formation of a business improvement district (BID) in a portion of the wholesale toy and general merchandise area within the Central City; the proposed district would be known as the Toytown BID. We have also received a communication from the Ninth District Councilmember, supporting the establishment of the district. These materials are being presented for Committee consideration.

The Toytown BID is being organized under the 1994 state BID law, which allows for the creation of a district whose operations would be supported primarily by revenue collected from property owners in the district. In order to move forward with the establishment process, the proponent group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.

The Central City East Association, which is the private sector proponent group for this BID, has presented to this Office a set of petitions which support establishment of the district. The petitions have been examined for validity, using various City and County sources. In addition, the accuracy of the assessment calculations was reviewed. The petitions represent affirmative financial support of the project in an amount equivalent to \$89,289.70. This represents 56% of the first year assessment revenue of approximately \$160,000.00.

Due to the requirements of Article XIID of the California Constitution (Proposition 218), the formation of this BID is contingent upon the City's receipt of a weighted majority of financially supportive ballots, as submitted by the affected property owners. The City Clerk will tabulate the ballots received and will present the findings to the City Council at a public hearing to be scheduled for consideration of the district establishment ordinance.

The proposed Toytown BID is expected to generate approximately \$160,000 per year in private sector funding over a three year period. BID assessment revenue is budgeted to support a variety of services and activities within the district including physical maintenance, public safety, marketing and area promotion.

Direct costs associated with Department administrative expenses will be charged to the district and will be recovered from assessments collected; the estimated amount of recoverable costs for the first year of operations is \$6,381.60 or 3.98 percent of BID revenue.



RECEIVED
CITY CLERK'S OFFICE

98 MAY 29 AM 7:47

CITY CLERK
BY _____
DEPUTY


The BID will be governed by an advisory board consisting of area property and business owners. The Advisory Board is required to be appointed by the City Council prior to establishment of the district; we anticipate receiving and will include the nominations during the legislative process.

The Toytown BID assessment formula is based on the street frontage and the land area of the parcels involved. Property owners within the district would be assessed \$7.00 per frontage foot and \$0.15 per square foot of area. The City Clerk will arrange to have the BID assessments included as a line item on the property tax bills prepared and distributed by the Los Angeles County Auditor-Controller. The County will subsequently transfer assessment revenue to the City. Assessment revenue will then be held in trust by the City and will be disbursed through installments to the BID to support district operations.

RECOMMENDATIONS FOR COMMITTEE ACTION:

1. FIND that the petitions submitted on behalf of proponents of the proposed Toytown Business Improvement District are signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.
2. ADOPT a Resolution of Intention to establish the Toytown Business Improvement District.
3. DIRECT the City Clerk to prepare, publish and mail as required, the public meeting notice, the public hearing notice, and the special assessment ballots and instructions in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Section 36600 et seq. of the Streets and Highways Code and Article XIID of the California Constitution.
4. INSTRUCT the City Clerk, subject to City Attorney approval, to prepare an Ordinance establishing the Toytown Business Improvement District, for Council consideration during the required public hearing.

Sincerely,


J. MICHAEL CAREY
City Clerk

JMC: MV
CF 97-1640
Attachments



RITA D. WALTERS
COUNCILMEMBER
NINTH DISTRICT

City Council
of the
City of Los Angeles
City Hall

ROOM 260
200 N. SPRING ST.
LOS ANGELES 90012-4878
(213) 485-3351
(213) 485-8990 (FAX)
(213) 847-6822 (TTY)

DISTRICT OFFICE
4409 SOUTH MAIN STREET
LOS ANGELES 90037
(213) 237-1088

August 20, 1997

RECEIVED

AUG 21 1997

SPECIAL ASSESS.

Mr. J. Michael Carey
City Clerk
City of Los Angeles
City Hall, Room 395
200 N. Spring Street
Los Angeles, CA 90012

Attn: Michael Vitkiewicz

Subject: Proposed Toytown Business Improvement District

Dear Mr. Carey:

Please coordinate the process to establish a business improvement district (BID) in the Toy District area of Council District Nine. The Central City East Association (CCEA) has been working to secure the support of the property owners in the area for the project. I am eagerly looking forward to the successful development of this BID.

Any assistance you can provide to move this project through the City process would be greatly appreciated. In advance, thank you for your assistance.

Sincerely,

Rita Walters

rw:cg

cc: Michael Vitkiewicz, City Clerk's Office
Tracey Lovejoy, Central City East Association

**PETITION FOR THE ORGANIZATION OF THE
TOYTOWN BUSINESS IMPROVEMENT DISTRICT
WITHIN THE CITY AND COUNTY OF LOS ANGELES**

The undersigned persons, owners of real property within the boundaries of the proposed property and business improvement district, hereby petition the City Council of the City of Los Angeles for the organization of said district in accordance with the provisions of the Property and Business Improvement District Law of 1994, an act to add Part 7 (commencing with Section 36600) to Division 18 of the Streets and Highways Code.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Toytown Business Improvement District;
- 2) The Management District Plan and boundaries of the proposed district are attached to and made a part of this petition.
- 3) The improvements and activities to be provided by the proposed district generally include:
 - a) Enhanced security services for the district;
 - b) Additional clean-up services including, but not limited to, trash pickup, street and sidewalk cleaning, graffiti removal;
 - c) Promotion and marketing programs;
 - d) Provision for administrative and technical support services for management of the district programs.

The services, facilities and improvements to be provided by the Toytown Business Improvement District are not intended to duplicate or supplant the services, facilities and improvements provided by the City of Los Angeles within the district boundaries. The Los Angeles Downtown Industrial District is being created to provide enhanced or otherwise unavailable services, facilities and improvements within the boundaries of the Los Angeles Downtown Industrial District.

- 4) Petitioners respectfully request that the City Council of the City of Los Angeles initiate proceedings to form a Property and Business Improvement District by adoption of a Resolution of Intention to form a district.

Petitioners further state that this petition is signed by persons owning real property within the boundaries of the proposed district.

**PETITION FOR THE ORGANIZATION OF THE
TOYTOWN BUSINESS IMPROVEMENT DISTRICT
WITHIN THE CITY AND COUNTY OF LOS ANGELES**

SIGNATURES

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Proposed Annual Program

Security Program

Education - 30 to 60 Days

Officers introduce program to property and business owners by going door to door passing out an informational flyer about the program.

Information received by officers from property and business owners will allow officers to identify major players and problem areas.

Once major players and problem areas have been identified, security officers will focus on these areas and persons.

Problem subjects will be advised if they wish to remain in area they must abide by all laws.

Security officers will document violations and illegal activities. The officers will patrol the problem areas and provide the Association with the information needed to eliminate the problem.

Enforcement - 3 to 6 Months

Security will make arrests for felony and misdemeanor crimes with discretion.

Wherever possible security officers will attempt to prevent crimes by highly visible patrol.

When an arrest is made all appropriate reports will be filed with LAPD and copies left for Association management.

Maintenance - After 6 Months

Security officers will patrol the area both by vehicle and on foot.

Security officers have contact with a central dispatcher allowing officers to receive dispatches to assist business owners and call police or fire department.

Security will use plain clothed or undercover surveillance. Camera or video equipment may be used in surveillance to identify and document narcotic and vandalism activity.

Most important that a two way line of communication with the Association office, both verbal and written, be maintained at all times.

Clean Up - Chrysalis Labor Connection

Street and Sidewalk Litter Removal

Litter removal services performed by a maintenance team which:

Sweeps and collects litter from sidewalks and gutters.

Transports and disposes of trash by way of radio dispatched truck.

Servicing trash receptacles.

Reports unusual or criminal behavior to a designated authority.

Graffiti Removal

The most effective way to stop graffiti is to remove it within 48 hours. To accomplish this, two person graffiti removal crews utilize a paint sprayer and City donated paint. If requested Chrysalis will match paint colors. The paint, however, must be provided or paid for by the business.

There are two methods to identify graffiti as soon as it goes up. One, the daytime litter removal crews record addresses of tagging. Secondly, business people are encouraged to become spotters. A call to the Association office or a fax to Chrysalis will schedule painting out of the graffiti within 48 hours.

