

# CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF  
CITY CLERK  
NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION

ROOM 224, 200 N. SPRING STREET  
LOS ANGELES, CALIFORNIA 90012  
(213) 978-1099  
FAX: (213) 978-1130  
TDD/TTY (213) 978-1132

MIRANDA C. PASTER  
ACTING DIVISION HEAD

June 24, 2014

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

Council District 15

REGARDING: WILMINGTON COMMERCIAL MERCHANT-BASED BUSINESS  
IMPROVEMENT DISTRICT RECONFIRMATION PROCEDURE

Honorable Members:

On August 8, 2000, the City Council adopted Ordinance 173472, which established the Wilmington Commercial District Business Improvement District (District), located in Council District 15 (CF 10-0084). The City is required to conduct reconfirmation proceedings in order to levy a special assessment, which supports each year of District operations. The District has completed its thirteenth operating year on December 31, 2013. The District Advisory Board has approved and submitted an Annual Report and is ready to proceed with the reconfirmation of the District. The Annual Report for the District's fourteenth operating year, beginning January 1, 2014 through December 31, 2014, 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 submitted by the Wilmington Commercial BID 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 Wilmington Commercial BID's 2014 operating year is \$61,512.05. A copy of the budget is included in the Annual Report in (Attachment 1).

### PROPOSED DISTRICT BOUNDARIES

The Wilmington Commercial BID's boundaries for its 2014 operating year remain unchanged from the District's 2013 operating year and are generally described as along both sides of Avalon Boulevard, from Opp Street on the north and F Street on the south; and along both sides of Anaheim Street, from Island Avenue on the west and Lakme Avenue on the east. A map illustrating the District's boundaries for its 2014 operating year is included in the Annual Report (Attachment 1).

### PROPOSED IMPROVEMENTS AND PROGRAMS

The Wilmington Commercial BID's activities and programs for the 2014 operating year include, but are not limited to: maintenance, marketing, and administrative activities, which would be supported by assessment revenue and are described in its Annual Report (Attachment 1).

### ASSESSMENT METHODOLOGY

The assessment methodology for the Wilmington Commercial BID is based on the number of employees for each business located within the boundaries of the District. The assessment rate is calculated as follows: Businesses operating as a sole proprietorship with no employees are assessed \$150; businesses with 1-3 employees are assessed \$250; businesses with 4-6 employees are assessed \$500; businesses with 7-9 employees are assessed \$1,000; businesses with 10-19 employees are assessed \$1,500; and businesses with 20 or more employees are assessed \$3,000. The assessment rates determined by this assessment methodology reflect the specific benefits to the payors from the services provided.

A full description of the assessment methodology with the classification of businesses and assessment schedule 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 Wilmington Commercial BID 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 Wilmington Commercial Business Improvement District are used to provide specific benefits directly to the payor. The specific benefit to the payor are the maintenance services, marketing and security services and administrative services which will be provided directly to assessed businesses within the Wilmington Commercial 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 sections 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character" and "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."

For the past five years, the Wilmington Chamber of Commerce has overseen expenditures and managed and implemented improvements and activities related to the District. Through its longstanding presence in the Wilmington community, the Wilmington Chamber of Commerce, a California non-profit mutual benefit corporation, possesses unique knowledge and expertise of the District area and has a vested interest in its success. Due to the unique

knowledge and expertise of the Wilmington Chamber of Commerce, the City Clerk finds that 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 is one (1) City-owned property located within the Wilmington Commercial Business Improvement District boundaries. Because the Wilmington Commercial Business Improvement District is a merchant-based BID, there are no assessments to be paid for this City-owned property.

#### FISCAL IMPACT

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

#### RECOMMENDATIONS:

1. FIND that the assessments imposed by the Wilmington Commercial Business Improvement District for the 2014 fiscal year provide services that directly benefit each of the businesses which pay the assessments.
2. FIND that the services funded by the assessments 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, Wilmington Chamber of Commerce, 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 Wilmington Commercial BID Annual Report and levying an annual assessment for the Wilmington Commercial BID's fourteenth operating year, January 1, 2014 to December 31, 2014.
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 Wilmington Commercial Business Improvement District's fourteenth operating period beginning January 1, 2014 to December 31, 2014.
10. APPROVE the Wilmington Chamber of Commerce, a California non-profit mutual benefit corporation, to administer the proposed services of the Wilmington Commercial 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 Wilmington Chamber of Commerce to administer the Wilmington Commercial BID, if the Ordinance reconfirming the BID is adopted.
12. APPOINT the attached Advisory Board.

