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CITY CLERK

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MIRANDA PASTER  
DIVISION MANAGER

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December 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 twelfth operating year on December 31, 2015. 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 thirteenth operating year, beginning January 1, 2016 through December 31, 2016, 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 2016 operating year is \$248,552.00. 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 2016 operating year remain unchanged from the Business Improvement District's 2015 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 2016 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 2016 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 twelve 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 2016 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 thirteenth operating year, January 1, 2016 to December 31, 2016.
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 thirteenth operating period beginning January 1, 2016 to December 31, 2016.
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,



Holly L. Wolcott  
City Clerk

HLW:GRA:MCP:RMH:ev

Attachments: Little Tokyo Business Improvement District's 2016 Annual Report;  
Ordinance of Intention



**Little Tokyo**  
BUSINESS IMPROVEMENT DISTRICT

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

October 1, 2015

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

**RE: 2016 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 2016 budget.

During the meeting of September 24, 2015 the Advisory Board approved the Annual Report for the renewal year 2016.

On behalf of the Advisory Board, I would like to present this Advisory Board-approved 2016 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,

Ellen Endo  
LTBA President  
LTBID Advisory Board Co-Chair

**2016 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, 2016 to December 31, 2016.

**Improvements and Activities for 2016:** The following are the improvements and activities planned for the Little Tokyo Business Improvement District:

**Professional Security Program:** The professional security program will consist of two security officers patrolling on bicycles within 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. Power washing of the sidewalks will be conducted periodically throughout the District in accordance with City guidelines and water use restrictions.

**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, increasing sales, developing future sales, retaining existing businesses and customers, and attract new businesses, customers, and visitors. 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 2016:** A breakdown of the total estimated 2016 budget is attached to this report as Appendix A.

**Assessment Formula (Regular Members)**

For the fiscal year **2016**, the BID special assessment fee for regular members will be as follows:

<b><u>Annual Gross Sales:</u></b>	<b><u>2016 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 2016, the BID special assessment fee for non-profit organization members will be as follows;

**Gross Related and Unrelated  
Exempt Function Income**

**2016 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.

**Exemption for Newly Established Business**

Businesses, non-profit organizations, etc. recently established within the Little Tokyo Business Improvement District shall be exempt from the levy of assessments for a period not to exceed one year from the date the business commenced operating in the District.

**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 LTBID 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 LTBID. Funds raised through these sources shall go directly to the LTBID administrator and not through the Office of the City Clerk. Funds raised from these activities shall be for the exclusive use of the LTBID programs.

**Delinquent LTBID Assessment Fee**

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

**Economic Hardship**

The LTBID has established a process for those members that can demonstrate economic hardship, through a formal appeal process, seeking partial or full relief of the 2016 special assessment. All members seeking economic hardship for consideration of partial or full relief of the 2016 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 2015.

**Amount of Contributions from other sources:**

\$ 5,000 (LADWP grant)

**Boundaries:** The Little Tokyo BID’s boundaries for its 2016 operating year remain unchanged from the BID’s 2015 operating year and are described as follows:

<u>STREET LOCATION</u>	<u>ADDRESS RANGE</u>	<u>BOUNDARIES</u>
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 2016 operating year remain unchanged from the BID’s 2015 operating year. There is only one benefit zone.

**2016 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/Administrator	Hapa Consulting Services
Keiji Kobayashi	Miyako Hotel Los Angeles
Tamako Henken	Henken Gallery
Sharon Im	California Bank and Trust

2016 ANNUAL REPORT – LITTLE TOKYO BUSINESS IMPROVEMENT DISTRICT

Ken Kasamatsu  
Michael Komai  
David Kudo  
Joanne Kumamoto, Co-Chair  
Andrew Lee, Treasurer  
Wilson Liu, Ex Officio  
Brian Manley  
Megumi McCaffrey  
Donegan McCuaig  
Mike Okamoto  
\*Yukari Amo  
Yuriko Shikai  
Edwin Takahashi  
Nancy Takayama  
Haru Takehana  
Hiroshi Yamauchi  
Robert Yasui  
Rebecca Young

Pacific Commerce Bank  
The Rafu Shimpō  
All Japan News  
Kumamoto Associates  
Advance Investments  
Sho Tokyo Parking, LLC  
EQR (Hikari/Sakura Crossing)  
Manufacturers Bank  
DTLA Realty  
Nisei Week Festival, Inc.  
Bank of the West  
Neufeld Marks  
Kiyohara & Takahashi LLP  
Japanese American Citizens League  
Takehana Real Estate Services  
Kouraku Restaurant  
Robert Yasui & Associates  
DoubleTree by Hilton

