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CITY CLERK

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EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



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January 21, 2015

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

Council District 14

**REGARDING: LITTLE TOKYO MERCHANT-BASED BUSINESS IMPROVEMENT  
DISTRICT RECONFIRMATION PROCEDURE**

Honorable Members:

On July 29, 2003, the City Council adopted Ordinance 175,399, which established the Little Tokyo Business Improvement District, located in Council District 14 (CFs 03-1161, 07-1351, 10-1958 & 14-0385). The City is required to conduct reconfirmation proceedings in order to levy a special assessment, which supports each year of District operations. The Little Tokyo Business Improvement District completed its eleventh operating year on December 31, 2014. The Little Tokyo Business Improvement District Advisory Board has approved and submitted an Annual Report and is ready to proceed with the reconfirmation of the Little Tokyo Business Improvement District. The Annual Report for the Business Improvement District's twelfth operating year, beginning January 1, 2015 through December 31, 2015, is presented with this Report for Council consideration as "Attachment 1."

## RECONFIRMATION PROCESS

The reconfirmation process consists of the adoption of an Ordinance of Intention, the approval of the Annual Report from the District's management entity and a public hearing prior to the adoption of an Ordinance, which would authorize the special assessment to fund operations for the next year of the program. We have received and reviewed the Annual Report as approved and submitted by the Little Tokyo Business Improvement District Advisory Board and as required by law (Section 36533, California Streets and Highways Code). The report includes the various programs and activities, which would be supported by assessment revenue and interest earnings.

### PROPOSED BUDGET

The proposed budget for the Little Tokyo Business Improvement District's 2015 operating year is \$278,963.00. A copy of the budget is included in the Annual Report in "Attachment 1".

### PROPOSED DISTRICT BOUNDARIES

The Little Tokyo Business Improvement District's boundaries for its 2015 operating year remain unchanged from the Business Improvement District's 2014 operating year and are generally described as Temple Street on the north; 3<sup>rd</sup> Street on the south; Vignes, Hewitt, and Alameda streets on the east; and Los Angeles, and San Pedro streets on the west. A map illustrating the Little Tokyo Business Improvement District's boundaries for its 2015 operating year is included in the Annual Report (Attachment 1).

### PROPOSED IMPROVEMENTS AND PROGRAMS

The Little Tokyo Business Improvement District's activities and programs for the 2015 operating year include, but are not limited to: professional security program, street/sidewalk maintenance program, marketing and promotional program, and an administration program, which would be supported by assessment revenue and are described in its Annual Report (Attachment 1).

### ASSESSMENT METHODOLOGY

The assessment methodology for the Little Tokyo Business Improvement District is based on annual sales of each business. The assessments range from \$89.00 to \$3,540 per business. The assessment rates determined by this assessment methodology reflect the special benefit to the payors from the services provided.

A full description of the assessment methodology with the classification of businesses and assessment schedule by benefit zone is included in the Annual Report (Attachment 1).

### DISTRICT ADVISORY BOARD

The District will be governed by an advisory board consisting of business owners. The advisory board provides general oversight of District operations, prepares annual reports and makes recommendations to the City Council on District budget and other issues. The Advisory Board is required to be appointed by the City Council pursuant to Section 36530 of the Streets and Highways Code. The City Council may designate existing advisory boards or commissions to serve as the advisory board for the District or may create a new advisory board for that purpose. A list of the proposed District's current advisory board members is attached.

### EXEMPTION UNDER PROPOSITION 26

On November 2, 2010, voters in the State of California passed Proposition 26, which broadened the definition of taxes and which require approval by two-thirds of each house of the Legislature or by local voter approval. However, Proposition 26 provides for exemptions.

Under Proposition 26, assessments for specific benefits are not defined as taxes and are exempt under Article XIII C §1(e)(1) which states “A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege”. For the City Council to find that the Little Tokyo Business Improvement District is exempt from Proposition 26, it must find that 1) the assessment dollars are used in a manner that creates a clear and direct link between the services provided and the benefit to the assessed business; 2) no business other than the assessed businesses will benefit from the assessment and services; and 3) the assessment imposed does not exceed the reasonable cost to the local government of conferring the benefit.

The assessments for the Little Tokyo Business Improvement District are used to provide specific benefits directly to the payor. The specific benefit to the payor are the professional security, street/sidewalk maintenance, marketing and promotion, and administration services which will be provided directly to assessed businesses within the Little Tokyo Business Improvement District. These services will in turn, provide specific benefits to the payors in the form of overall improved area aesthetics which will result in an increase in customers and visitors to the district. This will in turn, result in the increase of retail and commercial business to payors located within the District boundaries. The services are funded solely by the assessments collected and are provided only to the businesses which pay the assessments. No services are provided to businesses which do not pay the assessments or to businesses located outside of the District boundaries. Such services cannot be provided without charging the assessment. Furthermore, the assessments are calculated based on the reasonable cost of providing the services to the payor and thus, do not exceed the reasonable cost to the local government in conferring the benefit.

Government Code section 53758 was recently enacted to, among other things, clarify the definition of specific benefit. The discussion provided herein regarding the specific benefit to payors is consistent with Government Code section 53758.

### CONTRACTING WITH NON-PROFIT SERVICE PROVIDER

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter section 371(e)(10) provides an exception to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts “where the contracting authority finds that the use of competitive

bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements.”

From its first operating year, the Little Tokyo Business Improvement District has been administered by the Li'l Tokyo Businessmen's Association, a California non-profit mutual benefit corporation, which oversees expenditures and manages and implements improvements and activities related to the Business Improvement District. Through its longstanding presence in the Little Tokyo community and as administrator of the Business Improvement District during its ten years of operation, the Li'l Tokyo Businessmen's Association possesses unique knowledge and expertise of the Little Tokyo Business Improvement District and has a vested interest in its success, therefore it would be undesirable and impractical to comply with the competitive bidding requirements or to select another entity to administer the District.

#### ASSESSABLE CITY PROPERTY

There are (6) City-owned properties located within the Little Tokyo Business Improvement District boundaries. Because the Little Tokyo Business Improvement District is a merchant-based Business Improvement District, there are no assessments to be paid for these City-owned properties.

#### FISCAL IMPACT

This is a merchant-based Business Improvement District and there are no assessments for City-owned properties within the Business Improvement District, therefore there is no impact on the General Fund.

#### RECOMMENDATIONS:

1. FIND that the assessments imposed by the Little Tokyo Business Improvement District for the 2015 fiscal year provide services that directly benefit each of the businesses which pay the assessments.
2. FIND that the services funded by the assessment are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. Find that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).

6. FIND that the services to be provided by the Owners' Association, the Li'l Tokyo Businessmen's Association, are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
7. ADOPT an Ordinance of Intention confirming the Little Tokyo Business Improvement District Annual Report, levying an annual assessment for the Little Tokyo Business Improvement District's twelfth operating year, January 1, 2015 to December 31, 2015.
8. DIRECT the City Clerk to schedule, prepare, publish, and mail the public hearing notice, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Little Tokyo Business Improvement District's twelfth operating period beginning January 1, 2015 to December 31, 2015.
10. APPROVE the Li'l Tokyo Businessmen's Association to administer the proposed services of the Little Tokyo Business Improvement District pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
11. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Li'l Tokyo Businessmen's Association to administer the Little Tokyo Business Improvement District, if the Ordinance reconfirming the Business Improvement District is adopted.
12. APPOINT the attached Advisory Board.