Sincerely,



Holly L. Wolcott  
Interim City Clerk

HLW:MCP:RMH:rks

Attachments: Wilmington Commercial Business Improvement District 2014 Annual Report;  
Ordinance of Intention



NBID  
JUN 02 2014

Attachment 1  
Wilmington Business Improvement District  
544 N Avalon Blvd. Suite 104  
Wilmington, CA 90744  
310.834.8586

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May 21, 2014

Miranda Paster, Acting Chief  
Office of the City Clerk  
Administrative Services Division  
200 North Spring Street  
Room 224  
Los Angeles, CA 90012

**RE: 2014 Annual Planning Report for The Wilmington Commercial District  
Business Improvement District**

Dear Ms. Paster,

On May 5, 2009, the Wilmington Chamber of Commerce, a California Non-Profit organization contracted with the City of Los Angeles to manage services provided to The Wilmington Commercial District Business Improvement District.

During the meeting of May 21, 2014, the Wilmington Chamber presented the attached 2014 Annual Planning Report to our Board of Directors. The report was unanimously approved at that meeting.

On behalf of the Board of Directors, I present this 2014 Annual Planning Report for The Wilmington Commercial District Business Improvement District to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Please call me if you have any questions.

Sincerely,

Dan Hoffman, Executive Director  
Wilmington Chamber of Commerce

# 2014 Annual Planning Report

## The Wilmington Commercial District, Business Improvement District

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**District Name:** This report is for The Wilmington Commercial District Business Improvement District

**Fiscal Year of Report:** This report applies to the 2014 Fiscal year only.

**Total Estimate of Cost for 2014:** A breakdown of the total estimated 2014 budget for the Wilmington Commercial District Business Improvement District is attached to this report as **Appendix A** and described in the **Improvements and Activities for 2014** section below.

**Boundaries:** The boundaries of The Wilmington Commercial District Business Improvement District will remain the same for the 2014 fiscal year as in previous fiscal years and as listed in the Management District Plan, which is: N Avalon Blvd. bounded by Opp Street on the North and "F" Street on the South and Anaheim Street which is bounded by Lakme Avenue on the East and Island Avenue on the West. . A more detailed description of the boundaries is listed in the Management District Plan. A map of the boundaries is attached to this report as **Appendix B**.

**Benefit Zones:** The Wilmington Commercial District Business Improvement District has one benefit zone.

**Improvements and Activities for 2014:** The following are the improvements and activities planned for The Wilmington Commercial District Business Improvement District in order by category as listed in the Management District Plan:

**Maintenance:** The maintenance supplied in 2013 will continue in 2014. Five times per week, Clean Wilmington will pick up debris and trash on sidewalk, curbs and easements; maintain tree wells; wipe off benches; remove advertisement/posters and tape off poles. GAP will pressure wash each corner at Avalon and Anaheim monthly and pressure wash one full block each month as agreed. Trees will also be trimmed as needed on a rotating basis. The cost of providing this maintenance for 2014 is estimated at \$31,370.05 or 51% of the budget.

**Marketing:** We will contract with Derka Lite Industries for the Banner and Light installation and removal for the Holidays. The cost for putting up and taking down the Holiday Decorations is estimated at \$5,000.00; Estimated cost for a Website and Maintenance is estimated at \$9,760.00. The cost of providing Marketing for 2014 is estimated at \$14,760.00 or 24% of the budget



**Administration:** The Wilmington Chamber will continue to administer the contracts, calls, accounting, verification of accounts and the production and distribution of the newsletter. The cost of providing administration/accounting for 2014 is estimated at \$5,540.00 or 9% of the 2014 Budget.

**Contingency:** The contingency for 2014 will be used to cover uncollected assessments and unexpected expenditures. The 16% contingency for 2014 is \$9,842.

**Method and Basis of Assessment:**

The assessment formula is based upon the number of workers employed by each of the businesses within the project area boundaries. There are one hundred and fifty one (151) operating businesses for which the projected total assessment value is \$43,500.00 attached to this report as **Appendix C**. New start ups for fiscal year 2014 shall be exempt for this year.