**APPENDIX A – LITTLE TOKYO BID 2016 PROPOSED BUDGET**

<b>Estimated Carryover from 2015</b>	<b>\$0</b>
<b>Contributions from Other Sources</b>	<b>\$5,000</b>
<b>Estimated Assessment for 2016</b>	<b><u>\$243,552</u></b>
<b>Total Estimated 2016 Budget</b>	<b>\$ 248,552</b>

<b>Estimated Expenses for 2016</b>	
Professional Security Program (76%)	<b>\$188,900</b>
Street/Sidewalk Maintenance Program (7%)	<b>\$ 17,399</b>
Marketing and Promotional Program (13.5%)	<b>\$ 33,555</b>
Administrative Program (3.5%)	<b><u>\$ 8,698</u></b>
<b>TOTAL ESTIMATED EXPENSES</b>	<b>\$ 248,552</b>

**LITTLE TOKYO 2016 ACTIVE BUSINESS LIST**

<b>No.</b>	<b>Business Name</b>	<b>Business Address</b>	<b>2016 Assessment</b>
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	Aid & Abet Bail Bonds	234 E 1st St	\$354
7	Mike's Deli	238 E 1st St	\$354
8	Nelly's Get-Legal Immigration	240 E 1st St #100	\$354
9	Los Angeles Immigration/Photo	242 E 1st St	\$354
10	Nail Service	244 E 1st St	\$354
11	House of Bail Bonds	246 E 1st St	\$354
12	J-Wave	248 E 1st St	\$354
13	Kajima Development Corp	250 E 1st St	\$3,540
14	California Charter Schools Association	250 E 1st St #1000	\$708
15	City Center Parking	250 E 1st St #101	\$708
16	Yamato Travel Bureau	250 E 1st St #1112	\$89
17	Interactive Distance Learning-English	250 E 1st St #1201	\$354
18	Advance Investments Group Inc	250 E 1st St #1212	\$354
19	Justice California Legal Group	250 E 1st St #1400	\$708
20	Northrop Grumman	250 E 1st St #1401	\$708
21	Organized Crime Design Collective	250 E 1st St #201	\$89
22	Pacific Citizen	250 E 1st St #301	\$89
23	Kyodo News America Inc	250 E 1st St #302	\$1,316
24	JACL Pacific Southwest District	250 E 1st St #303	\$89
25	Alta Vista Solutions	250 E 1st St #801	\$708
26	Japan Int'l Tours	250 E 1st St #804	\$354
27	Nelrose Chandler Sims Chang Phd	250 E 1st St #806	\$354
28	Aihara & Associates Insurance	250 E 1st St #900	\$1,316
29	Sybil Burell Atty at Law	250 E 1st St #901	\$354
30	Leola Lace	301 E 1st St	\$177
31	The Little Tokyo Public Safety Association	307 E 1st St	\$177
32	Anzen Hardware	309 E 1st St	\$89
33	E Tokyo Gateway LLC	312 E 1st St	\$708
34	T D Wang Advertising Group LLC	312 E 1st St #200	\$1,316
35	Pain Control Acupuncture Clinic	312 E 1st St #220	\$354
36	North South Gis LLC	312 E 1st St #300	\$354
37	Immigration Multi Service	312 E 1st St #310	\$354
38	Japanese Restaurant Assoc	312 E 1st St #340	\$354
39	Genesis Blessings Inc	312 E 1st St #342	\$89
40	Global One Management	312 E 1st St #342	\$354
41	American Holiday Travel	312 E 1st St #510	\$354
42	Sovereign Grace Church	312 E 1st St #530	\$89
43	Umai Express Inc	313 E 1st St	\$354
44	Nirvana	314 E 1st St	\$354
45	Fugetsu Do	315 E 1st St	\$354
46	Kawasaki Co	315 E 1st St	\$354
47	Mitsuru Grill	316 E 1st St	\$354
48	Unified Parking Service	318 E 1st St	\$354
49	Zippo	319 E 1st St	\$354
50	Churchgirl Enterprise	321 1/2 E 1st St	\$89
51	Elemental Wires	321 1/2 E 1st St #202	\$89
52	J Design	321 1/2 E 1st St #203	\$89
53	Focus Daily Studio	321 1/2 E 1st St #204	\$177
54	JJAI Design & Packaging Inc.	321 E 1st St	\$89
55	Video Paradise	321 E 1st St	\$354
56	Han Kook BBQ	323 E 1st St	\$354
57	Rita Freeman & Robin Ludmer	323 E 1st St	\$354
58	Central Station	324 E 1st St	\$177
59	Citibank	324 E 1st St	\$3,540
60	Ustract Inc	324 E 1st St #304	\$89
61	Little Tokyo Gift Shop	325 E 1st St	\$89