Other Activities

Promotion & Marketing

The Toytown Business Improvement District plans to begin an aggressive program to promote and market the area. Through the use of promotions, advertising, and publicity, the focus will be to inform interested groups and the general public about the the variety of goods offered in this unique area, and to emphasize the secure environment and the cleaner surroundings.

Administration

The Toytown Business Improvement District will contract with the Central City East Association to provide staff to coordinate the various programs and activities. Staff will assist in the planning and implementation of promotional programs and will define, monitor and evaluate the Security program and Chrysalis Labor Connections to ensure the smooth operation of these programs.

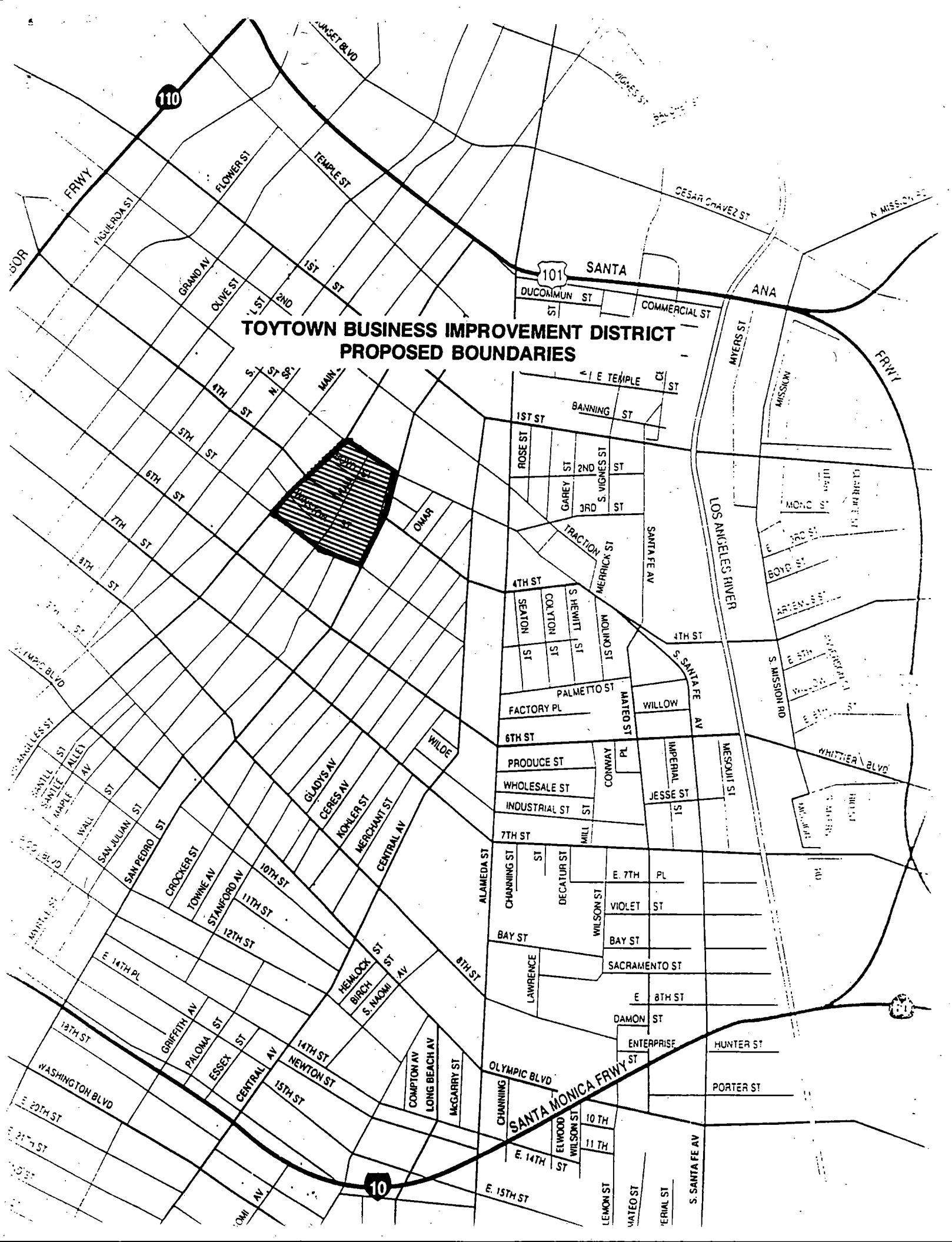
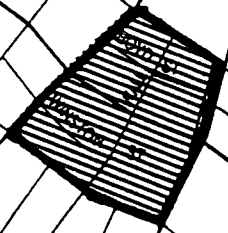
The office will handle calls involving member's problems, complaints and needs. Staff will distribute regular newsletters to members and plan informational and Board meetings.

TOY TOWN BUSINESS IMPROVEMENT DISTRICT

Three Year Budget

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
Security	\$ 70,000	\$ 60,000	\$ 50,000
Clean Up	\$ 40,000	\$ 35,000	\$ 30,000
Promotion	\$ 30,000	\$ 40,000	\$ 50,000
Administration	\$ <u>25,000</u>	\$ <u>30,000</u>	\$ <u>35,000</u>
Total	\$165,000	\$165,000	\$165,000

**TOYTOWN BUSINESS IMPROVEMENT DISTRICT
PROPOSED BOUNDARIES**



TOYTOWN BUSINESS IMPROVEMENT DISTRICT

DESCRIPTION OF PROPOSED BOUNDARIES

Beginning at the intersection of Fifth Street and San Pedro Street, proceed in a northerly direction to Third Street, then northwest on Third Street to Los Angeles Street. Proceed southwest on Los Angeles Street to Fifth Street, then South east on Fifth Street to San Pedro Street.

PROPOSED ASSESSMENT FORMULA

Front Footage

\$7.00 Per Front Foot. (Assessment is on Primary or Address Frontage Only.)

Land Area

15¢ Per Square Foot.

Maximum Assessment

There shall be a maximum assessment of twenty five thousand dollars (25,000.00) on each owner of property within the boundaries of the district, as listed on the Assessor's Map, County of Los Angeles.

TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Governance

BID programs will be governed by a Board of Directors of a non-profit association. Following is a partial summary of the bylaws of the proposed association.

Member

A regular member is defined as the owner or the designated representative of the owner of a parcel or parcels which are assessed under this program.

Dues

Dues for regular members shall be the amount of their annual assessment.

Government

Government of the Toytown Association shall be vested in a Board of Directors. Directors shall serve three year terms.

Election of Directors

One third of the Directors will be elected each year by the membership.

Directors will be elected on the basis of one vote per regular member.

Officers of the Toytown Association shall be elected by the Board of Directors at their annual meeting.

Professional Staff

The Board of Directors will contract with the Central City East Association whose duty it shall be to administer the programs and activities of the Toytown Association and manage its day to day affairs.

Committees

The Chairman shall appoint whatever committees are necessary to carry out the purpose of the Association.

This Management District, formed by the "Property and Business Improvement District Law of 1994" (AB 3754) as amended January 1, 1997, provides essential services in addition to those provided by local government. The services are concentrated within the District boundaries and are paid by a special property owner assessment.

Each property owner will pay based upon benefit received. The variables used for the base formula is parcel front footage and gross parcel square footage. Front Footage is a parcels frontage along a public right-of-way and is a direct measurement of certain of the services to be provided to the parcel. Front footage for a corner parcel is considered only the frontage of the street used for the address of the parcel. Land Area is a parcels square footage and reflects the highest and best use of the parcel and the long term value of the Management District.

Annual assessments on property located within the District will be in accordance with the section of this report titled Proposed Assessment Formula. As provided by State Law, the Toytown Business Improvement District assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles.