The rate is to be assessed based upon the number of full time employees as follows:

|                                   |            |
|-----------------------------------|------------|
| Sole Proprietor with No Employees | \$150.00   |
| 1 - 3 Employees                   | \$250.00   |
| 4 – 6 Employees                   | \$500.00   |
| 7 – 9 Employees                   | \$1,000.00 |
| 10 – 19 Employees                 | \$1,500.00 |
| 20 + Employees                    | \$3,000.00 |

**Amount of Surplus/Deficit from previous Fiscal Year:** Based on expenditures for December 31, 2013 and the balance of accounts the District has a surplus from the 2013 fiscal year of \$18,012.05 to be carried over into the 2014 fiscal year. There is no deficit from 2013 to be carried over. The BID did not receive any other contributions other than the assessments levied.

**Advisory Board Members for the Wilmington Commercial District Business**

**Improvement District:** A list of the 2014 Advisory Board members is attached to this report as **Appendix D**.



## APPENDIX A – TOTAL ESTIMATE COST FOR THE WILMINGTON BID – FY 2014

### Revenue and Expense Report for period 01.01.2014 to 12.31.2014

#### 2014 Revenue

|                           |                    |
|---------------------------|--------------------|
| B.I.D. Assessments        | \$43,500.00        |
| Balance Year END 12.31.13 | \$18,012.05        |
| <b>Total Revenue</b>      | <b>\$61,512.05</b> |

#### Expenses

|                       |                             |                    |
|-----------------------|-----------------------------|--------------------|
| <b>Administration</b> | Accounting                  | \$ 1,500.00        |
|                       | General                     | \$ 4,040.00        |
|                       | <b>Total Administration</b> | <b>\$ 5,540.00</b> |

#### Maintenance

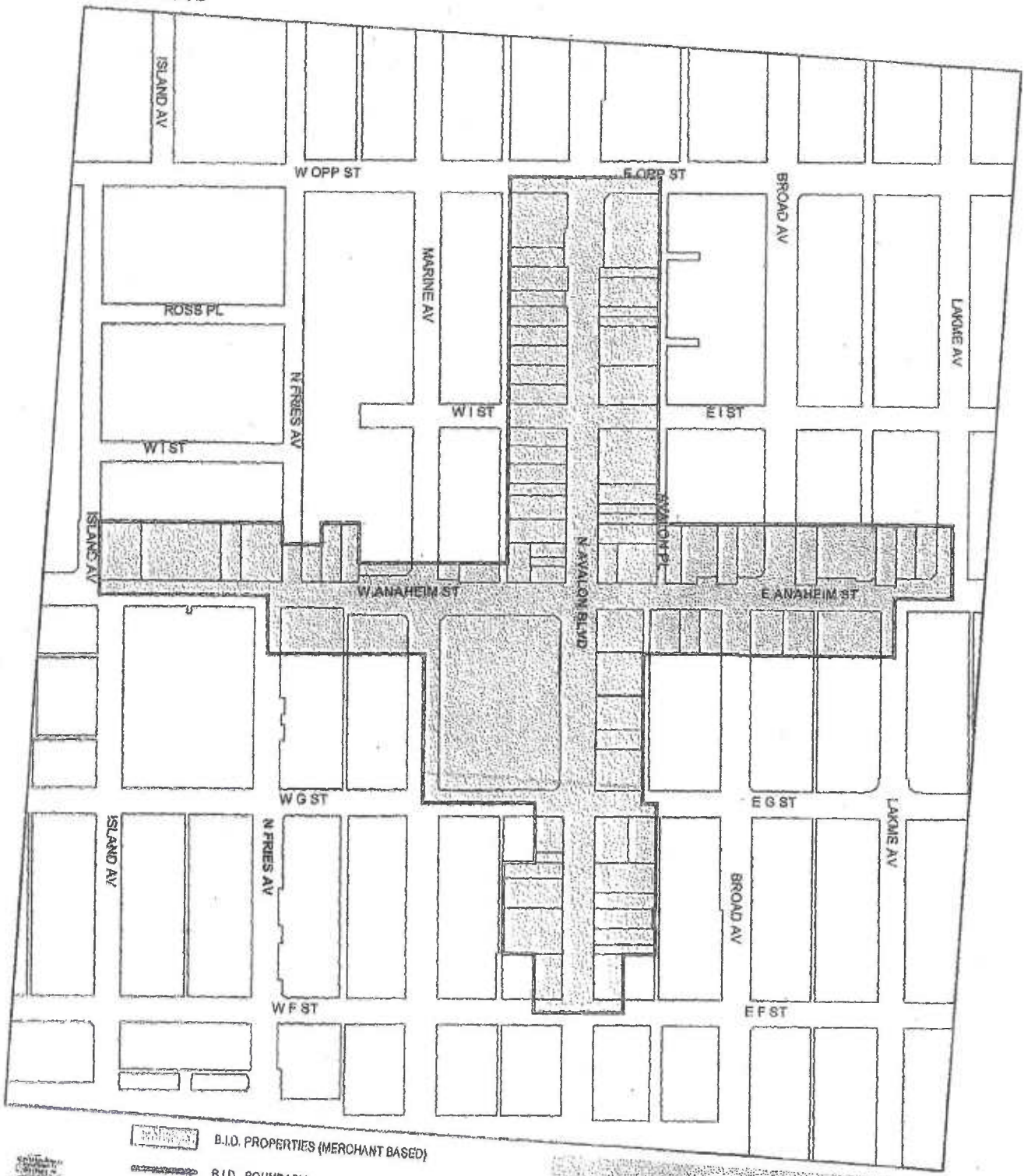
|                            |                    |
|----------------------------|--------------------|
| Cleanup Sidewalks, Gutters | \$18,370.05        |
| Tree Trimming              | \$10,000.00        |
| Steam Cleaning             | \$3,000.00         |
| <b>Total Maintenance</b>   | <b>\$31,370.05</b> |