No.	Business Name	Business Address	2016 Assessment
62	Little Tokyo Hotel	327 1/2 E 1st St	\$354
63	Daikokuya Ramen	327 E 1st St	\$1,316
64	Advanced Parking Systems	328 E 1st St	\$354
65	Beverly Hills Publication & Exports	328 E 1st St	\$354
66	Cafe Take Five	328 E 1st St	\$89
67	Miyako Hotel	328 E 1st St	\$3,540
68	Senka Gift Shop	328 E 1st St	\$177
69	Tamon	328 E 1st St	\$354
70	Monzo	329 E 1st St	\$354
71	Suehiro Japanese Restaurant	337 E 1st St	\$708
72	Bun-Ka Do Inc	340 E 1st St	\$354
73	Mr Ramen	341 1/2 E 1st St	\$354
74	Matsumura Gifts	341 E 1st St	\$354
75	Tokyo Salon	342 1/2 E 1st St	\$89
76	Ginza-Usa	342 1/4 E 1st St	\$354
77	Koyasan Beikoku Betsuin of LA	342 E 1st St	\$89
78	Enya	343 E 1st St	\$354
79	Daimaru Hotel	345 E 1st St	\$354
80	LTSC Community Development Corp	345 E 1st St	\$885
81	Far Bar	347 E 1st St	\$708
82	Far East Building LP	347 E 1st St	\$177
83	Modern Parking Inc	350 E 1st St	\$1,316
84	Mr Pizza	350 E 1st St	\$708
85	Toshi Sushi	359 E 1st St	\$708
86	The J Morey Co Inc	361 E 1st St	\$708
87	Kato's Den	604 E 1st St	\$89
88	Replika Vintage	608 E 1st St	\$89
89	Matthew Steinberg	618 E 1st St	\$89
90	Little Tokyo Car Wash	622 E 1st St	\$354
91	KC Beauty Academy	706 E 1st St	\$89
92	Akimoto Chiropractic Office	712 E 1st St	\$708
93	Hiroshima Ken-Jin Kai of So Ca	712 E 1st St	\$89
94	Parviz & Lisolette Taherpour	724 E 1st St	\$354
95	American Nursing Management & Consulting	724 E 1st St #203	\$354
96	Los Angeles Japanese Auto Corp	810 E 1st St	\$708
97	NT Auto Repair	810 E 1st St	\$708
98	LA Homba Hongwanji Buddhist Temple	815 E 1st St	\$354
99	Nishi Hongwanji Child Development Ctr	815 E 1st St	\$177
100	Carousel Properties Inc	880 E 1st St	\$708
101	Environmental Contracting Corp	880 E 1st St	\$708
102	Tyrant King	880 E 1st St #1B	\$354
103	Ace Parking Management Inc	220 E 2nd St	\$354
104	Just The Berries	227 E 2nd St #101	\$177
105	Kouraku Restaurant	314 E 2nd St	\$354
106	Takahashi LLC	314 E 2nd St	\$354
107	Economic Consulting Analysis	316 E 2nd St	\$354
108	Illest	316 E 2nd St	\$354
109	Sadao Kimura	316 E 2nd St	\$354
110	Little Tokyo Dental Group	316 E 2nd St #301	\$2,154
111	Tadao Fujiwara MD	316 E 2nd St 2nd Fl	\$177
112	Four Leaf	318 E 2nd St #A	\$354
113	Accounting Dept	319 E 2nd St	\$3,540
114	Joe's Auto Parks	319 E 2nd St	\$354
115	Anime Jungle	319 E 2nd St #103	\$354
116	Fairytale Boutique	319 E 2nd St #114	\$89
117	Appleseed	319 E 2nd St #115A	\$354
118	Tokyo Bridal & Tuxedo	319 E 2nd St #115B	\$89
119	Kan-Sai Chiro Acupuncture	319 E 2nd St #116	\$354
120	Hair Salon Déjà Vu	319 E 2nd St #117	\$354
121	Xenon	319 E 2nd St #119	\$354
122	Elite Graphics	319 E 2nd St #120	\$354
123	Okinawa Gift Shop	319 E 2nd St #203	\$89