Review of this management District Plan was completed by:

Orin N. Bennett
State of California
Registered Civil Engineer No. 25169



APN	ADDRESS	OWNER	FRONT FOOTAGE	LAND AREA	FRONT FT \$	LAND AREA \$	TOTAL ASSESSMENT
5148-002-001	350 S LOS ANGELES ST	350 SOUTH LOS ANGELES STR	59	9,770	413.00	1,465.50	1,878.50
5148-002-004	218 BOYD ST	MINH DUC TA	100	11,020	700.00	1,653.00	2,353.00
5148-002-005	339 WALL ST	FARKHONDEHPOUR SAEED TR	100	13,600	700.00	2,040.00	2,740.00
5148-002-006	341 WALL ST	NAMCO CAPITAL GROUP INC	71	6,141	497.00	921.15	1,418.15
5148-002-008	372 S LOS ANGELES ST	LIN HSI S & LAN J	62	9,100	434.00	1,365.00	1,799.00
5148-002-020	227 E 4TH ST	WU YUNG H	40	3,790	280.00	568.50	848.50
5148-002-021	241 E 4TH ST	WU YUNG H	40	3,140	280.00	471.00	751.00
5148-002-022	347 WALL ST	WU YUNG H	69	8,340	483.00	1,251.00	1,734.00
5148-003-001	300 S LOS ANGELES ST	300 S LOS ANGELES ST PTSH	90	10,672	630.00	1,600.80	2,230.80
5148-003-002	310 S LOS ANGELES ST	RUBINFELD SAMUEL & GAIL E	50	6,011	350.00	901.65	1,251.65
5148-003-003	322 S LOS ANGELES ST	RUBINFELD RUBIN & BLUMA	50	6,011	350.00	901.65	1,251.65
5148-003-004	324 S LOS ANGELES ST	GOLDEN HAWK ENTERPRISES I	50	6,000	350.00	900.00	1,250.00
5148-003-005	213 BOYD ST	RUBINFELD RUBIN & BLUMA	52	7,056	364.00	1,058.40	1,422.40
5148-003-006		RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-007		RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-008	225 BOYD ST	RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-009	227 BOYD ST	RUBINFELD RUBIN & BLUMA	26	3,267	182.00	490.05	672.05
5148-003-010	229 BOYD ST	WOO PROPERTIES	52	4,690	364.00	703.50	1,067.50
5148-003-011	224 E 3RD ST	WOO INVESTMENTS	53	6,751	371.00	1,012.65	1,383.65
5148-003-013	214 E 3RD ST	GRIFFIN Z WAYNE	50	5,183	350.00	777.45	1,127.45
5148-003-014	218 E 3RD ST	RUBINFELD SAMUEL	50	4,900	350.00	735.00	1,085.00
5148-004-001	300 E 3RD ST	L & H GENERAL PARTNERSHIP	50	5,314	350.00	797.10	1,147.10
5148-004-002	308 E 3RD ST	L & H GENERAL PARTNERSHIP	50	5,052	350.00	757.80	1,107.80
5148-004-003	310 E 3RD ST	L & H GENERAL PARTNERSHIP	51	4,748	357.00	712.20	1,069.20
5148-004-004	316 E 3RD ST	L & H GENERAL PARTNERSHIP	82	6,882	574.00	1,032.30	1,606.30
5148-004-005	326 E 3RD ST	L & H GENERAL PARTNERSHIP	50	3,963	350.00	594.45	944.45
5148-004-006	332 E 3RD ST	L & H GENERAL PARTNERSHIP	104	8,102	728.00	1,215.30	1,943.30
5148-004-007	301 BOYD ST	L & H GENERAL PARTNERSHIP	100	11,800	700.00	1,770.00	2,470.00
5148-004-012	309 S SAN PEDRO ST	KATAYAMA CHESTER I & K KA	46	5,401	322.00	810.15	1,132.15
5148-004-014	311 BOYD ST	L & H GENERAL PARTNERSHIP	175	30,590	1,225.00	4,588.50	5,813.50
5148-004-015	313 S SAN PEDRO ST	HSIU YUAN LIU	50	8,260	350.00	1,239.00	1,589.00
5148-005-001	330 WALL ST	TRAINOR ROGER J & ANGELIN	120	6,011	840.00	901.65	1,741.65
5148-005-002		GOLDBERG FRANCES	50	6,011	350.00	901.65	1,251.65
5148-005-003	310 BOYD ST	TA TUONG D & KAY M	100	12,000	700.00	1,800.00	2,500.00
5148-005-004	340 BOYD ST	326 EAST BOYD ST PARTNERS	25	3,005	175.00	450.75	625.75
5148-005-005		326 EAST BOYD ST PARTNERS	25	3,005	175.00	450.75	625.75
5148-005-006	326 BOYD ST	326 EAST BOYD ST PARTNERS	25	3,005	175.00	450.75	625.75
5148-005-007	320 BOYD ST	326 EAST BOYD ST PARTNERS	25	3,049	175.00	457.35	632.35
5148-005-011	325 S SAN PEDRO ST	K B PARTNERSHIP	82	7,411	574.00	1,111.65	1,685.65
5148-005-014	335 E 4TH ST	TA KAY M	50	6,090	350.00	913.50	1,263.50
5148-005-015	325 E 4TH ST	HUIE KENNETH & CHOR	50	6,065	350.00	909.75	1,259.75
5148-005-016	321 E 4TH ST	WOO PROPERTIES	50	6,050	350.00	907.50	1,257.50
5148-005-017	311 E 4TH ST	SHIMIZU JAMES H	100	12,109	700.00	1,816.35	2,516.35
5148-005-018	305 E 4TH ST	GOLDBERG FRANCES	50	6,011	350.00	901.65	1,251.65
5148-005-019	301 E 4TH ST	FLYNN LYNZIE	50	6,011	350.00	901.65	1,251.65
5148-005-021	345 S SAN PEDRO ST	B O T CORP N V	123	12,790	861.00	1,918.50	2,779.50