|                  |                            |                    |
|------------------|----------------------------|--------------------|
| <b>Marketing</b> | Holiday Lights and Banners | \$5,000.00         |
|                  | Website and Maintenance    | \$9,760.00         |
|                  | <b>Total Marketing</b>     | <b>\$14,760.00</b> |

|                    |                   |
|--------------------|-------------------|
| <b>Contingency</b> | <b>\$9,842.00</b> |
|--------------------|-------------------|

|                            |                    |
|----------------------------|--------------------|
| <b>2014 Total Expenses</b> | <b>\$61,512.05</b> |
|----------------------------|--------------------|

APPENDIX B



B.I.D. PROPERTIES (MERCHANT BASED)  
 B.I.D. BOUNDARY

Maped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION

WILMINGTON  
 BUSINESS IMPROVEMENT DISTRICT

Not to Scale



| DBA                                      | Street  | Side | Dir | Business Addr         | Mail City  | Mail | Mail Zip | 2014 Asm | Comment |
|--|---------|------|-----|-----------------------|------------|------|----------|----------|---------|
| Top Top Fashion                          | Anaheim | Odd  | E   | 101 E Anaheim St #101 | Wilmington | CA   | 90744    | \$150    |         |
| Etucuario Novelties                      | Anaheim | Even | E   | 102 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Ace Cash Express                         | Anaheim | Even | W   | 104 W Anaheim St #A   | Irving     | TX   | 75038    | \$500    |         |
| China Wok Express                        | Anaheim | Even | W   | 104 W Anaheim St #B   | Wilmington | CA   | 90744    | \$150    |         |
| Dental Plus                              | Anaheim | Even | W   | 104 W Anaheim St #C   | Wilmington | CA   | 90744    | \$250    |         |
| Donut House                              | Anaheim | Even | W   | 104 W Anaheim St #D   | Wilmington | CA   | 90744    | \$150    |         |
| F&M Software Consulting Inc              | Anaheim | Even | E   | 106 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Lucy's Fashion                           | Anaheim | Even | E   | 108 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Rite Aid #5516                           | Anaheim | Even | W   | 108 W Anaheim St      | Harrisburg | PA   | 17105    | \$3,000  |         |
| Soccer Sports Shop                       | Anaheim | Even | E   | 110 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Aba Pawn Shop                            | Anaheim | Odd  | E   | 111 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Flores Pool Hall                         | Anaheim | Even | E   | 114 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Ramirez Travel                           | Anaheim | Odd  | E   | 115 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Luigi's Tax Firm #2                      | Anaheim | Odd  | W   | 117 W Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Esther's Barber Shop                     | Anaheim | Odd  | W   | 119 1/2 W Anaheim St  | Wilmington | CA   | 90744    | \$150    |         |
| Tax Solutions Plus                       | Anaheim | Odd  | W   | 119 W Anaheim St #5   | Wilmington | CA   | 90744    | \$150    |         |
| Pina's                                   | Anaheim | Even | E   | 120 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| El Super                                 | Anaheim | Even | W   | 120 W Anaheim St      | Carson     | CA   | 90745    | \$3,000  |         |
| Iglesia Apostolica de la Fe en Cristo Je | Anaheim | Even | E   | 122 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Paramount 99                             | Anaheim | Even | W   | 122 W Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Nicks Collectibles                       | Anaheim | Odd  | W   | 123 W Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Diego's Barber Shop                      | Anaheim | Even | E   | 124 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Water Plus & Metro PCS                   | Anaheim | Even | W   | 124 W Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Banco Popular                            | Anaheim | Odd  | E   | 125 E Anaheim St #A   | New York   | NY   | 10271    | \$500    |         |