Sincerely,

*for Gregory R. Allison*

Holly L. Wolcott  
City Clerk

HLW:GRA:MCP:RMH:ev

Attachments: Little Tokyo Business Improvement District's 2015 Annual Report;  
Ordinance of Intention



106 ½ JUDGE JOHN AISO STREET #132, LOS ANGELES, CA 90012  
PHONE (213) 880-6875 www.visitlittletokyo.com

December 31, 2014

Miranda Paster, City Clerk  
City of Los Angeles  
200 North Spring Street, Room 360  
Los Angeles, CA 90012

**RE: 2015 Annual Report for the Little Tokyo Business Improvement District**

Dear Ms. Paster,

As required under our agreement with the City of Los Angeles, the Little Tokyo Advisory Board has reviewed in detail the proposed 2015 budget.

During the meeting of October 16, 2014 the Advisory Board approved the Annual Report for the renewal year 2015.

On behalf of the Advisory Board, I would like to present this Advisory Board-approved 2015 Annual Report for the Little Tokyo Business Improvement District to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Please ask me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Endo", written in a cursive style.

Ellen Endo  
LTBA President  
LTBID Advisory Board Co-Chair

**2015 Annual Report**  
**Little Tokyo Business Improvement District**

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**District Name:** This report is for the Little Tokyo Business Improvement District

**Fiscal Year of Report:** This report covers the period from January 1, 2015 to December 31, 2015.

**Improvements and Activities for 2015:** The following are the improvements and activities that are planned for the Little Tokyo Business Improvement District:

**Professional Security Program:** The professional security program will consist of two security officers patrolling on bicycles the LT BID boundaries for 16 hours per day, 7 days per week.

**Street/Sidewalk Maintenance Program:** The street maintenance program will consist of sidewalk and street clean up to be conducted one day per week and power washing of the sidewalks throughout the District once a month.

**Marketing and Promotional Program:** The marketing and promotional program will consist of activities, events, advertising, surveys, and a public relations strategy geared toward strengthening the District's commercial economy, increase sales, develop future sales, retain existing businesses, and attract new businesses. A variety of approaches will be employed to promote the District as a safe and welcoming environment for customers, visitors, residents, and workers.

**Administrative Program:** The expenditures anticipated in this area will be for maintenance of the District website, production and distribution of the quarterly newsletter, professional accounting and legal services, insurance premiums, and other costs related to the administration of the BID.

**Total Estimate of Costs for 2015:** A breakdown of the total estimated 2015 budget is attached to this report as Appendix A.

**Assessment Formula (Regular Members)**

For the fiscal year 2015, the BID special assessment fee for regular members will be as follows:

<b><u>Annual Gross Sales:</u></b>	<b><u>2015 BID Special Assessment</u></b>
\$0 - \$50,000	\$ 89.00
\$50,001 - \$200,000	\$354.00
\$200,001 - \$400,000	\$708.00
\$400,001 - \$600,000	\$1,316.00
\$600,001 - \$800,000	\$1,723.00
\$800,001 - \$1,000,000	\$2,154.00
\$1,000,001 - \$2,000,000	\$3,540.00
Banks	\$3,540.00

**Definitions**

**Annual Sales:** The term “annual sales” shall mean the annual sales of the calendar year and is defined as follows: The total amount of the sales price of all sales, the amount charged or received for the performance of an act, service of whatever nature it may be, whether such service, act is done as part of or in connection with the sale of goods, wares, merchandise or not, for which a charge is made or credit, including all receipts, cash, credits and property of any kind or nature, any amount for which credit is allowed by the seller to the purchaser without and deduction there from on account of the cost of the property sold, the cost of materials used, labor or service costs, interest paid or payable, losses or any other expense whatsoever; provided, that cash discounts allowed or taken on sales shall not be included. Annual sales shall also include the amount of and federal manufacturers’ or importers excise tax included in the price of property sold, even though the manufacturer or importer is also a retailer thereof and whether or not the amount of such tax is stated as a separate charge. But, annual sales shall not include the amount of any federal tax imposed on or with respect to retail sales whether imposed or upon the consumer and regardless of whether or not the amount of federal tax is stated to customers as a separate charge, or any California state, City, or city and county sales or use tax by law to be included in or added to the purchase price and collected from the consumer or purchaser, or such part of the sales price of any property previously sold and returned by the purchaser to the seller which is refunded by the seller by way of cash or credit allowance given or taken as part payment on any property so accepted for resale.

**Business:** The term “business” shall mean any business, commercial enterprise, trade, calling, vocation, profession or any means of livelihood, whether or not carried on for gain or profit, within the Little Tokyo Business Improvement District boundaries.

**Engaged in Business:** The term “engaged in business” shall mean the conducting, operating, managing or carrying on of a business, whether done as an owner or by means of an officer, agent, manager, employee, servant or lessee of any of them, within the Little Tokyo Business Improvement District boundaries.

**Person or Business Entity:** The term “person” or “business entity” shall mean all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, societies, non-profit organizations, and individuals engaged in any kind of business as defined herein, which shall include private, public, governmental agencies or quasi governmental agencies within the Little Tokyo Business Improvement District boundaries.

**Assessment Formula (Non-Profit Organizations)**

For the fiscal year **2015**, the BID special assessment fee for non-profit organization members will be as follows;

**Gross Related and Unrelated  
Exempt Function Income**

**2015 BID Special Assessment**

\$0 - \$50,000	\$89.00
\$50,001 - \$400,000	\$177.00
\$400,001 - \$600,000	\$354.00

\$600,001 - \$800,000	\$531.00
\$800,001 - \$1,000,000	\$708.00
Over \$1,000,000	\$885.00

**Non-Profit Organization Defined**

For the purposes of the Little Tokyo Business Improvement District, a non-profit organization is defined as an entity, corporation, organization, association, etc. that has received a “tax exempt determination letter” from both the State of California - Franchise Tax Board and the Department of Treasury - Internal Revenue Service; and has been designated as being one or more of the following type(s) of organizations:

<b>Type of Non-Profit Organization</b>	<b>Internal Revenue Code Section Designation</b>
Corporations Organized Under Act of Congress	501(c)(1)
Title Holding Corporations	501(c)(2)
Charitable, Religious, Educational, Scientific, etc Organizations	501(c)(3)
Civic Leagues and Social Welfare Organizations	501(c)(4)
Labor, Agricultural and Horticultural Organizations	501(c)(5)
Business Leagues, etc.	501(c)(6)
Social and Recreation Clubs	501(c)(7)
Fraternal Beneficiary Associations	501(c)(8) & (10)
Voluntary Employees’ Beneficiary Associations	501(c)(9)
Teacher’s Retirement Fund Associations	501(c)(11)
Benevolent Life Insurance Associations, Mutual Ditch or Irrigation Companies, Mutual or Cooperative Telephone Companies, etc.	501(c)(12)
Cemetery Companies	501(c)(13)
State Chartered Credit Unions, Mutual Reserve Funds	501(c)(14)
Insurance Companies or Associations Other Than Life	501(c)(15)
Cooperative Organizations To Finance Crop Operations	501(c)(16)
Supplemental Unemployment Benefit Trust	501(c)(17)
Employee Funded Pension Trusts	501(c)(18)
Organizations of Past and Present Members of the Armed Forces	501(c)(19) & (23)
Black Lung Benefit Trusts	501(c)(21)
Withdrawal Liability Payment Funds	501(c)(22)
Title Holding Corporations of Trusts	501(c)(25)
State-Sponsored Organizations Providing Health Coverage For High-Risk Individuals	501(c)(26)
State-Sponsored Workmen’s Compensation and Insurance And Reinsurance Organizations	501(c)(27)
Religious and Apostolic Associations	501(d)
Cooperative Hospital Service Organizations	501(e)
Cooperative Service Organizations of Operating Educational Organizations	501(f)
Child Care Organizations	501(k)
Charitable Risk Pools	501(n)
Political Organizations	527