No.	Business Name	Business Address	2016 Assessment
124	Uyehara Travel	319 E 2nd St #203	\$89
125	Seven Star Realty Co	319 E 2nd St #204	\$354
126	Tokyo Beat Restaurant	319 E 2nd St #205	\$354
127	Zencu Sushi & Grill (Lawrence Yoo)	319 E 2nd St #206	\$354
128	Thomas & Mitsuru Garzouzi / Itsuo & Fusako Tachibana	320 E 2nd St	\$354
129	The Prime Axes Corp	320 E 2nd St #311	\$354
130	RC Patrol	320 E 2nd St #312A	\$708
131	Charles Tan & Associates	320 E 2nd St #316	\$708
132	Takagi Insurance	320 E 2nd St #318	\$354
133	Shinkendo & Aikido	320 E 2nd St 2nd Fl	\$89
134	Masuda Helen F Tr	326 E 2nd St	\$89
135	Rafu Bussan Inc	326 E 2nd St	\$708
136	FE Design & Consulting	327 E 2nd St #222	\$354
137	Tokyo Travel Service Inc	327 E 2nd St #223	\$354
138	Clothio	327 E 2nd St #224	\$89
139	Leadership Education For Asian-Pacifics Inc	327 E 2nd St #226	\$354
140	Jason Markk	329 E 2nd St	\$177
141	Law Office of Gary M Chang	330 E 2nd St #201B	\$89
142	KW Total Business Services	330 E 2nd St #203	\$354
143	Trans Mapp Inc	330 E 2nd St #203	\$354
144	Nobu Jewelry/Firefly Communications & T-shirts	330 E 2nd St #A	\$354
145	Raggedy Threads	330 E 2nd St #B	\$354
146	Pinkberry	332 E 2nd St #A	\$708
147	Du Japon Hair Club	332 E 2nd St #B	\$354
148	Kula Revolving Sushi Bar	333 E 2nd St	\$1,316
149	RIF / RIF II	334 E 2nd St #A	\$708
150	Gregory Y Kame OD	334 E 2nd St #B	\$1,723
151	Japanese Village LLC	335 E 2nd St	\$3,540
152	Treasure	336 E 2nd St	\$354
153	BH Little Tokyo Properties LLC	340 E 2nd St	\$1,723
154	Copy Pro	340 E 2nd St #300	\$89
155	Dan Fujimoto	340 E 2nd St #301	\$354
156	Japan Nat'L Tour Organization	340 E 2nd St #302	\$708
157	All American Tickets	340 E 2nd St #305	\$708
158	Poppy / Access / Tourpak / Tohan	340 E 2nd St #307	\$1,316
159	Kagawa Insurance Agency Inc	340 E 2nd St #309	\$354
160	America Family Life Assurance	340 E 2nd St #310	\$708
161	Gallant Inc	340 E 2nd St #401	\$354
162	Paul Seiji Takeda	340 E 2nd St #402	\$1,316
163	MCS Sales	340 E 2nd St #405	\$354
164	Taggle (Josh Wei)	340 E 2nd St #408	\$177
165	Magna Systems Inc	340 E 2nd St #409	\$354
166	Little Tokyo Cosmetic	341 E 2nd St	\$354
167	Popkiller Second	343 E 2nd St	\$354
168	Teishokuya of Tokyo	345 E 2nd St	\$1,316
169	Hama Sushi	347 E 2nd St	\$1,316
170	Pop Little Tokyo	349 E 2nd St	\$354
171	Sho Tokyo Parking	350 E 2nd St	\$1,723
172	Komasa Restaurant	351 E 2nd St	\$1,723
173	Shabuyo	356 1/2 E 2nd St	\$354
174	Ebisu Japanese Tavern	356 E 2nd St	\$1,316
175	Arenda Capital Management LLC Mbr	360 E 2nd St	\$708
176	Location #81692	360 E 2nd St	\$708
177	Dale K Ogawa	360 E 2nd St #360	\$354
178	Empirica Advisors	362 E 2nd St	\$89
179	Filter LLC	362 E 2nd St	\$89
180	Hipbone	362 E 2nd St	\$89
181	Metroplex Advisors	362 E 2nd St	\$89
182	American Apparel	363 E 2nd St	\$1,723
183	Opodz	364 E 2nd St	\$177
184	Wolf & Crane	366 E 2nd St	\$708
185	Subway	370 E 2nd St	\$1,316