| Adriana Insurance                        | Anaheim | Odd  | E   | 125 E Anaheim St #B   | Wilmington | CA   | 90744    | \$150    |         |
| Mommy's Nutritional Center               | Anaheim | Odd  | E   | 125 E Anaheim St #H   | Wilmington | CA   | 90744    | \$250    |         |
| Louie's Chinese Cuisine                  | Anaheim | Odd  | E   | 125 E Anaheim St #I&J | Wilmington | CA   | 90744    | \$250    |         |
| Tutti Frutti                             | Anaheim | Odd  | E   | 125 E Anaheim St #L   | Wilmington | CA   | 90744    | \$150    |         |
| Kathy Nails And Spa                      | Anaheim | Odd  | E   | 125 E Anaheim St #M   | Wilmington | CA   | 90744    | \$250    |         |
| Castaneda Income Tax                     | Anaheim | Even | E   | 126 E Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Hispanoamerica Jewelers                  | Anaheim | Even | W   | 126 W Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Star Auto Registration                   | Anaheim | Even | E   | 128 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| El Doctor Bueno                          | Anaheim | Even | W   | 128 W Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Nail Palace                              | Anaheim | Even | W   | 130 W Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| Clinica Medica Mi Pueblo                 | Anaheim | Odd  | W   | 131 W Anaheim St      | Wilmington | CA   | 90744    | \$500    |         |
| Subway #22922                            | Anaheim | Even | W   | 132 W Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Tommy's Burgers                          | Anaheim | Odd  | E   | 137 E Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Payless Shoesource                       | Anaheim | Even | W   | 140 W Anaheim St #A   | Topeka     | KS   | 66601    | \$500    |         |
| The Northeast Community Clinic           | Anaheim | Even | E   | 200 E Anaheim St      | Anaheim    | CA   | 91801    | \$250    |         |
| Ace Dental                               | Anaheim | Even | E   | 200 E Anaheim St #254 | Wilmington | CA   | 90744    | \$250    |         |
| Tom's #1                                 | Anaheim | Odd  | W   | 201 W Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Lucky Lavanderia                         | Anaheim | Even | W   | 208 W Anaheim St #A   | Wilmington | CA   | 90744    | \$150    |         |
| Sol Water & Ice Factory                  | Anaheim | Even | W   | 208 W Anaheim St #B   | Wilmington | CA   | 90744    | \$150    |         |
| Camino De Guanajuato Restaurant          | Anaheim | Even | W   | 208 W Anaheim St #C   | Wilmington | CA   | 90744    | \$250    |         |
| Elizabeth Beauty Salon                   | Anaheim | Even | W   | 208 W Anaheim St #E   | Wilmington | CA   | 90744    | \$150    |         |
| Cleopatra Tobacco & Gifts                | Anaheim | Even | W   | 208 W Anaheim St #H   | Wilmington | CA   | 90744    | \$150    |         |
| PM Auto Sales                            | Anaheim | Odd  | E   | 215 E Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Comfort Medical Group                    | Anaheim | Odd  | W   | 215 W Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Romeo's Auto Repair                      | Anaheim | Even | E   | 216 E Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| Angel Healthcare                         | Anaheim | Even | E   | 218 E Anaheim St      | Wilmington | CA   | 90744    | \$250    |         |
| California Advanced Pain Institute       | Anaheim | Even | E   | 218 E Anaheim St      | Wilmington | CA   | 90744    | \$500    |         |
| Cita Tax Services                        | Anaheim | Even | E   | 220 E Anaheim St      | Wilmington | CA   | 90744    | \$150    |         |
| La Mexicanita                            | Anaheim | Even | W   | 220 W Anaheim St #A   | Wilmington | CA   | 90744    | \$150    |         |
| California Check Cashing Stores LLC      | Anaheim | Even | W   | 220 W Anaheim St #B   | Oakland    | CA   | 94620    | \$250    |         |