## **Gross Related and Unrelated Exempt Function Income**

Related and unrelated exempt function income is defined as:

1. Gross amounts received as voluntary contributions; that is, payments, or the part of any payment, for which the payer (donor) does not receive full retail value (fair market value) from the recipient (donee) organization.
2. Gross amounts received from individuals, trust, corporations and other non-profit organizations, or raised by an outside professional fundraiser.
3. The gross value of non-cash contributions at the time of the donation. For example, the gross value of a donated property, (i.e. car, real estate, painting, stock, etc.), at the time the property was received by the organization.
4. The gross value of services donated to the organization, or items such as free use of materials, equipment or facilities.
5. Gross grants that encourage an organization to carry on programs or activities that further its exempt activities.
6. Gross membership dues and assessments that represent contributions from the public.
7. Gross government grants received as a contribution, or for fees for services, or reimbursement of an organization's expenses.
8. Gross program service revenue received by an organization. Program service revenue includes income earned by the organization for providing a government agency with a service, facility, or product that benefits that governmental agency directly rather than benefiting the public as a whole. Program service revenue also includes: tuition received by a school; revenue from admissions to a concert or other performing arts event or to a museum; royalties received as author of an educational publication distributed by a commercial publisher; interest income in loans a credit union makes to its members; payments received by an organization from participants, or employers of participants, for health and welfare coverage, insurance premiums received by a fraternal beneficiary society; and registration fees in connection with a meeting or convention. Program service also includes income from program-related investments, (i.e. real estate). Unrelated trade or business activities that generate fees and services shall be a source received as program service revenue.
9. Gross interest on savings and temporary cash investments.
10. Gross dividends and interest from securities.
11. Gross rents received from property.
12. Net gains from sale of assets other than inventory, (i.e. real estate, royalty interest, partnership interest, publicly traded securities, etc.).

13. Gross revenue from all special events, such as dinners, dances, carnivals, raffles, bingo games, other gaming activities (i.e. pull tabs, scratch offs, charitable gaming tickets, break-downs, hard cards, banded tickets, jar tickets, pickle cards, lucky seven cards, Nevada Club tickets, casino nights, "Las Vegas" nights, coin operated gambling devices, etc.), and door-to-door sales of merchandise.
14. Gross sales of inventory items.
15. Other gross revenue, whether related or unrelated, received by an organization, (i.e. interest on notes receivable not held as investments or as program-related investments; interest on loans to officers, directors, trustees, key employees, and other employees; royalties that are not investment income or program service revenue, etc.).

### **Separate Assessment for Each Location**

Every person who engages in any business activity, whether for profit or non-profit, within the Little Tokyo Business Improvement District boundaries which is subject to the special assessment shall be deemed to be engaged in a separate business at each branch establishment or location at which he/she engages in business and must make payment of the special assessment at each location or branch establishment within the Little Tokyo Business Improvement District boundaries from which the business activities are carried on.

### **Imposition of Special Assessment**

The Little Tokyo Business Improvement District was created and established with the assistance of the local Little Tokyo, (business and non-profit), community and is designed to exclusively benefit the local Little Tokyo community.

The annual special assessment shall be assessed to each and every person or business entity, business, non-profit organization, (private, public, governmental agency, or quasi governmental agency), engaged in any business(es), occupation(s), etc. within the described boundaries of the Little Tokyo Business Improvement District boundaries. The billing and collection of the special assessment shall be the responsibility of the City of Los Angeles – Office of the City Clerk – Special Assessments Section – BID Programs.

### **Due Date of Special Assessment**

The annual BID Special Assessment shall be made payable to the Little Tokyo Business Improvement District. In advance, and remitted to the Office of the City Clerk – Special Assessment Section – BID Programs, and shall be due and payable when invoiced by the Office of the City Clerk.

When a business discontinues, dissolves, or otherwise terminates before the expiration of a BID Special Assessment period, any BID Assessment accrued and owing to the Little Tokyo Business Improvement District under the provisions of the Little Tokyo BID Ordinance, including any BID Special Assessment that would not otherwise be payable

under the close of the BID Special Assessment period during which termination occurs, or until time for paying the BID Special Assessment for next succeeding BID Special Assessment period, shall be due on the date of termination.

When a person first becomes subject to the BID Special Assessment by reason of an amendment of the Little Tokyo BID Ordinance, or because of such an amendment, becomes subject to the BID Special Assessment under a section not previously applicable to such person, or on a basis not previously applicable to such person, any new or additional BID Special Assessment required to be paid by reason of the Little Tokyo BID Ordinance. As so amended shall be due and payable upon the effective date of the amending Little Tokyo BID Ordinance unless an operative date different from the effective date of the amendment is specified therein.

The payment of the BID Special Assessment is not transferable upon the sale or transfer of a business to another party. Such a transfer shall not relieve the new owner from payment of the BID Special Assessment. For the purpose of sale or transfer of an existing business to another party, such acquiring party shall be treated as a “newly established business.” The BID Special Assessment to the new owner shall be made in accordance with the provisions of the “newly established business” section of the Little Tokyo BID Ordinance.

### **Late Penalty Assessment**

The City of Los Angeles – Office of the City Clerk – Special Assessment Section – BID Programs will be responsible for the billing and collection of the Little Tokyo BID Special Assessment. The payment of the BID Special Assessment shall be made on a specified due date. Should payment not be received on or before the due date, late payments will be subject to a penalty of ten percent (10%) of the amount due added per month, not to exceed one hundred percent (100%) of the assessment amount due. Every penalty imposed and accrued shall become a part of the BID Special Assessment.

### **Newly Established Business – Computation of BID Special Assessment**

EXEMPTION OF NEW BUSINESSES. A newly established business, non-profit organization, etc. in operation less than one year shall be exempt from BID assessment for a period not to exceed one year from the date the business commenced operating in the area.

### **Refunds of Special Assessment**

No refund shall be allowed in whole or in part of the BID Special Assessment.

Exception: Should the Little Tokyo Business Improvement District be terminated by the City of Los Angeles, City Council, any non-committed or unused BID Special Assessment funds shall be refunded to those general LT BID members existing at the time of termination on a pro-rata basis of each member’s actual BID Special Assessment paid to the Little Tokyo Business Improvement District for the year prior to the year of termination. Any refunds to a particular member shall never exceed the actual BID Special Assessment paid to the Little Tokyo Business Improvement District by that particular member. Interest shall not accrue on any refund amount.

The City of Los Angeles – Office of the City Clerk – Special Assessment Section – BID Programs shall conduct a special audit of the Little Tokyo Business Improvement District to determine, if any, non-committed or unused BID Special Assessment funds. Upon the determination of non-committed or unused BID Special Assessment funds, the Office of the City Clerk – Special Assessments Section – BID Programs shall calculate, if any, each remaining members refund amount and cause, if any, to refund same to that member from the non-committed or unused BID Special Assessment funds.

**Outside Sources of Revenue**

The Little Tokyo Business Improvement District shall be permitted to solicit grants, voluntary contributions, fundraising, etc. for the purpose of raising additional sources of revenue to add to the members’ special assessment funds to support the programs implemented by the LT BID. Funds raised through these sources shall go directly to the LT BID administrator and not through the Office of the City Clerk. Funds raised from these activities shall be for the exclusive use of the LT BID programs.

**Delinquent LT BID Assessment Fee**

Delinquent accounts shall be handled according to the City of Los Angeles policy.