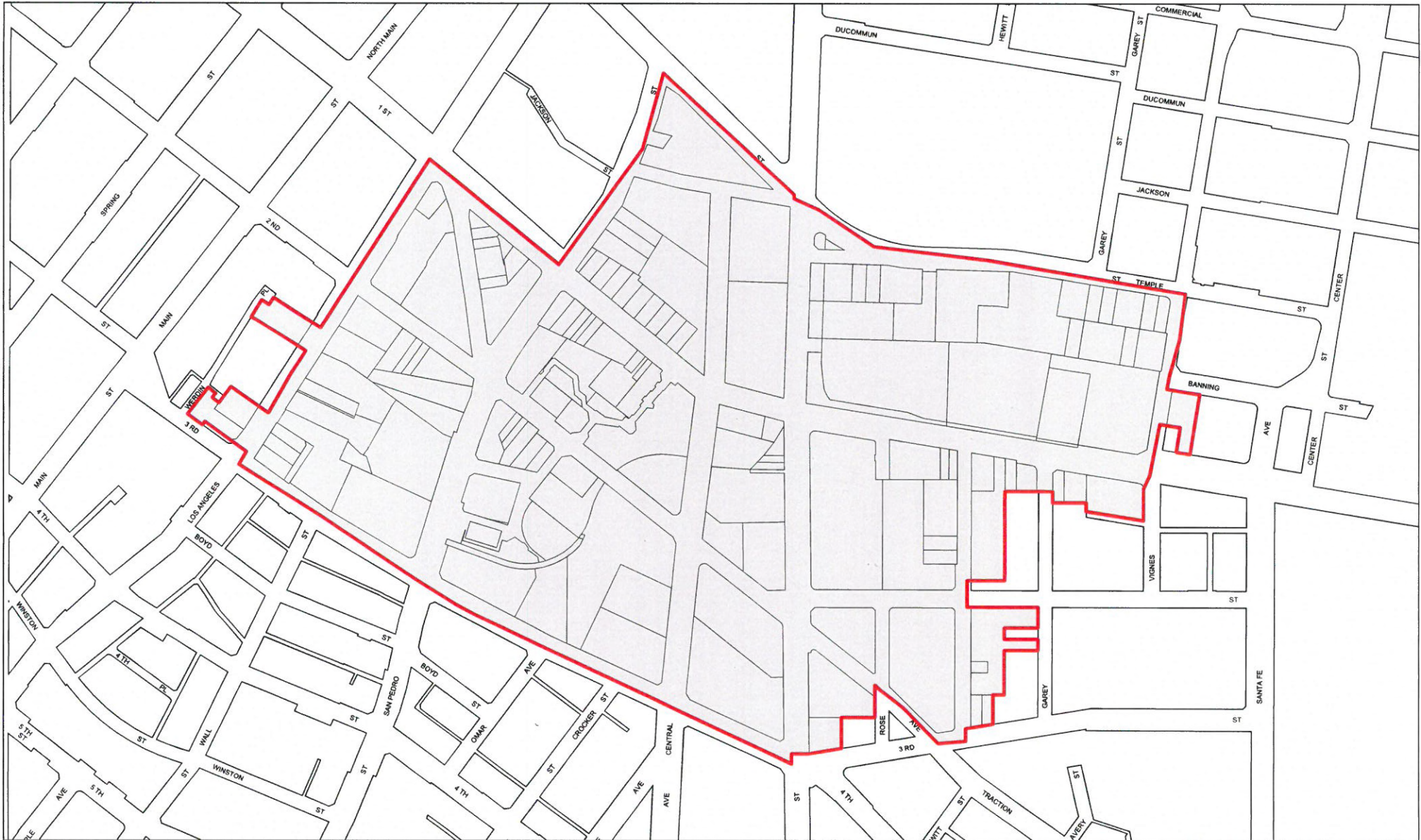
No.	Business Name	Business Address	2016 Assessment
186	Spitz	371 E 2nd St	\$1,316
187	City Hair	372 E 2nd St	\$354
188	EQR RETAX	375 E 2nd St	\$3,540
189	Hikari	375 E 2nd St	\$3,540
190	Modern Parking Inc	400 E 2nd St	\$1,316
191	Beeline Company	400 E 2nd St #201	\$177
192	Honda Plaza	400 E 2nd St #204	\$2,154
193	EZ Shiatsu	400 E 2nd St #205	\$354
194	Buna Insurance	400 E 2nd St #206	\$354
195	Kouichi Itoh DDS	400 E 2nd St #207	\$1,316
196	401 E 2nd Street LLC	401 E 2nd St	\$3,540
197	Office Depot Tax Department	401 E 2nd St	\$3,540
198	Perfect Parking Inc	401 E 2nd St	\$708
199	Little Tokyo Pharmacy / LT Gift Corp	402 E 2nd St	\$1,316
200	Frances Bakery	404 E 2nd St	\$708
201	Muttropolitan	408 E 2nd St	\$354
202	Aloha Café	410 E 2nd St	\$708
203	HIS International Tours L A	414 E 2nd St	\$708
204	Anshindo	416 E 2nd St	\$708
205	Kagaya Restaurant	418 E 2nd St	\$1,316
206	Sushi-Gen Restaurant	422 E 2nd St	\$1,316
207	B.O.S.	424 E 2nd St	\$708
208	Tokyo Cleaners	426 E 2nd St	\$354
209	Tapas & Wine Bar C (Wendy Wang)	428 E 2nd St	\$708
210	Yoshio J Homma Dc	430 E 2nd St	\$354
211	Xlixer Pizzeria	432 E 2nd St	\$354
212	Hashi	442 E 2nd St	\$354
213	Honey	450 E 2nd St	\$354
214	Plus One Hair Studio	454 E 2nd St	\$354
215	Men Oh	456 E 2nd St	\$354
216	YNY International Inc	203 E 3rd St	\$354
217	Star Gift	207 E 3rd St	\$354
218	Third Street Cash And Carry	213 E 3rd St	\$177