## Appendix C

## WILMINGTON 2014 STAKEHOLDERS

|                                      |         |      |   |                          |              |    |       |         |     |
|--------------------------------------|---------|------|---|--------------------------|--------------|----|-------|---------|-----|
| Magic Eyebrow Threading              | Anaheim | Even | W | 220 W Anaheim St #C      | Wilmington   | CA | 90744 | \$150   |     |
| Lupita Quality Dental 2              | Anaheim | Odd  | W | 221 W Anaheim St         | Wilmington   | CA | 90744 | \$250   |     |
| Little Old Mexico Bakery             | Anaheim | Odd  | W | 223 W Anaheim St         | Wilmington   | CA | 90744 | \$250   |     |
| Avalon Barber Salon                  | Anaheim | Even | E | 224 E Anaheim St         | Wilmington   | CA | 90744 | \$150   |     |
| Liberty Tax Service                  | Anaheim | Odd  | W | 225 W Anaheim St         | Wilmington   | CA | 90744 | \$250   |     |
| Medicine Cabinet                     | Anaheim | Even | E | 228 E Anaheim St         | Wilmington   | CA | 90744 | \$500   |     |
| Global Tires Of California Inc       | Anaheim | Odd  | E | 233 E Anaheim St         | Wilmington   | CA | 90744 | \$500   |     |
| K's Test Only                        | Anaheim | Odd  | E | 233 E Anaheim St         | Wilmington   | CA | 90744 | \$150   |     |
| Votum Staffing                       | Anaheim | Even | E | 236 E Anaheim St         | Wilmington   | CA | 90744 | \$500   |     |
| United Oil #6                        | Anaheim | Odd  | W | 305 W Anaheim St         | Gardena      | CA | 90248 | \$500   |     |
| Industrial Shoe Co                   | Anaheim | Odd  | W | 313 W Anaheim St         | Wilmington   | CA | 90744 | \$150   |     |
| O'Reilly Auto Parts                  | Anaheim | Odd  | W | 329 W Anaheim St         | Phoenix      | AZ | 85012 | \$1,500 |     |
| Food 4 Less                          | Anaheim | Even | W | 336 W Anaheim St         | Los Angeles  | CA | 90054 | \$3,000 |     |
| Wells Fargo Bank                     | Anaheim | Odd  | W | 339 W Anaheim St         | Wilmington   | CA | 90744 | \$1,500 |     |
| Avalon Coin Laundry                  | Avalon  | Even |   | 600 N Avalon Blvd #D     | Wilmington   | CA | 90744 | \$150   |     |
| Avalon Square Laundry                | Avalon  | Odd  |   | 601 N Avalon Blvd #C     | Wilmington   | CA | 90744 | \$150   |     |
| Altamirano Chiropractic              | Avalon  | Odd  |   | 601 N Avalon Blvd #D     | Wilmington   | CA | 90744 | \$150   |     |
| Bee Wellness Center li               | Avalon  | Even |   | 612 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Galaxia                              | Avalon  | Odd  |   | 613 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| East of the Sun West of the Moon     | Avalon  | Even |   | 616 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Benjamin Lee Accounting              | Avalon  | Odd  |   | 617 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| LA Green Connection Center           | Avalon  | Even |   | 618 N Avalon Blvd        | Wilmington   | CA | 90744 |         | New |
| Ocean West Aroma                     | Avalon  | Odd  |   | 619 N Avalon Blvd        | Wilmington   | CA | 90744 |         | New |
| Moonlight Hall                       | Avalon  | Even |   | 620 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Jose's Barber Shop                   | Avalon  | Odd  |   | 623 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Wilmington Empowerment Center        | Avalon  | Even |   | 626 N Avalon Blvd #A     | El Segundo   | CA | 90245 | \$150   |     |