**Economic Hardship**

The LT BID has established a process for those members that can demonstrate economic hardship, through a formal appeal process, seeking partial or full relief of the 2015 special assessment. All members seeking economic hardship for consideration of partial or full relief of the **2015** special assessment must submit in writing the reasons demonstrating economic hardship to the Little Tokyo Business Improvement District’s Administrator.

**Amount of Surplus/Deficit from previous Fiscal Year:**

It is anticipated that there will be no surplus carried over from 2014.

**Amount of Contributions from other sources:**

\$ 5,000 (DWP grant)

**Boundaries:** The Little Tokyo BID’s boundaries for its 2015 operating year remain unchanged from the BID’s 2014 operating year and are described as follows:

<b><u>STREET LOCATION</u></b>	<b><u>ADDRESS RANGE</u></b>	<b><u>BOUNDARIES</u></b>
North Alameda Street	100 through 200	East & West
South Alameda Street	100 through 300	East & West
Astronaut Onizuka Street	100 through 300	East & West
Azusa Street		
Banning Street	500 through 700	North & South
North Central Avenue	100 through 250	East & West
South Central Avenue	100 through 300	East & West
East 1 <sup>st</sup> Street	200 through 899	North & South

East 2 <sup>nd</sup> Street	200 through 699	North & South
East 3 <sup>rd</sup> Street		North Only
South Hewitt Street	100 through 299	East & West
Judge Aiso Street	100 through 199	East & West
South Los Angeles Street	100 through 299	East & West
Rose Street	100 through 200	East & West
South San Pedro Street	100 through 299	East & West
East Temple Street	300 through 699	South Only
Turner Street	400 through 415	North & South
North Vignes	100 through 199	East & West

**Benefit Zones:** The benefit zones for the Little Tokyo Business Improvement District will for its 2015 operating year remain unchanged from the BID's 2014 operating year. There is only one benefit zone.

### 2015 LT BID Advisory Board Members

<u>Member</u>	<u>Business/Organization</u>
Paul Abe	Union Bank
Doug Aihara	Aihara Insurance Services, Inc.
Yoshio Lee Aoki	Little Tokyo Service Center
Angela DeGroot	Ace Malibu/Japanese Village Plaza
Sylvia Ena	Keller Williams Realty
Ellen Endo, Co-Chair	Hapa Consulting Services
Tatsuto Hayashi/Keiji Kobayashi	Miyako Hotel Los Angeles
Tamako Henken	Henken Gallery
Sharon Im	California Bank and Trust
Michael Komai	The Rafu Shimpo
David Kudo	All Japan News
Joanne Kumamoto, Co-Chair	Kumamoto Associates
Dr. James Kurata	Kurata Eye Care Center
Andrew Lee	Advance Investments
Wilson Liu	Sho Tokyo Parking, LLC
Brian Manley	EQR (Hikari/Sakura Crossing)
Megumi McCaffrey	Manufacturers Bank
Donegan McCuaig	DTLA Realty
Mike Okamoto	Nisei Week Festival, Inc.
Yukari Amo	Bank of the West
Yuriko Shikai	Neufeld Marks
Edwin Takahashi	Kiyohara & Takahashi LLP
Nancy Takayama	Japanese American Citizens League
Haru Takehana	Takehana Real Estate Services
Robert Yasui	Robert Yasui & Associates
Rebecca Young	DoubleTree by Hilton

**APPENDIX A – LITTLE TOKYO BID 2015 PROPOSED BUDGET**

<b>Estimated Carryover from 2014</b>	<b>\$0</b>
<b>Contributions from Other Sources</b>	<b>\$5,000</b>
<b>Estimated Assessment for 2015</b>	<b><u>\$273,963</u></b>
<b>Total Estimated 2015 Budget</b>	<b>\$ 278,963</b>

<b>Estimated Expenses for 2015</b>	
<b>Professional Security Program (75%)</b>	<b>\$209,222</b>
<b>Street/Sidewalk Maintenance Program (7%)</b>	<b>\$ 19,527</b>
<b>Marketing and Promotional Program (15%)</b>	<b>\$ 41,845</b>
<b>Administration Program (3%)</b>	<b><u>\$ 8,369</u></b>

**TOTAL ESTIMATED EXPENSES** **\$ 278,963**

No.	DBA	Business Address	2015 Asmt
1	California Floral	220 E 1st St	\$354
2	Oregon Hotel	226 1/2 E 1st St	\$354
3	Redwing Shoe Store	226 E 1st St	\$354
4	Bento-Man Japanese Restaurant	228 E 1st St	\$354
5	S K Uyeda Department Store	230 E 1st St	\$354
6	Nagon Sales Corp	230 E 1st St	\$89
7	Aid & Abet Bail Bonds	234 E 1st St	\$354
8	Mike's Deli	238 E 1st St	\$354
9	Nelly's Get-Legal Immigration	240 E 1st St #100	\$354
10	Los Angeles Immigration/Photo	242 E 1st St	\$354
11	Nail Service	244 E 1st St	\$354
12	House of Bail Bonds	246 E 1st St	\$354
13	J-Wave	248 E 1st St	\$354
14	Northrop Grumman	250 E 1st St	\$1,316
15	Kajima Development Corp	250 E 1st St	\$3,540
16	California Charter Schools Association	250 E 1st St #1000	\$708
17	City Center Parking	250 E 1st St #101	\$708
18	Yamato Travel Bureau	250 E 1st St #1112	\$354
19	Nagano Morita LLP	250 E 1st St #1200	\$708
20	Interactive Distance Learning-English	250 E 1st St #1201	\$354
21	Monryheng, Inc	250 E 1st St #1212	\$354
22	Justice California Legal Group	250 E 1st St #1400	\$708
23	Organized Crime Design Collective	250 E 1st St #201	\$89
24	Pacific Citizen	250 E 1st St #301	\$354
25	Kyodo News America Inc	250 E 1st St #302	\$1,316
26	Teleport Usa	250 E 1st St #401	\$177
27	Paradise Fish	250 E 1st St #401	\$354
28	Little Tokyo Lions Club	250 E 1st St #401	\$177
29	Alta Vista Solutions	250 E 1st St #801	\$708
30	Japan Intl'l Tours	250 E 1st St #804	\$354
31	Nelrose Chandler Sims Chang Phd	250 E 1st St #806	\$354
32	Aihara & Associates Insurance	250 E 1st St #900	\$1,723
33	Leola Lace	301 E 1st St	\$177
34	The Little Tokyo Public Safety Association	307 E 1st St	\$177
35	Anzen Hardware	309 E 1st St	\$354
36	E Tokyo Gateway LLC	312 E 1st St	\$708
37	T D Wang Advertising Group LLC	312 E 1st St #200	\$1,316
38	Pain Control Acupuncture Clinic	312 E 1st St #220	\$354
39	North South Gis LLC	312 E 1st St #300	\$354
40	Immigration Multi Service	312 E 1st St #310	\$354
41	Japanese Restaurant Assoc	312 E 1st St #340	\$354
42	Non-Factory	312 E 1st St #341	\$354
43	Global One Management	312 E 1st St #342	\$354
44	Genesis Blessings Inc	312 E 1st St #342	\$89
45	American Holiday Travel	312 E 1st St #510	\$354
46	Sovereign Grace Church	312 E 1st St #530	\$89
47	Umai Express Inc	313 E 1st St	\$354
48	Nirvana	314 E 1st St	\$708
49	Kawasaki Co	315 E 1st St	\$354
50	Fugetsu Do	315 E 1st St	\$708
51	Mitsuru Grill	316 E 1st St	\$708
52	Little Tokyo Arts And Gifts	317 E 1st St	\$177
53	Unified Parking Service	318 E 1st St	\$354
54	Keisuke & Ryoichi Tanaka	318 E 1st St	\$354
55	Zippo	319 E 1st St	\$354
56	Elemental Wires	321 1/2 E 1st St #202	\$177
57	J Design	321 1/2 E 1st St #203	\$177
58	Focus Daily Studio	321 1/2 E 1st St #204	\$177
59	The Liberty Documents Solutions	321 1/2 E 1st St #205	\$354
60	Kaikokuyz	321 1/2 E 1st St #206	\$177
61	Video Paradise	321 E 1st St	\$354