APN	ADDRESS	OWNER	FRONT FOOTAGE	LAND AREA	FRONT FT \$	LAND AREA \$	TOTAL ASSESSMENT
5148-006-004	335 WINSTON ST	WHANG JOHN S & KAY J	50	7,100	350.00	1,065.00	1,415.00
5148-006-005	329 WINSTON ST	TAI YICK CORPORATION	50	7,100	350.00	1,065.00	1,415.00
5148-006-006	325 WINSTON ST	TAI YICK CORPORATION	50	7,100	350.00	1,065.00	1,415.00
5148-006-007	321 WINSTON ST	VIOLE ARMAND	50	7,143	350.00	1,071.45	1,421.45
5148-006-008	319 WINSTON ST	412 WALL STREET LLC	40	5,706	280.00	855.90	1,135.90
5148-006-010	416 WALL ST	416 SOUTH WALL ST PARTNER	102	16,901	714.00	2,535.15	3,249.15
5148-006-011	412 WALL ST	412 WALL STREET LLC	51	12,283	357.00	1,842.45	2,199.45
5148-006-012	406 WALL ST	WOO DEVELOPMENT	107	7,143	749.00	1,071.45	1,820.45
5148-006-013	308 E 4TH ST	RUBEL ENTERPRISES	50	5,270	350.00	790.50	1,140.50
5148-006-016	316 E 4TH ST	RUBEL ENTERPRISES	50	5,140	350.00	771.00	1,121.00
5148-006-018	405 S SAN PEDRO ST	TAI CHIA Y	51	3,250	357.00	487.50	844.50
5148-006-019	401 S SAN PEDRO ST	FRYM DAVID H	44	2,439	308.00	365.85	673.85
5148-006-020	334 E 4TH ST	WOO PROPERTIES	74	6,029	518.00	904.35	1,422.35
5148-006-021		BERND LOIS J	50	5,183	350.00	777.45	1,127.45
5148-006-025	324 E 4TH ST	KURAMOTO JACK M & MINNIE	75	7,688	525.00	1,153.20	1,678.20
5148-006-026	330 E 4TH ST	KURAMOTO JACK M & MINNIE	65	6,577	455.00	986.55	1,441.55
5148-006-027	429 S SAN PEDRO ST	KURAMOTO JACK & MINNIE	80	8,400	560.00	1,260.00	1,820.00
5148-006-028	421 S SAN PEDRO ST	KURAMOTO JACK M & MINNIE	25	2,625	175.00	393.75	568.75
5148-006-029	417 S SAN PEDRO ST	KURAMOTO JACK M	29	3,045	203.00	456.75	659.75
5148-007-001	400 S LOS ANGELES ST	H K BEST INVESTMENT CO	42	7,143	294.00	1,071.45	1,365.45
5148-007-002	404 S LOS ANGELES ST	SBT INC	60	6,900	420.00	1,035.00	1,455.00
5148-007-003	414 S LOS ANGELES ST	TIY INC	60	6,900	420.00	1,035.00	1,455.00
5148-007-004	416 S LOS ANGELES ST	NEMAN MORAD B TR	25	11,785	175.00	1,767.75	1,942.75
5148-007-005	422 S LOS ANGELES ST	NEMAN MORAD B TR	75	8,973	525.00	1,345.95	1,870.95
5148-007-006	215 WINSTON ST	SUNG SHERRY C	80	10,454	560.00	1,568.10	2,128.10
5148-007-007	225 WINSTON ST	RUBINFELD RUBIN & BLUMA	80	11,282	560.00	1,692.30	2,252.30
5148-007-009	241 WINSTON ST	CHEN CHIN P	89	14,370	623.00	2,155.50	2,778.50
5148-007-012	224 E 4TH ST	WOO INVESTMENTS	41	6,272	287.00	940.80	1,227.80
5148-007-013		WOO INVESTMENTS	41	6,403	287.00	960.45	1,247.45
5148-007-014	232 E 4TH ST	WOO INVESTMENTS	41	7,361	287.00	1,104.15	1,391.15
5148-007-015	234 E 4TH ST	WOO DEVELOPMENT	116	5,314	812.00	797.10	1,609.10
5148-007-016	405 WALL ST	WOO DEVELOPMENT	80	9,365	560.00	1,404.75	1,964.75
5148-007-017	413 WALL ST	RUBINFELD RUBIN & BLUMA	80	9,583	560.00	1,437.45	1,997.45
5148-007-018	421 WALL ST	RUBINFELD RUBIN & BLUMA	40	4,835	280.00	725.25	1,005.25
5148-007-019	425 WALL ST	PATEL HASMUKH & GITA	80	10,367	560.00	1,555.05	2,115.05
5148-007-022	214 E 4TH ST	SAM KWAI SHING WONG CO	90	13,141	630.00	1,971.15	2,601.15
5148-010-001	259 E 5TH ST	WEI H O & CHEN C	45	4,486	315.00	672.90	987.90
5148-010-002	253 E 5TH ST	WEI H O & CHEN C	40	4,000	280.00	600.00	880.00
5148-010-006	241 E 5TH ST	DON & HELEN CO INC	60	10,541	420.00	1,581.15	2,001.15
5148-010-011	221 E 5TH ST	YACOOBIAN ENTS LP	50	8,799	350.00	1,319.85	1,669.85
5148-010-025	216 WINSTON ST	YACOOBIAN MARTIN C	50	4,565	350.00	684.75	1,034.75
5148-010-026	215 E 5TH ST	YACOOBIAN ENTS LP	50	4,586	350.00	687.90	1,037.90
5148-010-027	430 S LOS ANGELES ST	REINBOLT DWAIN D CO-TR	127	11,520	889.00	1,728.00	2,617.00
5148-010-028	444 S LOS ANGELES ST	CHIEN OLIVIA S	105	6,770	735.00	1,015.50	1,750.50
5148-010-031	256 WINSTON ST U	DANESHRAH HABIB L P	125	23,810	875.00	3,571.50	4,446.50
5148-010-032	212-1/2 WINSTON ST	CHIEN OLIVIA S	48	6,690	336.00	1,003.50	1,339.50

APN	ADDRESS	OWNER	FRONT FOOTAGE	LAND AREA	FRONT FT \$	LAND AREA \$	TOTAL ASSESSMENT
5148-010-033	233 E 5TH ST	239 EAST FIFTH ST	100	5,950	700.00	892.50	1,592.50
5148-010-034	234 WINSTON ST	239 EAST FIFTH ST	55	15,340	385.00	2,301.00	2,686.00
5148-011-001	425 E 5TH ST	AUEYONG SUMRUEY & SUKUMAR	100	9,000	700.00	1,350.00	2,050.00
5148-011-003	411 E 5TH ST	TA TUONG D & KAY M	40	5,837	280.00	875.55	1,155.55
5148-011-004	409--11 E 5TH ST	TA TUONG D & KAY M	25	3,746	175.00	561.90	736.90
5148-011-005	409 E 5TH ST	TA TUONG D & KAY M	25	3,746	175.00	561.90	736.90
5148-011-015	330 WINSTON ST	540 SOUTH SAN PEDRO LTD P	33	3,367	231.00	505.05	736.05
5148-011-016	328 WINSTON ST	540 SOUTH SAN PEDRO LTD P	33	3,333	231.00	499.95	730.95
5148-011-017	336 WINSTON ST	COWAN ROGER D	40	4,051	280.00	607.65	887.65
5148-011-018	443 S SAN PEDRO ST	COWAN ROGER D	161	19,297	1,127.00	2,894.55	4,021.55

**NOTICE OF PROPOSED ASSESSMENT:
TOY DISTRICT PROPERTY-BASED BUSINESS IMPROVEMENT
DISTRICT**

A special assessment is proposed to be levied within the proposed Toy District property-based business improvement district (PBID). The purpose of the assessment is to provide funding for various activities to bring about physical and economic revitalization of the district. The amount of the proposed assessment for the entire district is \$165,000 per year for three years, for a total budget of \$495,000. The attached yellow mail ballot indicates the amount of the proposed assessment for each parcel that you own.

Pursuant to Article XIII(D) of the California Constitution, the record owner of each parcel must be: notified of the proposed assessment; notified of the date, time and place of a public hearing set by the Los Angeles City Council to consider the proposed assessment; and, provided an opportunity to complete a ballot whereby each owner may indicate his support or opposition to the proposed assessment.

This is a private sector initiative. The proposed district would be authorized by the City Council upon presentation of sufficient petitions from private property owners, and by a proportionately weighted majority of ballots supporting the assessment. The City would arrange for collection of the assessment by a contractual agreement with the Los Angeles County Assessor. The assessment funds would then be held in trust by the City and would be returned to the district to support the development and operation of the new programs. The funds may only be used within the proposed district.

Due to requirements of the recently adopted California State Proposition 218, the City is required to mail this separate ballot in addition to the petitions which were previously mailed to property owners by the private sector proponent group. The mailing of this ballot by the City in no way changes the structure or purpose of the proposed PBID, as envisioned by the property owners supporting formation of the district.

Annual assessments are based upon a total annual budget of \$165,000. For the district, 50% of the assessment is based upon building front footage and 50% of the assessment is based upon the land area. The assessment calculation for each parcel in the district is derived by a formula of building front footage multiplied by a factor of \$7.00, plus land area multiplied by a factor of \$0.15. The PBID assessment will be billed and collected annually for three years.

Additional information on the proposed Toy District PBID is included in the Management District Plan which is included herein. To obtain an additional copy of the Plan, contact the Toy District, c/o Central City East Association at (213) 680-2232.

To consider establishment of the proposed PBID, the Los Angeles City Council will hold a public hearing in the Council Chambers in Room 300 at City Hall East, 200 North Main Street, Los Angeles, California 90012. A required Notice of Public Hearing is included herein.

Additional ballots will be made available in the City Council Chambers and at the Public Services Counter of the City Clerk's Office located in City Hall East, 6th Floor, Room 615, 200 North Main Street, Los Angeles, CA 90012, prior to the close of the public hearing. If you misplace the enclosed ballot, please call (213) 237-0996 to receive a replacement ballot.

The Los Angeles City Clerk will tabulate the ballots in accordance with Article XIII(D) of the California Constitution. Your mail ballot is attached and includes a pre-addressed return envelope. Instructions for completing and returning the ballot are provided herein.

Completion, Return and Tabulation of Mail Ballots

The attached yellow mail ballot may be completed by the entity owning property within the proposed Toy District property-based business improvement district (PBID). An explanation of who may complete the ballot(s) on behalf of the recorded property owners is provided herein.