219	Asian Pacific Islander Small Business Program	231 E 3rd St	\$177
220	LPE Limited Partnership	231 E 3rd St #G106	\$708
221	LTSC Community Development Corp	231 E 3rd St #G106	\$885
222	Union Church of Los Angeles	401 E 3rd St	\$177
223	Little Tokyo Towers Inc	455 E 3rd St	\$354
224	Higashi Hongwanji Temple	505 E 3rd St	\$177
225	Lumbini Child Development Cent	505 E 3rd St	\$177
226	Taikoproject	505 E 3rd St	\$89
227	LYA Group Inc	701 E 3rd St #100	\$354
228	Kazuka Shimada	701 E 3rd St #120	\$89
229	The Rafu Shimpo	701 E 3rd St #130	\$708
230	Angel City Brewery	216 S Alameda St	\$1,316
231	Mikiseki Gift	340 Azusa St #A	\$89
232	State Farm Insurance	340 Azusa St #B	\$354
233	U & U Graphics	340 Azusa St #C	\$354
234	Chado Tea Room	100 N Central Ave	\$354
235	Japanese American National Museum	100 N Central Ave	\$885
236	Yogurtland Little Tokyo	130 S Central Ave	\$354
237	Hakata Ramen Shin Sen Gumi	132 S Central Ave	\$708
238	Quizno's	134 S Central Ave	\$89
239	Johnny Rockets	135 S Central Ave	\$708
240	Starbucks Coffee #6557	138 S Central Ave	\$1,723
241	Robata Kaba	141 S Central Ave	\$708
242	The Museum of Contemporary Art	152 N Central Ave	\$885
243	Fedex Kinko's #1758	181 S Central Ave	\$1,723
244	Tenno Sushi	207 S Central Ave	\$1,316
245	Miyako Gardens	223 S Central Ave	\$1,316
246	New World Investments	106 S Hewitt St	\$354
247	Zenshuji Soto Mission	123 S Hewitt St	\$89