No.	DBA	Business Address	2015 Asmt
62	JJAI Design & Packaging Inc.	321 E 1st St	\$354
63	Rita Freeman & Robin Ludmer	323 E 1st St	\$354
64	Han Kook BBQ	323 E 1st St	\$354
65	Citibank	324 E 1st St	\$3,540
66	Central Station	324 E 1st St	\$177
67	Ustract Inc	324 E 1st St #304	\$354
68	Little Tokyo Gift Shop	325 E 1st St	\$354
69	Little Tokyo Hotel	327 1/2 E 1st St	\$354
70	Daikokuya Ramen	327 E 1st St	\$1,316
71	Tamon	328 E 1st St	\$708
72	Senka Gift Shop	328 E 1st St	\$177
73	Miyako Hotel	328 E 1st St	\$3,540
74	Cafe Take Five	328 E 1st St	\$354
75	Beverly Hills Publication & Exports	328 E 1st St	\$354
76	Advanced Parking Systems	328 E 1st St	\$354
77	Monzo	329 E 1st St	\$354
78	CF Parthenia III LLC	331 E 1st St	\$354
79	Suehiro Japanese Restaurant	337 E 1st St	\$708
80	Anthony Sperl	339 1/2 E 1st St	\$354
81	Bun-Ka Do Inc	340 E 1st St	\$354
82	Mr Ramen	341 1/2 E 1st St	\$354
83	Matsumura Gifts	341 E 1st St	\$354
84	Tokyo Salon	342 1/2 E 1st St	\$89
85	Ginza-Usa	342 1/4 E 1st St	\$354
86	Koyasan Beikoku Betsuin of LA	342 E 1st St	\$89
87	Enya	343 E 1st St	\$354
88	Wai Aye Corporation	345 E 1st St	\$177
89	Daimaru Hotel c/o William Johnson	345 E 1st St	\$354
90	Far East Building LP	347 E 1st St	\$177
91	Far Bar	347 E 1st St	\$708
92	Sustainable Little Tokyo	349 E 1st St	\$89
93	Mr Pizza	350 E 1st St	\$708
94	Modern Parking Inc	350 E 1st St	\$1,316
95	Toshi Sushi	359 E 1st St	\$708
96	The J Morey Co Inc	361 E 1st St	\$708
97	Kato's Den	604 E 1st St	\$89
98	P G Motoring USA	606 E 1st St	\$89
99	Replika Vintage	608 E 1st St	\$89
100	Matthew Steinberg	618 E 1st St	\$89
101	Little Tokyo Car Wash	622 E 1st St	\$354
102	KC Beauty Academy	706 E 1st St	\$89
103	Hiroshima Ken-Jin Kai of So Ca	712 E 1st St	\$89
104	Akimoto Chiropractic Office	712 E 1st St	\$708
105	Parviz & Lisolette Taherpour	724 E 1st St	\$354
106	Training to build a Bridge to Success	724 E 1st St #201	\$89
107	American Nursing Management & Consulting	724 E 1st St #203	\$354
108	NT Auto Repair	810 E 1st St	\$708
109	Los Angeles Japanese Auto Corp	810 E 1st St	\$708
110	Nishi Hongwanji Child Development Ctr	815 E 1st St	\$177
111	LA Homba Hongwanji Buddhist Temple	815 E 1st St	\$354
112	Environmental Contracting Corp	880 E 1st St	\$708
113	Carousel Properties Inc	880 E 1st St	\$708
114	Tyrant King	880 E 1st St #1B	\$354
115	LA Litte Tokyo LP	227 E 2nd St	\$3,540
116	Just The Berries	227 E 2nd St #101	\$177
117	Takahashi LLC	314 E 2nd St	\$354
118	Kouraku Restaurant	314 E 2nd St	\$708
119	Sadao Kimura	316 E 2nd St	\$354
120	Illest	316 E 2nd St	\$708
121	Economic Consulting Analysis	316 E 2nd St	\$708
122	Little Tokyo Dental Group	316 E 2nd St #301	\$2,154

No.	DBA	Business Address	2015 Asmt
123	Tadao Fujiwara MD	316 E 2nd St 2nd Fl	\$708
124	Four Leaf	318 E 2nd St #A	\$354
125	Rodeo Place	318 E 2nd St #B	\$354
126	Joe's Auto Parks	319 E 2nd St	\$354
127	Accounting Dept	319 E 2nd St	\$3,540
128	Anime Jungle	319 E 2nd St #103	\$354
129	Fairytale Boutique	319 E 2nd St #114	\$354
130	Appleseed	319 E 2nd St #115A	\$354
131	Tokyo Bridal & Tuxedo	319 E 2nd St #115B	\$89
132	Kan-Sai Chiro Acupuncture	319 E 2nd St #116	\$354
133	Hair Salon Déjà Vu	319 E 2nd St #117	\$354
134	Xenon	319 E 2nd St #119	\$354
135	Elite Graphics	319 E 2nd St #120	\$354
136	Uyehara Travel	319 E 2nd St #203	\$354
137	Okinawa Gift Shop	319 E 2nd St #203	\$177
138	Seven Star Realty Co	319 E 2nd St #204	\$354
139	Tokyo Beat Restaurant	319 E 2nd St #205	\$708
140	Zencu Sushi & Grill (Lawrence Yoo)	319 E 2nd St #206	\$708
141	Thomas & Mitsuru Garzouzi / Itsuo & Fusako Tachibana	320 E 2nd St	\$354
142	The Prime Axes Corp	320 E 2nd St #311	\$354
143	RC Patrol	320 E 2nd St #312A	\$708
144	John F Kaylor CPA	320 E 2nd St #312B	\$177
145	Charles Tan & Associates	320 E 2nd St #316	\$708
146	Takagi Insurance	320 E 2nd St #318	\$354
147	Shinkendo & Aikido	320 E 2nd St 2nd Fl	\$89
148	Rafu Bussan Inc	326 E 2nd St	\$1,316
149	Masuda Helen F Tr	326 E 2nd St	\$89
150	FE Design & Consulting	327 E 2nd St #222	\$354
151	Tokyo Travel Service Inc	327 E 2nd St #223	\$354
152	X	327 E 2nd St #224	\$89
153	Well Made	327 E 2nd St #224	\$89
154	Clothio	327 E 2nd St #224	\$89
155	Leadership Education For Asian-Pacifics Inc	327 E 2nd St #226	\$354
156	Jason Markk	329 E 2nd St	\$177
157	Leonard Beidle Jr Tr & Dorothea Buxton	330 E 2nd St	\$354
158	Startuptap - Noya Tong	330 E 2nd St #201A	\$177
159	Law Office of Gary M Chang	330 E 2nd St #201B	\$354
160	Don Yamagishi	330 E 2nd St #201B	\$354
161	Trans Mapp Inc	330 E 2nd St #203	\$354
162	KW Total Business Services	330 E 2nd St #203	\$354
163	Nobu Jewelry/Firefly Communications & T-shirts	330 E 2nd St #A	\$354
164	Raggedy Threads	330 E 2nd St #B	\$354
165	Pinkberry	332 E 2nd St #A	\$708
166	Du Japon Hair Club	332 E 2nd St #B	\$354
167	Kula Revolving Sushi Bar	333 E 2nd St	\$1,316
168	RIF / RIF II	334 E 2nd St #A	\$708
169	Gregory Y Kame OD	334 E 2nd St #B	\$1,723
170	Japanese Village LLC	335 E 2nd St	\$3,540
171	Treasure	336 E 2nd St	\$354
172	BH Little Tokyo Properties LLC	340 E 2nd St	\$1,723
173	Dan Fujimoto	340 E 2nd St #301	\$354
174	Japan Nat'L Tour Organization	340 E 2nd St #302	\$708
175	All American Tickets	340 E 2nd St #305	\$708
176	Poppy / Access / Tourpak / Tohan	340 E 2nd St #307	\$1,316
177	Kagawa Insurance Agency Inc	340 E 2nd St #309	\$354
178	America Family Life Assurance	340 E 2nd St #310	\$708
179	Gallant Inc	340 E 2nd St #401	\$354
180	Paul Seiji Takeda	340 E 2nd St #402	\$1,316
181	Affirma Solutions Inc	340 E 2nd St #404	\$354
182	MCS Sales	340 E 2nd St #405	\$354
183	Taggle (Josh Wei)	340 E 2nd St #408	\$177