To complete the mail ballot, property owners should complete the following steps:

- Verify that the parcel number(s), legal owner's name, legal owner's address, and site address listed on the yellow ballot are correct. If any of these items are not correct, telephone the Toy District, c/o Central City East Association, attention Tracey Lovejoy, phone: (213) 680-2232, fax: (213) 687-9951.
- Review the two ballot options to approve or disapprove of the proposed Toy District PBID assessment. Ballots will be weighted according to the proportional financial obligation of the affected property. Mark your option to approve or disapprove of the proposed assessment with an "X", check or other verifiable mark.
- Sign the yellow ballot.

The completed yellow mail ballot must be returned to the Los Angeles City Clerk in the white pre-addressed stamped envelope prior to the second public hearing by the Los Angeles City Council that is scheduled to consider the Toy District PBID. The City Clerk will tabulate the ballots. The City Council will consider the proposed assessments at this meeting.

The City Council shall not impose an assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots will be weighted according to the proportional financial obligation of the owners of the affected properties.

Who May Complete Mail Ballots

Mail ballots may be signed by the following parties:

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the ballot may be signed for by the corporation by any officer or officers authorized to make contracts by the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common-, any one tenant -in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife, but not as tenants-in-common or as joint tenants, both must sign the ballot. The only exception is where the County Assessor's records show that they own the property as husband and wife (for example, "John Jones and Mary Jones"), in which case either may sign for both.

**NOTE: IF YOU REQUIRE A BALLOT IN A LANGUAGE OTHER THAN ENGLISH,
PLEASE NOTIFY THE CITY CLERK'S OFFICE AT (213) 237-0996.**

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

reports as follows:

Public Comments: Yes No
 ___ xx

COMMUNITY AND ECONOMIC DEVELOPMENT REPORT and RESOLUTION relative to proposed Toytown Business Improvement District.

Recommendations for Council action:

1. FIND that the petitions submitted on behalf of proponents of the proposed Toytown Business Improvement District are signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.
2. ADOPT a Resolution of Intention to establish the Toytown Business Improvement District.
3. DIRECT the City Clerk to prepare, publish and mail as required, the public meeting notice, the public hearing notice, and the special assessment ballots and instructions in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code Section 36600 et. seq. of the Streets and Highways Code and Article XIIIID of the California Constitution.
4. INSTRUCT the City Clerk, subject to City Attorney approval, to prepare an Ordinance establishing the Toytown Business Improvement District, for Council consideration during the required public hearing.

Fiscal Impact Statement: None submitted by the City Clerk. Neither the City Administrative Officer, nor the Chief Legislative Analyst have prepared a financial analysis of this report.

Summary:

On September 15, 1997, the Community and Economic Development Committee recommended approval of the proposed Toytown Business Improvement District.

The City Clerk reports

Mike V- 7-0996

+ Nov 20/97

9/15 agenda

Speak: If needed

#8

CITY OF LOS ANGELES SPEAKER CARD

Date 9-15-97

Council File No., Agenda Item, or Case No. 97-1640

I wish to speak before the CED 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? (X) For proposal () Against proposal () General comments

Name: Tracey Lovejoy

Business or Organization Affiliation: Central City East Assn.

Address: 905 E. 2nd St., Los Angeles, CA 90012

Business phone: (213) 802-2232 Representing: Executive Director

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.

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

When making inquiries
relative to this matter
refer to File No.

97-1640

September 11, 1997

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

In accordance with Council Rules, communication from the City Clerk relative to the proposed Toytown Business Improvement District, was referred on September 10, 1997, to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE.

J. Michael Carey
City Clerk
amm



J. MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 237-0636

August 12, 1997

Honorable Members of the Budget and Finance
and Community and Economic Development Committees
Room 238, City Hall
200 North Spring Street
Los Angeles, California 90012

REGARDING: PROPOSED TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Honorable Members:

This Office has received materials relative to the formation of a business improvement district (BID) in a portion of the wholesale toy area within the Central City; the proposed district would be known as the Toytown BID. We have also received a communication from the Ninth District Councilmember, supporting the establishment of the district. These materials are being presented for Committee consideration.

The Toytown BID is being organized under the 1994 state BID law, which allows for the creation of a district whose operations would be supported primarily by revenue collected from property owners in the district. In order to move forward with the establishment process, the proponent group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.

The Central City East Association, which is the private sector proponent group for this BID, has presented to this Office a set of petitions which support establishment of the district. The petitions have been examined for validity, using various City and County sources. In addition, the accuracy of the assessment calculations was reviewed. The petitions represent affirmative financial support of the project in an amount equivalent to \$89,289.70. This represents 56% of the first year assessment revenue of approximately \$160,000.00.

Due to the requirements of Article XIID of the California Constitution (Proposition 218), the formation of this BID is contingent upon the City's receipt of a weighted majority of financially supportive ballots, as submitted by the affected property owners. The City Clerk will tabulate the ballots received and will present the findings to the City Council at a public hearing to be scheduled for consideration of the district establishment ordinance.

The proposed Toytown BID is expected to generate approximately \$160,000 per year in private sector funding over a three year period. BID assessment revenue is budgeted to support a variety of services and activities within the district including physical maintenance, public safety, marketing and area promotion.

Direct costs associated with Department administrative expenses will be charged to the district and will be recovered from assessments collected; the estimated amount of recoverable costs for the first year of operations is \$5,989 or 3.74 percent of BID revenue.

COMNTY & ECON DEV

SEP 11 1997



CITY

'97 SEP -9 P4:24

CITY CLERK

BY _____

The BID will be governed by an advisory board consisting of area property and business owners. The Advisory Board is required to be appointed by the City Council prior to establishment of the district; we anticipate receiving and will include the nominations during the legislative process.

The Toytown BID assessment formula is based on the street frontage and the land area of the parcels involved. Property owners within the district would be assessed \$7.00 per frontage foot and \$0.15 per square foot of area. Depending upon when the establishment process is successfully completed, the City Clerk will either arrange to have the BID assessments included on the Los Angeles County property tax bills, or will directly bill property owners during the first year and arrange for County collection in subsequent years. Assessment revenue will be held in trust by the City and will then be transmitted to the BID to support district operations.

RECOMMENDATIONS FOR COMMITTEE ACTION:

1. FIND that the petitions submitted on behalf of proponents of the proposed Toytown Business Improvement District are signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.
2. ADOPT a Resolution of Intention to establish the Toytown Business Improvement District.
3. DIRECT the City Clerk to prepare, publish and mail as required, the public meeting notice, the public hearing notice, and the special assessment ballots and instructions in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Section 36600 et seq. of the Streets and Highways Code and Article XIID of the California Constitution.
4. INSTRUCT the City Clerk, subject to City Attorney approval, to prepare an Ordinance establishing the Toytown Business Improvement District, for Council consideration during the required public hearing.

Sincerely,


J. MICHAEL CAREY
City Clerk

JMC:MV



RITA D. WALTERS
COUNCILMEMBER
NINTH DISTRICT

City Council
of the
City of Los Angeles
City Hall

ROOM 260
200 N. SPRING ST.
LOS ANGELES 90012-4878
(213) 485-3351
(213) 485-8990 (FAX)
(213) 847-6822 (TTY)

DISTRICT OFFICE
4409 SOUTH MAIN STREET
LOS ANGELES 90037
(213) 237-1088

August 20, 1997

Mr. J. Michael Carey
City Clerk
City of Los Angeles
City Hall, Room 395
200 N. Spring Street
Los Angeles, CA 90012

Attn: Michael Vitkiewicz

Subject: Proposed Toytown Business Improvement District

Dear Mr. Carey:

Please coordinate the process to establish a business improvement district (BID) in the Toy District area of Council District Nine. The Central City East Association (CCEA) has been working to secure the support of the property owners in the area for the project. I am eagerly looking forward to the successful development of this BID.

Any assistance you can provide to move this project through the City process would be greatly appreciated. In advance, thank you for your assistance.