| Botanica Francisca                   | Avalon  | Even |   | 628 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| American AAA Healthcare Center       | Avalon  | Odd  |   | 629 N Avalon Blvd #C     | Wilmington   | CA | 90744 | \$150   |     |
| Ramari's Barber Shop                 | Avalon  | Odd  |   | 629 N Avalon Blvd #D     | Wilmington   | CA | 90744 | \$150   |     |
| A Vision For Wilmington Ministries   | Avalon  | Odd  |   | 629 N Avalon Blvd #E     | Wilmington   | CA | 90744 | \$150   |     |
| The Universal Church                 | Avalon  | Even |   | 632 N Avalon Blvd        | Los Angeles  | CA | 90014 | \$150   |     |
| Second-hand shop                     | Avalon  | Even |   | 634 N Avalon Blvd        | Wilmington   | CA | 90744 |         | New |
| South Bay Designs                    | Avalon  | Even |   | 642 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Santa Fe Seconds                     | Avalon  | Odd  |   | 645 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Dinos Bar                            | Avalon  | Even |   | 646 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Pollo Lico                           | Avalon  | Even |   | 702 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Rodriguez Bar/Pool Hall              | Avalon  | Even |   | 702 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Discoteca Casa Loza                  | Avalon  | Even |   | 708 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Insurance Inc                        | Avalon  | Even |   | 708 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Wilmington Urgent Care & Family Clin | Avalon  | Even |   | 714 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Legacy Centers For Foot And Ankle Su | Avalon  | Even |   | 714 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| LA Collective Herbal Inc             | Avalon  | Even |   | 728 N Avalon Blvd        | Wilmington   | CA | 90744 |         | New |
| Royal Pawn Shop                      | Avalon  | Even |   | 734 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Eagles Multy Services                | Avalon  | Even |   | 736 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Pepe's Pants                         | Avalon  | Even |   | 738 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Nextyle                              | Avalon  | Odd  |   | 801 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Hip Hop Fashion Edition              | Avalon  | Odd  |   | 805 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| New Murrays                          | Avalon  | Odd  |   | 807 N Avalon Blvd        | Wilmington   | CA | 90744 | \$150   |     |
| Arturo Jewelery Repair               | Avalon  | Even |   | 808 1/2 N Avalon Blvd    | Wilmington   | CA | 90744 | \$150   |     |
| Grupo La Paz                         | Avalon  | Even |   | 810 1/2 N Avalon Blvd #3 | Wilmington   | CA | 90744 | \$150   |     |
| Salud Natural / Natural Health       | Avalon  | Even |   | 810 1/2 N Avalon Blvd #5 | Wilmington   | CA | 90744 | \$150   |     |
| Neuroticos Anonimos                  | Avalon  | Even |   | 810 1/2 N Avalon Blvd #6 | Wilmington   | CA | 90744 |         | New |
| Dr Richard Peters                    | Avalon  | Even |   | 810 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Dolex Dollar Express                 | Avalon  | Even |   | 811 N Avalon Blvd        | Cerritos     | CA | 90703 | \$150   |     |
| Southbay Craft                       | Avalon  | Even |   | 812 N Avalon Blvd        | Wilmington   | CA | 90744 | \$250   |     |
| Don Roberto's Jewelers               | Avalon  | Odd  |   | 813 N Avalon Blvd        | San Clemente | CA | 92673 | \$500   |     |