No.	Business Name	Business Address	2016 Assessment
248	Kumon - Little Tokyo	222 S Hewitt St	\$89
249	Shotokan Karate America	222 S Hewitt St	\$89
250	St Francis Xavier Chapel-Catholic Center	222 S Hewitt St	\$89
251	Voice of Sushi & Tofu	222 S Hewitt St #10	\$89
252	Oomasa Restaurant	100 Japanese Village Plaza	\$1,316
253	Footland Sports	102 Japanese Village Plaza	\$354
254	Las Galas	103 Japanese Village Plaza	\$354
255	Ki Nail Bar & Organic Spa	105 Japanese Village Plaza	\$177
256	Maruya	106 Japanese Village Plaza	\$354
257	Lette	107 Japanese Village Plaza	\$354
258	Kools	110 Japanese Village Plaza #A	\$354
259	Maneki Neko	111 Japanese Village Plaza	\$354
260	Tokyo Japanese Outlet	114 Japanese Village Plaza	\$708
261	Sanrio Smiles	115 Japanese Village Plaza	\$354
262	Sushi & Teri	116 Japanese Village Plaza	\$1,316
263	Mitsuru Cafe	117 Japanese Village Plaza	\$1,316
264	Mikawaya	118 Japanese Village Plaza	\$708
265	Shinyodo Gifts	119 Japanese Village Plaza	\$354
266	Yamazaki Bakery	123 Japanese Village Plaza	\$1,316
267	Nijiya Market	124 Japanese Village Plaza	\$2,154
268	Shabu Shabu House Restaurant	127 Japanese Village Plaza	\$1,723
269	Blooming Art Gallery	129 Japanese Village Plaza	\$708
270	Make Asobi	130 Japanese Village Plaza	\$354
271	Little Tokyo Ice Cream & Yogurt	133 Japanese Village Plaza	\$354
272	Café Dulce	134 Japanese Village Plaza	\$708
273	Korean Kitchen Bbq	135 Japanese Village Plaza #215	\$708
274	Kagura Tokyo Cuisine	137 Japanese Village Plaza	\$708
275	Zakanaka	139 Japanese Village Plaza	\$708
276	Hobnob	141 Japanese Village Plaza	\$354
277	Mark Kuwata Associates Inc	104 Judge John Aiso St	\$354
278	Ace One Stop Mail Plus	106 1/2 Judge John Aiso St	\$89
279	Law Offices of Howard Johnson	106 Judge John Aiso St	\$354
280	Hary's Immigration Services	108 Judge John Aiso St	\$354
281	Shiatsu Tokyo	110 Judge John Aiso St	\$89
282	San Pedro Firm Building Ltd	112 Judge John Aiso St	\$177
283	Imperial Barber Shop	114 Judge John Aiso St	\$354
284	Jist Café (Caroline Shin)	116 Judge John Aiso St	\$708
285	East West Players	120 Judge John Aiso St	\$885
286	Visual Communications (Francis Cullado, Exec Director)	120 Judge John Aiso St	\$177
287	LA Artcore	120 Judge John Aiso St #101	\$354
288	Doubletree Gift Shop #31	120 S Los Angeles St	\$354
289	DoubleTree Hotel Los Angeles Downtown	120 S Los Angeles St	\$3,540
290	Hodes Parking	120 S Los Angeles St	\$708
291	Justice Urban Tavern	120 S Los Angeles St	\$1,723
292	Starbucks Coffee #9973	120 S Los Angeles St	\$1,723
293	World Tours Associates Inc	120 S Los Angeles St #220	\$354
294	Jamca Global Service Inc	120 S Los Angeles St #280	\$354
295	AVA Little Tokyo Apartments	236 S Los Angeles St	\$3,540
296	KBNL International	251 S Los Angeles St	\$354
297	Choi Trading	252 S Los Angeles St	\$354
298	Clover Trading	253 S Los Angeles St	\$354
299	Leema Enterprise Co	257 S Los Angeles St	\$354
300	Baba Perfume	258 S Los Angeles St	\$354
301	260 La Inc	260 S Los Angeles St	\$354
302	B & B Toymaker Corp	260 S Los Angeles St	\$354
303	Shi Tai	260 S Los Angeles St #B	\$354
304	Lem Trust	261 S Los Angeles St	\$354
305	Ana Trading Enterprises	262 S Los Angeles St	\$354
306	L for Lofts LLC	262 S Los Angeles St	\$708
307	The Original Candle Shop	267 S Los Angeles St	\$354
308	Telstar Trading	270 S Los Angeles St	\$354
309	Sanwa Enterprises Inc	114 Onizuka St	\$708