Sincerely,

Rita Walters

rw:cg

cc: Michael Vitkiewicz, City Clerk's Office
Tracey Lovejoy, Central City East Association

RECEIVED

AUG 21 1997

J. MICHAEL CAREY

**PETITION FOR THE ORGANIZATION OF THE
TOYTOWN BUSINESS IMPROVEMENT DISTRICT
WITHIN THE CITY AND COUNTY OF LOS ANGELES**

The undersigned persons, owners of real property within the boundaries of the proposed property and business improvement district, hereby petition the City Council of the City of Los Angeles for the organization of said district in accordance with the provisions of the Property and Business Improvement District Law of 1994, an act to add Part 7 (commencing with Section 36600) to Division 18 of the Streets and Highways Code.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Toytown Business Improvement District;
- 2) The Management District Plan and boundaries of the proposed district are attached to and made a part of this petition.
- 3) The improvements and activities to be provided by the proposed district generally include:
 - a) Enhanced security services for the district;
 - b) Additional clean-up services including, but not limited to, trash pickup, street and sidewalk cleaning, graffiti removal;
 - c) Promotion and marketing programs;
 - d) Provision for administrative and technical support services for management of the district programs.

The services, facilities and improvements to be provided by the Toytown Business Improvement District are not intended to duplicate or supplant the services, facilities and improvements provided by the City of Los Angeles within the district boundaries. The Los Angeles Downtown Industrial District is being created to provide enhanced or otherwise unavailable services, facilities and improvements within the boundaries of the Los Angeles Downtown Industrial District.

- 4) Petitioners respectfully request that the City Council of the City of Los Angeles initiate proceedings to form a Property and Business Improvement District by adoption of a Resolution of Intention to form a district.

Petitioners further state that this petition is signed by persons owning real property within the boundaries of the proposed district.

**PETITION FOR THE ORGANIZATION OF THE
TOYTOWN BUSINESS IMPROVEMENT DISTRICT
WITHIN THE CITY AND COUNTY OF LOS ANGELES**

SIGNATURES

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

Property held in the name of: _____
Legal owner, if different than above: _____
Mailing Address: _____
Property address: _____
Assessor parcel number: _____
Authorized signature: _____
Printed name: _____

TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Proposed Annual Program

Security Program

Education - 30 to 60 Days

Officers introduce program to property and business owners by going door to door passing out an informational flyer about the program.

Information received by officers from property and business owners will allow officers to identify major players and problem areas.

Once major players and problem areas have been identified, security officers will focus on these areas and persons.

Problem subjects will be advised if they wish to remain in area they must abide by all laws.

Security officers will document violations and illegal activities. The officers will patrol the problem areas and provide the Association with the information needed to eliminate the problem.

Enforcement - 3 to 6 Months

Security will make arrests for felony and misdemeanor crimes with discretion.

Wherever possible security officers will attempt to prevent crimes by highly visible patrol.

When an arrest is made all appropriate reports will be filed with LAPD and copies left for Association management.

Maintenance - After 6 Months

Security officers will patrol the area both by vehicle and on foot.

Security officers have contact with a central dispatcher allowing officers to receive dispatches to assist business owners and call police or fire department.

Security will use plain clothed or undercover surveillance. Camera or video equipment may be used in surveillance to identify and document narcotic and vandalism activity.

Most important that a two way line of communication with the Association office, both verbal and written, be maintained at all times.

Clean Up - Chrysalis Labor Connection

Street and Sidewalk Litter Removal

Litter removal services performed by a maintenance team which:

Sweeps and collects litter from sidewalks and gutters.

Transports and disposes of trash by way of radio dispatched truck.

Servicing trash receptacles.

Reports unusual or criminal behavior to a designated authority.

Graffiti Removal

The most effective way to stop graffiti is to remove it within 48 hours. To accomplish this, two person graffiti removal crews utilize a paint sprayer and City donated paint. If requested Chrysalis will match paint colors. The paint, however, must be provided or paid for by the business.

There are two methods to identify graffiti as soon as it goes up. One, the daytime litter removal crews record addresses of tagging. Secondly, business people are encouraged to become spotters. A call to the Association office or a fax to Chrysalis will schedule painting out of the graffiti within 48 hours.

Other Activities

Promotion & Marketing

The Toytown Business Improvement District plans to begin an aggressive program to promote and market the area. Through the use of promotions, advertising, and publicity, the focus will be to inform interested groups and the general public about the the variety of goods offered in this unique area, and to emphasize the secure environment and the cleaner surroundings.

Administration

The Toytown Business Improvement District will contract with the Central City East Association to provide staff to coordinate the various programs and activities. Staff will assist in the planning and implementation of promotional programs and will define, monitor and evaluate the Security program and Chrysalis Labor Connections to ensure the smooth operation of these programs.

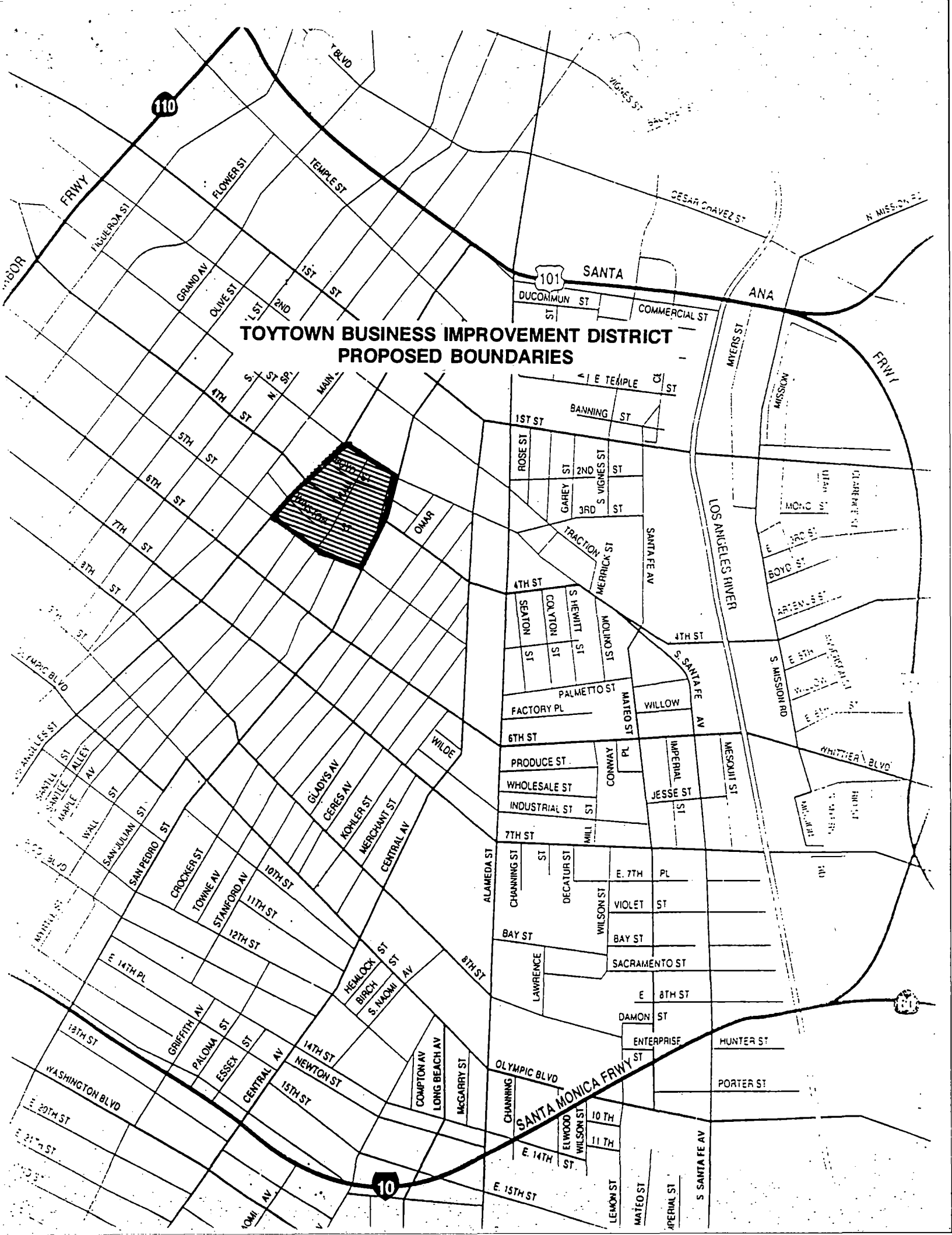
The office will handle calls involving member's problems, complaints and needs. Staff will distribute regular newsletters to members and plan informational and Board meetings.