No.	DBA	Business Address	2015 Asmt
184	Little Tokyo Cosmetic	341 E 2nd St	\$354
185	Popkiller Second	343 E 2nd St	\$354
186	Teishokuya of Tokyo	345 E 2nd St	\$1,316
187	Hama Sushi	347 E 2nd St	\$1,316
188	Pop Little Tokyo	349 E 2nd St	\$354
189	Sho Tokyo Parking	350 E 2nd St	\$1,723
190	Komasa Restaurant	351 E 2nd St	\$1,723
191	Shabuyo	356 1/2 E 2nd St	\$354
192	Ebisu Japanese Tavern	356 E 2nd St	\$1,316
193	Location #81692	360 E 2nd St	\$708
194	Arenda Capital Management LLC Mbr	360 E 2nd St	\$708
195	Jeffrey Berkowitz A Prof Corp	360 E 2nd St #203	\$354
196	Dale K Ogawa	360 E 2nd St #360	\$354
197	Metroplex Advisors	362 E 2nd St	\$89
198	Hipbone	362 E 2nd St	\$89
199	Filter LLC	362 E 2nd St	\$89
200	Empirica Advisors	362 E 2nd St	\$89
201	American Apparel	363 E 2nd St	\$1,723
202	Opodz	364 E 2nd St	\$177
203	Wolf & Crane	366 E 2nd St	\$708
204	Izakaya Haru Ulala	368 E 2nd St	\$708
205	Subway	370 E 2nd St	\$1,316
206	Spitz	371 E 2nd St	\$1,316
207	City Hair	372 E 2nd St	\$354
208	EQR RETAX	375 E 2nd St	\$3,540
209	Modern Parking Inc	400 E 2nd St	\$1,316
210	Hisao Nishida	400 E 2nd St #200	\$89
211	Beeline Company	400 E 2nd St #201	\$177
212	Honda Plaza	400 E 2nd St #204	\$2,154
213	EZ Shiatsu	400 E 2nd St #205	\$354
214	Buna Insurance	400 E 2nd St #206	\$354
215	Kouichi Itoh DDS	400 E 2nd St #207	\$1,316
216	Anshindo American Corp	400 E 2nd St #208	\$708
217	Perfect Parking Inc	401 E 2nd St	\$708
218	Office Depot Tax Department	401 E 2nd St	\$3,540
219	401 E 2nd Street LLC	401 E 2nd St	\$3,540
220	Little Tokyo Pharmacy / LT Gift Corp	402 E 2nd St	\$1,316
221	Frances Bakery	404 E 2nd St	\$708
222	Muttropolitan	408 E 2nd St	\$354
223	Aloha Café	410 E 2nd St	\$708
224	HIS International Tours L A	414 E 2nd St	\$708
225	Anshindo	416 E 2nd St	\$708
226	Kagaya Restaurant	418 E 2nd St	\$1,316
227	Sushi-Gen Restaurant	422 E 2nd St	\$1,316
228	B.O.S.	424 E 2nd St	\$708
229	Tokyo Cleaners	426 E 2nd St	\$354
230	Tapas & Wine Bar C (Wendy Wang)	428 E 2nd St	\$708
231	Yoshio J Homma Dc	430 E 2nd St	\$354
232	Xlixer Pizzeria	432 E 2nd St	\$354
233	Hashi	442 E 2nd St	\$354
234	Honey	450 E 2nd St	\$354
235	Plus One Hair Studio	454 E 2nd St	\$354
236	Men Oh	456 E 2nd St	\$354
237	YNY International Inc	203 E 3rd St	\$354
238	Star Gift	207 E 3rd St	\$354
239	Third Street Cash And Carry	213 E 3rd St	\$177
240	Asian Pacific Islander Small Business Program	231 E 3rd St	\$177
241	LTSC Community Development Corp	231 E 3rd St #G106	\$885
242	LPE Limited Partnership	231 E 3rd St #G106	\$708
243	Union Church of Los Angeles	401 E 3rd St	\$177
244	Little Tokyo Towers Inc	455 E 3rd St	\$354

No.	DBA	Business Address	2015 Asmt
245	Taikoproject	505 E 3rd St	\$89
246	Lumbini Child Development Cent	505 E 3rd St	\$177
247	Higashi Hongwanji Temple	505 E 3rd St	\$531
248	LYA Group Inc	701 E 3rd St #100	\$354
249	The Art Form Studio	701 E 3rd St #120	\$89
250	Sherri Sagalang Silva	701 E 3rd St #120	\$354
251	Kazuka Shimada	701 E 3rd St #120	\$89
252	Kaori Soda Fujita	701 E 3rd St #120	\$89
253	David Dana Villa	701 E 3rd St #120	\$177
254	The Rafu Shimpo	701 E 3rd St #130	\$708
255	Angel City Brewery	216 S Alameda St	\$1,316
256	Mikiseki Gift	340 Azusa St #A	\$89
257	State Farm Insurance	340 Azusa St #B	\$354
258	U & U Graphics	340 Azusa St #C	\$354
259	Japanese American National Museum	100 N Central Ave	\$885
260	Chado Tea Room	100 N Central Ave	\$1,316
261	Yogurtland Little Tokyo	130 S Central Ave	\$354
262	Ozero Tea & Desserts	131 S Central Ave	\$354
263	Hakata Ramen Shin Sen Gumi	132 S Central Ave	\$708
264	Quizno's	134 S Central Ave	\$354
265	Johnny Rockets	135 S Central Ave	\$1,316
266	Green Bamboo	136 S Central Ave	\$708
267	Starbucks Coffee #6557	138 S Central Ave	\$1,723
268	The Museum of Contemporary Art	152 N Central Ave	\$885
269	Fedex Kinko's #1758	181 S Central Ave	\$1,723
270	Kokekokko	203 S Central Ave	\$1,316
271	Tenno Sushi	207 S Central Ave	\$1,316
272	Miyako Gardens	223 S Central Ave	\$1,316
273	New World Investments	106 S Hewitt St	\$354
274	Zenshuji Soto Mission	123 S Hewitt St	\$89
275	St Francis Xavier Chapel-Catholic Center	222 S Hewitt St	\$89
276	Shotokan Karate America	222 S Hewitt St	\$89
277	Kumon - Little Tokyo	222 S Hewitt St	\$89
278	Voice of Sushi & Tofu	222 S Hewitt St #10	\$354
279	Oomasa Restaurant	100 Japanese Village Plaza	\$1,316
280	Footland Sports	102 Japanese Village Plaza	\$354
281	Las Galas	103 Japanese Village Plaza	\$354
282	Ki Nail Bar & Organic Spa	105 Japanese Village Plaza	\$354
283	Maruya	106 Japanese Village Plaza	\$354
284	Lette	107 Japanese Village Plaza	\$354
285	Kools	110 Japanese Village Plaza #A	\$354
286	Maneki Neko	111 Japanese Village Plaza	\$354
287	Tokyo Japanese Outlet	114 Japanese Village Plaza	\$708
288	SRA Retail LLC	115 Japanese Village Plaza	\$354
289	Sushi & Teri	116 Japanese Village Plaza	\$1,316
290	Mitsuru Cafe	117 Japanese Village Plaza	\$1,316
291	Mikawaya	118 Japanese Village Plaza	\$708
292	Shinyodo Gifts	119 Japanese Village Plaza	\$354
293	Flying Fish	120 Japanese Village Plaza	\$708
294	Oiwake Restaurant	122 Japanese Village Plaza	\$1,316
295	Yamazaki Bakery	123 Japanese Village Plaza	\$1,316
296	Nijiya Market	124 Japanese Village Plaza	\$2,154
297	Shabu Shabu House Restaurant	127 Japanese Village Plaza	\$1,723
298	Blooming Art Gallery	129 Japanese Village Plaza	\$1,316
299	Make Asobi	130 Japanese Village Plaza	\$354
300	Little Tokyo Ice Cream & Yogurt	133 Japanese Village Plaza	\$354
301	Café Dulce	134 Japanese Village Plaza	\$708
302	Korean Kitchen Bbq	135 Japanese Village Plaza #215	\$708
303	Kagura Tokyo Cuisine	137 Japanese Village Plaza	\$708
304	Zakanaka	139 Japanese Village Plaza	\$708
305	Hobnob	141 Japanese Village Plaza	\$354