No.	Business Name	Business Address	2016 Assessment
310	Bail Bonds	116 Onizuka St	\$708
311	Bank of The West	123 Onizuka St	\$3,540
312	Vision Smart Center Inc	123 Onizuka St #101B	\$354
313	VSC Nutrition Inc	123 Onizuka St #101B	\$354
314	Kimono-Ya	123 Onizuka St #101C	\$354
315	Asahi Insurance Agency	123 Onizuka St #101D	\$354
316	Marukai Market	123 Onizuka St #105	\$3,540
317	Kyokushin Karate of Los Angeles	123 Onizuka St #201C	\$177
318	Kokekokko	123 Onizuka St #203	\$1,316
319	Curry House	123 Onizuka St #204	\$1,723
320	Kinokuniya Book Store of America	123 Onizuka St #205	\$2,154
321	Vantage Golf & Sport	123 Onizuka St #207	\$354
322	Blue Whale	123 Onizuka St #301	\$354
323	Orochon Ramen	123 Onizuka St #303	\$1,723
324	Hair Craft	123 Onizuka St #304	\$354
325	Kushi-Shabu	123 Onizuka St #305	\$1,316
326	Mako Sushi	123 Onizuka St #307	\$1,316
327	Japanesa Food Inc	123 Onizuka St #308	\$1,723
328	Laloo Weeks LLP	123 Onizuka St #309	\$354
329	Relax Acupuncture	123 Onizuka St #313	\$354
330	Cosmetic Gallery (Young H Hong)	134 Onizuka St	\$354
331	Senka Gifts	138 Onizuka St	\$354
332	Ashiya	140 Onizuka St	\$354
333	JP Morgan Chase Bank NA	100 S San Pedro St	\$3,540
334	California Bank & Trust Cref #7891	101 S San Pedro St #1F	\$3,540
335	New Japan Travel	106 S San Pedro St	\$89
336	Non Factory	110 S San Pedro St	\$354
337	Izakaya Fu-Ga	111 S San Pedro St	\$1,316
338	Union Bank	120 S San Pedro St	\$3,540
339	Asian Business Association	120 S San Pedro St #523	\$89
340	Latin Business Association	120 S San Pedro St #530	\$89
341	SoHo Spa & Nail	127 S San Pedro St	\$354
342	Demitasse Café (Bobak Roshan, CEO)	135 S San Pedro St	\$354
343	Manufacturers Bank	200 S San Pedro St	\$3,540
344	Mitsuoka Medical Clinic	200 S San Pedro St #302	\$354
345	Yasui & Associates	200 S San Pedro St #400	\$708
346	Ken Nakamura DDS	200 S San Pedro St #401	\$354
347	Kaoru Tamura JD	200 S San Pedro St #403	\$354
348	Hiram Kwan Professional Law	200 S San Pedro St #502	\$354
349	Kurata Eye Care Center	200 S San Pedro St #B	\$708
350	Sakura Crossing Apts	235 S San Pedro St	\$3,540
351	Harmony Nail & Threading Salon	235 S San Pedro St #A	\$89
352	Japanese American Cultural & Comm Ctr	244 S San Pedro St #1F	\$885
353	Japanese Community Pioneer Center	244 S San Pedro St #301	\$177
354	Nisei Week Japanese Foundation	244 S San Pedro St #303	\$354
355	Asahi Gakuen	244 S San Pedro St #308	\$89
356	Center For Cultural Innovation	244 S San Pedro St #401	\$89
357	Arc Intl	244 S San Pedro St #402	\$354
358	Fujima Kansuma Kai	244 S San Pedro St #407	\$89
359	Little Tokyo Nutrition Services	244 S San Pedro St #408	\$177
360	Japanese Chamber of Commerce of Southern California	244 S San Pedro St #410	\$177
361	California Community Economic Development Assoc	244 S San Pedro St #412	\$177
362	Oh Fuji Inc	244 S San Pedro St #501	\$354
363	Asians for Miracle Marrow Matches	244 S San Pedro St #503	\$89
364	Aratani Theater	244 S San Pedro St #505	\$354
365	Consulate General of Japan	244 S San Pedro St #B1	\$89
366	Wakayagi Hisami	244 S San Pedro St #B2	\$89
367	Shizu's Beauty Salon	265 S San Pedro St	\$354
368	Indigo Sunday	269 S San Pedro St	\$89
369	Multee Purpose / Threads Café	269 S San Pedro St	\$177
370	Temple Medical Center	124 N Vignes St	\$354

**Total**

**\$243,552**



 B.I.D. PROPERTIES (MERCHANT BASED)

 B.I.D. BOUNDARY

**LITTLE TOKYO**

**BUSINESS IMPROVEMENT DISTRICT**

NOT TO SCALE

Council File 10-1958  
Ordinance 182461

Mapped By: DEPARTMENT OF CITY PLANNING - SYSTEMS & GIS DIVISION  
Map created with permission granted by THOMAS BRIDGE MAPS



**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 thirteenth operating year beginning January 1, 2016.

**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 thirteenth operating year; and,

**WHEREAS**, the subject annual report for fiscal year 2016 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 thirteenth 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 2016 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 2016 operating year remain unchanged from the boundaries as set forth for the 2015 operating year. A description of the boundaries of the District for 2016 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, administrative program, 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 2016 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 \_\_\_\_\_  
Deputy City Attorney

Date \_\_\_\_\_

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