TOY TOWN BUSINESS IMPROVEMENT DISTRICT

Three Year Budget

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
Security	\$ 70,000	\$ 60,000	\$ 50,000
Clean Up	\$ 40,000	\$ 35,000	\$ 30,000
Promotion	\$ 30,000	\$ 40,000	\$ 50,000
Administration	\$ <u>25,000</u>	\$ <u>30,000</u>	\$ <u>35,000</u>
Total	\$165,000	\$165,000	\$165,000

**TOYTOWN BUSINESS IMPROVEMENT DISTRICT
PROPOSED BOUNDARIES**



TOYTOWN BUSINESS IMPROVEMENT DISTRICT

DESCRIPTION OF PROPOSED BOUNDARIES

Beginning at the intersection of Fifth Street and San Pedro Street, proceed in a northerly direction to Third Street, then northwest on Third Street to Los Angeles Street. Proceed southwest on Los Angeles Street to Fifth Street, then South east on Fifth Street to San Pedro Street.

PROPOSED ASSESSMENT FORMULA

Front Footage

\$7.00 Per Front Foot. (Assessment is on Primary or Address Frontage Only.)

Land Area

15¢ Per Square Foot.

Maximum Assessment

There shall be a maximum assessment of twenty five thousand dollars (25,000.00) on each owner of property within the boundaries of the district, as listed on the Assessor's Map, County of Los Angeles.

TOYTOWN BUSINESS IMPROVEMENT DISTRICT

Governance

BID programs will be governed by a Board of Directors of a non-profit association. Following is a partial summary of the bylaws of the proposed association.

Member

A regular member is defined as the owner or the designated representative of the owner of a parcel or parcels which are assessed under this program.

Dues

Dues for regular members shall be the amount of their annual assessment.

Government

Government of the Toytown Association shall be vested in a Board of Directors. Directors shall serve three year terms.

Election of Directors

One third of the Directors will be elected each year by the membership.

Directors will be elected on the basis of one vote per regular member.

Officers of the Toytown Association shall be elected by the Board of Directors at their annual meeting.

Professional Staff

The Board of Directors will contract with the Central City East Association whose duty it shall be to administer the programs and activities of the Toytown Association and manage its day to day affairs.

Committees

The Chairman shall appoint whatever committees are necessary to carry out the purpose of the Association.

APN#	ADDRESS	OWNER	FRONT FOOTAGE	LOT AREA	FRONT FOOTAGE \$	LAND AREA \$	TOTAL ASSESSMENT
5148-002-001	350 S LOS ANGELES ST	RAHIMINEGAR RAHIM CO-TR	60	9,770	420.00	1,465.50	1,885.50
5148-002-004	218 BOYD ST	MINH DUC TA	100	11,020	700.00	1,653.00	2,353.00
5148-002-005	339 WALL ST	NEMAN MORAD B TR &	100	13,600	700.00	2,040.00	2,740.00
5148-002-006	341 WALL ST	NEMAN MORAD B TR &	71	6,141	497.00	921.15	1,418.15
5148-002-008	372 S LOS ANGELES ST	LIN HSI S & LAN J	62	9,100	434.00	1,365.00	1,799.00
5148-002-011	219 E 4 ST	LASONIC ELECTRONICS CORP	40	5,270	280.00	790.50	1,070.50
5148-002-012	223 E 4 ST	LASONIC ELECTRONICS CORP	39	4,268	273.00	640.20	913.20
5148-002-020	227 E 4 ST	WU YUNG H	40	3,790	280.00	568.50	848.50
5148-002-021	241 E 4 ST	WU YUNG H	40	3,140	280.00	471.00	751.00
5148-002-022	347 WALL ST	WU YUNG H	64	8,340	448.00	1,251.00	1,699.00
5148-003-002	310 S LOS ANGELES ST	RUBINFELD SAMUEL	50	6,011	350.00	901.65	1,251.65
5148-003-003	322 S LOS ANGELES ST	RUBINFELD RUBIN & BLUMA	50	6,011	350.00	901.65	1,251.65
5148-003-004	324 S LOS ANGELES ST	GOLDEN HAWK ENTS INC	50	6,000	350.00	900.00	1,250.00
5148-003-005	213 BOYD ST	RUBINFELD RUBIN	50	7,056	350.00	1,058.40	1,408.40
5148-003-006		RUBINFELD SAMUEL	25	3,267	175.00	490.05	665.05
5148-003-007		RUBINFELD RUBIN	25	3,267	175.00	490.05	665.05
5148-003-008	225 BOYD ST	RUBINFELD RUBIN	25	3,267	175.00	490.05	665.05
5148-003-009	227 BOYD ST	RUBINFELD RUBIN	26	3,267	182.00	490.05	672.05
5148-003-010	229 BOYD ST	WOO PROPERTIES	52	4,690	364.00	703.50	1,067.50
5148-003-011	224 E 3 ST	WOO INVESTMENTS	28	6,751	196.00	1,012.65	1,208.65
5148-003-012	218 E 3 ST	RUBINFELD SAMUEL	50	5,183	350.00	777.45	1,127.45
5148-003-013	214 E 3 ST	GRIFFIN Z WAYNE	50	5,183	350.00	777.45	1,127.45
5148-004-001	300 E 3 ST	JONG KYU LEE	50	5,314	350.00	797.10	1,147.10
5148-004-002	308 E 3 ST	JONG KYU LEE	50	5,052	350.00	757.80	1,107.80
5148-004-003	310 E 3 ST	JONG KYU LEE	51	4,748	357.00	712.20	1,069.20
5148-004-004	316 E 3 ST	JONG KYU LEE	82	6,882	574.00	1,032.30	1,606.30
5148-004-005	326 E 3 ST	JONG KYU LEE	50	3,963	350.00	594.45	944.45
5148-004-006	332 E 3 ST	JONG KYU LEE	104	8,102	728.00	1,215.30	1,943.30
5148-004-007	301 BOYD ST	JONG KYU LEE	100	11,800	700.00	1,770.00	2,470.00
5148-004-012	309 S SAN PEDRO ST	KATAYAMA CHESTER I & K KAT	46	5,401	322.00	810.15	1,132.15
5148-004-014	311 BOYD ST	JONG KYU LEE	175	30,590	1,225.00	4,588.50	5,813.50
5148-005-001	330 WALL ST	TRAINOR PETER & ANGELINA	120	6,011	840.00	901.65	1,741.65
5148-005-002		GOLDBERG FRANCES	50	6,011	350.00	901.65	1,251.65
5148-005-003	310 BOYD ST	TDT CO	100	12,000	700.00	1,800.00	2,500.00
5148-005-004	340 BOYD ST	SHIMIZU JAMES H & WILLIAM	25	3,005	175.00	450.75	625.75
5148-005-005		SHIMIZU JAMES H & WILLIAM	25	3,005	175.00	450.75	625.75
5148-005-006	326 BOYD ST	SHIMIZU JAMES H & WILLIAM	25	3,005	175.00	450.75	625.75
5148-005-007	320 BOYD ST	SHIMIZU JAMES H & WILLIAM	25	3,049	175.00	457.35	632.35
5148-005-008		SO CAL GARDENERS FEDERATIO	25	2,874	175.00	431.10	606.10
5148-005-009		SO CAL GARDENERS FEDERATIO	25	2,874	175.00	431.10	606.10
5148-005-010	333 S SAN PEDRO ST	SO CAL GARDENERS FEDERATIO	41	3,484	287.00	522.60	809.60
5148-005-011	325 S SAN PEDRO ST	KOK KIM WONG	82	7,411	574.00	1,111.65	1,685.65
5148-005-014	335 E 4 ST	TDT CO	50	6,090	350.00	913.50	1,263.50
5148-005-015	325 E 4 ST	HUJE KENNETH & CHOR	50	6,065	350.00	909.75	1,259.75
5148-005-016	321 E 4 ST	WOO PROPERTIES	50	6,050	350.00	907.50	1,257.50
5148-005-017	311 E 4 ST	SHIMIZU JAMES & WILLIAM	100	12,109	700.00	1,816.35	2,516.35
5148-005-018	305 E 4 ST	GOLDBERG FRANCES	50	6,011	350.00	901.65	1,251.65
5148-005-019	301 E 4 ST	FLYNN LYNN Z	120	6,011	840.00	901.65	1,741.65