No.	DBA	Business Address	2015 Asmt
306	Mark Kuwata Associates Inc	104 Judge John Aiso St	\$708
307	Ace One Stop Mail Plus	106 1/2 Judge John Aiso St	\$89
308	Law Offices of Howard Johnson	106 Judge John Aiso St	\$354
309	Hary's Immigration Services	108 Judge John Aiso St	\$354
310	Shiatsu Tokyo	110 Judge John Aiso St	\$354
311	San Pedro Firm Building Ltd	112 Judge John Aiso St	\$177
312	Imperial Barber Shop	114 Judge John Aiso St	\$354
313	Jist Café (Caroline Shin)	116 Judge John Aiso St	\$708
314	Visual Communications (Linda Mabalot, Director)	120 Judge John Aiso St	\$177
315	East West Players	120 Judge John Aiso St	\$885
316	LA Artcore	120 Judge John Aiso St #101	\$354
317	Starbucks Coffee #9973	120 S Los Angeles St	\$1,723
318	Psav Presentation Services #3876	120 S Los Angeles St	\$708
319	K-Production & Entertainment	120 S Los Angeles St	\$354
320	Justice Urban Tavern	120 S Los Angeles St	\$1,723
321	Hodes Parking	120 S Los Angeles St	\$708
322	DoubleTree Hotel Los Angeles Downtown	120 S Los Angeles St	\$3,540
323	Doubletree Gift Shop #31	120 S Los Angeles St	\$354
324	World Tours Associates Inc	120 S Los Angeles St #220	\$354
325	Jamca Global Service Inc	120 S Los Angeles St #280	\$354
326	AVA Little Tokyo Apartments	236 S Los Angeles St	\$3,540
327	KBNL International	251 S Los Angeles St	\$354
328	Choi Trading	252 S Los Angeles St	\$354
329	Clover Trading	253 S Los Angeles St	\$354
330	Leema Enterprise Co	257 S Los Angeles St	\$354
331	Baba Perfume	258 S Los Angeles St	\$354
332	B & B Toymaker Corp	260 S Los Angeles St	\$354
333	260 La Inc	260 S Los Angeles St	\$354
334	Happy Mart	260 S Los Angeles St #A	\$354
335	Shi Tai	260 S Los Angeles St #B	\$354
336	Lem Trust	261 S Los Angeles St	\$354
337	L for Lofts LLC	262 S Los Angeles St	\$708
338	Ana Trading Enterprises	262 S Los Angeles St	\$354
339	The Original Candle Shop	267 S Los Angeles St	\$354
340	Telstar Trading	270 S Los Angeles St	\$354
341	Sanwa Enterprises Inc	114 Onizuka St	\$708
342	East Los Angeles Golf Academy	114 Onizuka St	\$89
343	Bail Bonds	116 Onizuka St	\$708
344	Family Mart Store	118 Onizuka St	\$354
345	Metro Parking Inc	123 Onizuka St	\$708
346	Bank of The West	123 Onizuka St	\$3,540
347	VSC Nutrition Inc	123 Onizuka St #101B	\$354
348	Vision Smart Center Inc	123 Onizuka St #101B	\$354
349	Kimono-Ya	123 Onizuka St #101C	\$354
350	Asahi Insurance Agency	123 Onizuka St #101D	\$354
351	Marukai Market	123 Onizuka St #105	\$3,540
352	Kyokushin Karate of Los Angeles	123 Onizuka St #201C	\$354
353	Tangerine Chinese Restaurant	123 Onizuka St #202	\$354
354	Koshiji	123 Onizuka St #203	\$708
355	Curry House	123 Onizuka St #204	\$1,723
356	Kinokuniya Book Store of America	123 Onizuka St #205	\$2,154
357	Vantage Golf & Sport	123 Onizuka St #207	\$354
358	Blue Whale	123 Onizuka St #301	\$708
359	Orochon Ramen	123 Onizuka St #303	\$1,723
360	Hair Craft	123 Onizuka St #304	\$354
361	Kushi-Shabu	123 Onizuka St #305	\$1,316
362	Mako Sushi	123 Onizuka St #307	\$1,316
363	Japanesa Food Inc	123 Onizuka St #308	\$1,723
364	Laloo Weeks LLP	123 Onizuka St #309	\$354
365	Relax Acupuncture	123 Onizuka St #313	\$354
366	Select Parking	124 Onizuka St	\$354