APN#	ADDRESS	OWNER	FRONT FOOTAGE	LOT AREA	FRONT FOOTAGE \$	LAND AREA \$	TOTAL ASSESSMENT
5148-005-021	345 S SAN PEDRO ST	B O T CORP N V	123	12,301	861.00	1,845.15	2,706.15
5148-006-004	335 WINSTON ST	WHANG JOHN S & KAY J	50	7,100	350.00	1,065.00	1,415.00
5148-006-005	329 WINSTON ST	TAI YICK CORPORATION	50	7,100	350.00	1,065.00	1,415.00
5148-006-006	325 WINSTON ST	TAI YICK CORPORATION	50	7,100	350.00	1,065.00	1,415.00
5148-006-007	321 WINSTON ST	VIOLE PIERRE & EDITH T	50	7,143	350.00	1,071.45	1,421.45
5148-006-008	319 WINSTON ST	AUEYONG ROY & SUE	40	5,706	280.00	855.90	1,135.90
5148-006-010	416 WALL ST	CHOI YUE WING & LUEN CHI	148	16,901	1,036.00	2,535.15	3,571.15
5148-006-011	412 WALL ST	AUEYONG ROY & SUE	50	12,283	350.00	1,842.45	2,192.45
5148-006-012	406 WALL ST	WOO DEVELOPMENT	107	7,143	749.00	1,071.45	1,820.45
5148-006-013	308 E 4 ST	RUBEL ENTERPRISES	50	5,270	350.00	790.50	1,140.50
5148-006-016	316 E 4 ST	RUBEL ENTERPRISES	50	5,140	350.00	771.00	1,121.00
5148-006-018	405 S SAN PEDRO ST	TAI CHIA Y	50	3,250	350.00	487.50	837.50
5148-006-019	401 S SAN PEDRO ST	FRYMAN DAVID H	44	2,439	308.00	365.85	673.85
5148-006-020	334 E 4 ST	WOO PROPERTIES	74	6,029	518.00	904.35	1,422.35
5148-006-021		BERND LOIS J	50	5,183	350.00	777.45	1,127.45
5148-006-025	324 E 4 ST	KURAMOTO JACK M & MINNIE	75	7,688	525.00	1,153.20	1,678.20
5148-006-026	330 E 4 ST	KURAMOTO JACK M & MINNIE	65	6,577	455.00	986.55	1,441.55
5148-006-027	429 S SAN PEDRO ST	KURAMOTO JACK & MINNIE	80	8,400	560.00	1,260.00	1,820.00
5148-006-028	421 S SAN PEDRO ST	KURAMOTO JACK M & MINNIE	25	2,625	175.00	393.75	568.75
5148-006-029	417 S SAN PEDRO ST	KURAMOTO JACK M	29	3,045	203.00	456.75	659.75
5148-007-001	400 S LOS ANGELES ST	H K BEST INVESTMENT CO	42	7,143	294.00	1,071.45	1,365.45
5148-007-002	404 S LOS ANGELES ST	SBT INC	60	6,900	420.00	1,035.00	1,455.00
5148-007-003	414 S LOS ANGELES ST	TIY INC	25	6,900	175.00	1,035.00	1,210.00
5148-007-004	416 S LOS ANGELES ST	NEMAN MORAD B TR	60	11,785	420.00	1,767.75	2,187.75
5148-007-005	422 S LOS ANGELES ST	NEMAN MORAD B TR	75	8,973	525.00	1,345.95	1,870.95
5148-007-006	215 WINSTON ST	SUNG SHERRY C	80	10,454	560.00	1,568.10	2,128.10
5148-007-007	225 WINSTON ST	RUBINFELD RUBIN & SAMUEL	80	11,282	560.00	1,692.30	2,252.30
5148-007-009	241 WINSTON ST	CHENG MORRIS	99	14,370	693.00	2,155.50	2,848.50
5148-007-012	224 E 4 ST	WOO INVESTMENTS	41	6,272	287.00	940.80	1,227.80
5148-007-013		WOO INVESTMENTS	41	6,403	287.00	960.45	1,247.45
5148-007-014	232 E 4 ST	WOO INVESTMENTS	41	7,361	287.00	1,104.15	1,391.15
5148-007-015	234 E 4 ST	WOO DEVELOPMENT	116	5,314	812.00	797.10	1,609.10
5148-007-016	405 WALL ST	WOO DEVELOPMENT	80	9,365	560.00	1,404.75	1,964.75
5148-007-017	413 WALL ST	RUBINFELD RUBIN & SAMUEL	80	9,583	560.00	1,437.45	1,997.45
5148-007-018	421 WALL ST	RUBINFELD RUBIN & SAMUEL	40	4,835	280.00	725.25	1,005.25
5148-007-019	425 WALL ST	PATEL HASMUKH & GITA	80	10,367	560.00	1,555.00	2,115.00
5148-007-022	214 E 4 ST	SAM KWAI SHING WONG CO	60	13,140	420.00	1,971.00	2,391.00
5148-010-001	259 E 5 ST	WEI H O & CHEN C	45	4,486	315.00	672.90	987.90
5148-010-002	253 E 5 ST	WEI H O & CHEN C	40	4,000	280.00	600.00	880.00
5148-010-006	241 E 5 ST	DON & HELEN CO INC	60	10,541	420.00	1,581.15	2,001.15
5148-010-007	234 WINSTON ST	239 EAST FIFTH ST	55	21,360	385.00	3,204.00	3,589.00
5148-010-008		239 EAST FIFTH ST		2,700		405.00	405.00
5148-010-009	227 E 5 ST	239 EAST FIFTH ST	26	6,795	182.00	1,019.25	1,201.25
5148-010-010		239 EAST FIFTH ST		2,613		391.95	391.95
5148-010-011	221 E 5 ST	YACOOBIAN MARTIN C & FAMIL	50	8,799	350.00	1,319.85	1,669.85
5148-010-025	216 WINSTON ST	YACOOBIAN MARTIN C	50	4,565	350.00	684.75	1,034.75
5148-010-026	215 E 5 ST	YACOOBIAN MARTIN C & FAMIL	50	4,586	350.00	687.90	1,037.90
5148-010-027	430 S LOS ANGELES ST	REINBOLT DWAIN D CO-TR	120	11,520	840.00	1,728.00	2,568.00

APN#	ADDRESS	OWNER	FRONT FOOTAGE	LOT AREA	FRONT FOOTAGE \$	LAND AREA \$	TOTAL ASESSMENT
5148-010-028	444 S LOS ANGELES ST	CHIEN OLIVIA S	104	6,770	728.00	1,015.50	1,743.50
5148-010-031	256 WINSTON ST	DANESHAD HABIB L P	125	23,810	875.00	3,571.50	4,446.50
5148-010-032	212-1/2 WINSTON ST	CHIEN OLIVIA S	46	6,690	322.00	1,003.50	1,325.50
5148-010-033	233 E 5 ST	239 EAST FIFTH ST	70	5,040	490.00	756.00	1,246.00
5148-011-001	425 E 5 ST	AUEYONG SUMRUEY & SUKUMARN	100	9,000	700.00	1,350.00	2,050.00
5148-011-003	411 E 5 ST	T D T CO	40	5,837	280.00	875.55	1,155.55
5148-011-004	409--11 E 5 ST	T D T CO	25	3,746	175.00	561.90	736.90
5148-011-005	409 E 5 ST	T D T CO	25	3,746	175.00	561.90	736.90
5148-011-015	330 WINSTON ST	540 SOUTH SAN PEDRO LTD PA	33	3,367	231.00	505.05	736.05
5148-011-016	328 WINSTON ST	540 SOUTH SAN PEDRO LTD PA	33	3,333	231.00	499.95	730.95
5148-011-017	336 WINSTON ST	COWAN ROGER D	40	4,051	280.00	607.65	887.65
5148-011-018	443 S SAN PEDRO ST	COWAN ROGER D	161	19,297	1,127.00	2,894.55	4,021.55