No.	DBA	Business Address	2015 Asmt
367	Q Pop	128 Onizuka St	\$354
368	Cosmetic Gallery (Young H Hong)	134 Onizuka St	\$354
369	Senka Gifts	138 Onizuka St	\$354
370	Ashiya	140 Onizuka St	\$354
371	JP Morgan Chase Bank NA	100 S San Pedro St	\$3,540
372	California Bank & Trust Cref #7891	101 S San Pedro St #1F	\$3,540
373	New Japan Travel	106 S San Pedro St	\$89
374	Immigration Services	108 S San Pedro St	\$354
375	Non Factory	110 S San Pedro St	\$354
376	Fu-Ga Restaurant	111 S San Pedro St	\$1,316
377	Union Bank	120 S San Pedro St	\$3,540
378	Asian Business Association	120 S San Pedro St #523	\$177
379	Latin Business Association	120 S San Pedro St #530	\$177
380	SoHo Spa & Nail	127 S San Pedro St	\$354
381	Jennifer Fine Jewelry	131 S San Pedro St	\$708
382	Demitasse Café (Bobak Roshan, CEO)	135 S San Pedro St	\$354
383	Manufacturers Bank	200 S San Pedro St	\$3,540
384	I N T	200 S San Pedro St #200	\$708
385	Mitsuoka Medical Clinic	200 S San Pedro St #302	\$354
386	Yasui & Associates	200 S San Pedro St #400	\$708
387	Ken Nakamura DDS	200 S San Pedro St #401	\$708
388	Kaoru Tamura JD	200 S San Pedro St #403	\$708
389	Hiram Kwan Professional Law	200 S San Pedro St #502	\$708
390	Kurata Eye Care Center	200 S San Pedro St #B	\$708
391	Sakura Crossing Apts	235 S San Pedro St	\$3,540
392	Harmony Nail & Threading Salon	235 S San Pedro St #A	\$89
393	The Lazy Ox Canteen	241 S San Pedro St	\$1,316
394	Japanese American Cultural & Comm Ctr	244 S San Pedro St #1F	\$885
395	Japanese Community Pioneer Center	244 S San Pedro St #301	\$177
396	Nisei Week Japanese Foundation	244 S San Pedro St #303	\$354
397	Asahi Gakuen	244 S San Pedro St #308	\$89
398	Center For Cultural Innovation	244 S San Pedro St #401	\$89
399	Arc Intl	244 S San Pedro St #402	\$354
400	Fujima Kansuma Kai	244 S San Pedro St #407	\$89
401	Little Tokyo Nutrition Services	244 S San Pedro St #408	\$177
402	Japanese Chamber of Commerce of Southern California	244 S San Pedro St #410	\$177
403	California Community Economic Development Assoc	244 S San Pedro St #412	\$177
404	Oh Fuji Inc	244 S San Pedro St #501	\$354
405	Asians for Miracle Marrow Matches	244 S San Pedro St #503	\$89
406	Aratani Theater	244 S San Pedro St #505	\$354
407	Consulate General of Japan	244 S San Pedro St #B1	\$89
408	Wakayagi Hisami	244 S San Pedro St #B2	\$89
409	Shizu's Beauty Salon	265 S San Pedro St	\$354
410	Focus Medical Imaging	267 S San Pedro St #261	\$354
411	Multee Purpose / Threads Café	269 S San Pedro St	\$177
412	Indigo Sunday	269 S San Pedro St	\$89
413	Temple Medical Center	124 N Vignes St	\$354

**TOTAL**

**\$273,963**



**ORDINANCE NO. \_\_\_\_\_**

An Ordinance of Intention of the City of Los Angeles to confirm the Annual Report for the Little Tokyo Business Improvement District (District) and to levy a special assessment upon businesses located within the District for the District's twelfth operating year beginning January 1, 2015.

**WHEREAS**, the Parking and Improvement Area Law of 1989, as contained in Sections 36500 *et. seq.* of the California Streets and Highways Code (Act) authorizes the establishment of parking and business improvement districts for the purpose of levying assessments on district businesses for certain purposes; and

**WHEREAS**, the City Council on July 29, 2003, adopted Ordinance No. 175,399, which established the District and authorized the levy of a special assessment to support District operations for the District's first operating year; and

**WHEREAS**, pursuant to Section 36500 *et seq.* of the Act, an annual report is required to be prepared for each operating year for which assessments are to be levied and collected; and

**WHEREAS**, the Advisory Board for the District has caused to be prepared and filed the required annual report, which includes a description of programs and activities and any changes or modifications for the District's twelfth operating year; and,

**WHEREAS**, the subject annual report for fiscal year 2015 has been reviewed and approved by the Office of the City Clerk, and complies with the provisions of Section 36533 of the Act.

**NOW, THEREFORE,**

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

Section 1. DECLARATION OF INTENTION. Pursuant to provisions of the Act, the City Council hereby declares its intention to confirm and approve the Annual Report for the District's twelfth operating year, prepared by the Advisory Board for Little Tokyo Business Improvement District which is filed with the City Clerk and is contained in Council File No. \_\_\_\_\_, to provide for the levy of assessments upon businesses operating within the Little Tokyo Business Improvement District during the 2015 operating year, and to adopt an ordinance to that effect. Assessments will be levied on and collected from all businesses located within the District in the amounts and according to the classifications set forth in the Annual Report prepared by the District's Advisory Board and filed with the City Clerk. These levies may be based on proposed changes to the district boundaries, to district benefit zones and/or to the basis and method of levying assessments within the District in accord with Section 36533 of the Act.

Sec. 2. DISTRICT BOUNDARIES. The boundaries of the District for the 2015 operating year remain unchanged from the boundaries as set forth for the 2014 operating year. A description of the boundaries of the District for 2015 are as follows: Temple Street on the north; 3<sup>rd</sup> Street to the south; Vignes, Hewitt and Alameda Streets to the east; and Los Angeles and San Pedro Streets to the west. A full description of the boundaries and a map are included in the Annual Report on file with the City Clerk.

Sec. 3. IMPROVEMENTS AND ACTIVITIES. The improvements and activities to be funded by the assessments may include, but are not limited to professional security program, street/sidewalk maintenance program, marketing and promotional program, administration costs, and other activities as identified in Sections 36510 and 36513 of the Act.

Sec. 4. METHOD AND BASIS FOR LEVYING ASSESSMENT. The proposed method and basis for levying the assessment is set forth in the Annual Report filed with, and reviewed and approved by, the Office of the City Clerk. Except where funds are otherwise available, an assessment to pay for all specified improvements and activities within the District will be levied annually following a public hearing and adoption of a resolution by the City Council.

Sec. 5. EXEMPTION OF NEW BUSINESSES. City Council reaffirms its determination to exempt new businesses recently established within the District area from the levy of assessments for a period not to exceed one year from the date the business commenced operating in the area.

Sec. 6. PUBLIC HEARING. Pursuant to Section 36524 of the Act, one public hearing shall be held before the City Council. The public hearing shall be held on \_\_\_\_\_, or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. The public hearing shall be held not less than ten days after the adoption of the Ordinance of Intention. The public hearing may be continued from time to time. At this hearing, the City Council will consider the adoption of the ordinance authorizing the assessment for the District's 2015 operating year.

Sec. 7. PROTESTS. At the public hearing, the City Council shall hear and consider all protests against the proposed levying of the assessment on businesses located within the District for the subject operating year, the extent of the District, or the furnishing of specified types of improvements or activities within the District. A protest may be made orally or in writing by any interested person. 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 the objection is made.

Every written protest shall be filed with the City Clerk prior to or during the public hearing. 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.

A written protest may be withdrawn in writing at any time prior to the conclusion of the public hearing.

Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the City as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business. A written protest that does not comply with these requirements shall not be counted in determining a majority protest.

Written protests can be on a form supplied by the City Clerk (Form SAS 143B). The form may be obtained at the Council and Public Services public counter in Room 395 at City Hall, 200 North Spring Street, Los Angeles, California 90012 or by telephoning (213) 978-1099.

If written protests are received from the owners of businesses in the District who will pay 50% or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50%, no further proceedings to levy the proposed assessment 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 improvement or activity within the District, those types of improvements or activities shall be eliminated.

Sec. 8. QUESTIONS OR COMMENTS. Any person having a question or comment regarding the hearing proceedings may telephone (213) 978-1099 [facsimile (213) 978-1130] and address the questions or comments to the Deputy City Clerk assigned to answer inquiries regarding the hearing proceedings.

Sec. 9. NOTICE REQUIREMENT. The City Clerk is directed to give notice of the public hearing pursuant to Section 36523 of the Act.

Sec. 10. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

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

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  **CHRISTY NUMANO-HURA**

Deputy City Attorney

Date 12-18-14

File No. \_\_\_\_\_