## Appendix C

## WILMINGTON 2014 STAKEHOLDERS

|                                  |        |      |                        |             |    |       |         |        |
|----------------------------------|--------|------|------------------------|-------------|----|-------|---------|--------|
|                                  | Avalon | Even | 814 N Avalon Blvd #A   | Wilmington  | CA | 90744 |         | New    |
| Tres Amigos                      | Avalon | Odd  | 815 N Avalon Blvd      | Wilmington  | CA | 90744 | \$250   |        |
| Zapotitan Barber Shop            | Avalon | Even | 816 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Marine Printing                  | Avalon | Even | 818 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Ropa Mundial                     | Avalon | Odd  | 819 N Avalon Blvd      | Wilmington  | CA | 90744 |         | closed |
| El Mago                          | Avalon | Odd  | 821 N Avalon Blvd      | Cudahy      | CA | 90201 | \$250   |        |
| Accesorios Y Mas La Pequena Lulu | Avalon | Even | 822 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Bargain Value                    | Avalon | Odd  | 823 N Avalon Blvd      | Wilmington  | CA | 90744 | \$250   |        |
| Maria F Hernandez/Raquel Estrada | Avalon | Even | 824 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Martha F Lopez                   | Avalon | Even | 824 N Avalon Blvd      | Wilmington  | CA | 90744 |         | New    |
| Nicole                           | Avalon | Even | 824 N Avalon Blvd      | Wilmington  | CA | 90744 |         | New    |
| Star Multi Service LLC           | Avalon | Even | 824 N Avalon Blvd #I   | Wilmington  | CA | 90744 |         | New    |
| Nice Jewelry                     | Avalon | Even | 824 N Avalon Blvd #U   | Wilmington  | CA | 90744 | \$150   |        |
| Mariposas Hair Salon             | Avalon | Even | 824 N Avalon Blvd #W   | Wilmington  | CA | 90744 | \$150   |        |
| Rio's Jewellery                  | Avalon | Odd  | 825 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Sunn Lee                         | Avalon | Odd  | 827 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Boost Mobile                     | Avalon | Odd  | 829 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Wilmington Jewelry & Loan        | Avalon | Odd  | 831 N Avalon Blvd      | Wilmington  | CA | 90744 | \$500   |        |
| Tokyo Grill                      | Avalon | Even | 900 N Avalon Blvd      | Wilmington  | CA | 90744 | \$250   |        |
| T-Mobile                         | Avalon | Odd  | 905 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Las Tres Oceguedas               | Avalon | Odd  | 907 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| MICH Services                    | Avalon | Even | 920 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Simplemente Beatriz Crafts Gifts | Avalon | Even | 922 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Zumba Studio                     | Avalon | Even | 924 N Avalon Blvd      | Wilmington  | CA | 90744 |         | New    |
| Iglesia Cristiana                | Avalon | Even | 926 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Delia Flores                     | Avalon | Odd  | 927 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| One Hour Photo                   | Avalon | Even | 928 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Southern California Gas Company  | Avalon | Odd  | 929 N Avalon Blvd      | San Diego   | CA | 92101 | \$250   |        |
| King Lui Shoe Repair             | Avalon | Even | 930 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Carl's Liquor Market             | Avalon | Odd  | 933 N Avalon Blvd      | Wilmington  | CA | 90744 | \$250   |        |
| Family Dental                    | Avalon | Even | 934 N Avalon Blvd      | Wilmington  | CA | 90744 | \$250   |        |
| Uniamerica Insurance             | Avalon | Odd  | 935 N Avalon Blvd      | Wilmington  | CA | 90744 | \$150   |        |
| Gas & Mini-Mart                  | Avalon | Even | 950 N Avalon Blvd #101 | Wilmington  | CA | 90744 | \$500   |        |
| Anna's Donut                     | Avalon | Even | 950 N Avalon Blvd #102 | Wilmington  | CA | 90744 | \$150   |        |
| Elena's Bakery                   | Avalon | Even | 950 N Avalon Blvd #104 | Wilmington  | CA | 90744 | \$150   |        |
| Altima Insurance                 | Avalon | Even | 950 N Avalon Blvd #105 | Wilmington  | CA | 90744 | \$150   |        |
| Total Fashion Q                  | Avalon | Even | 950 N Avalon Blvd #107 | Wilmington  | CA | 90744 | \$150   |        |
| Luv Nails                        | Avalon | Even | 950 N Avalon Blvd #108 | Wilmington  | CA | 90744 | \$150   |        |
| Agua-Cel                         | Avalon | Even | 950 N Avalon Blvd #110 | Wilmington  | CA | 90744 | \$150   |        |
| Claudia's Beauty Salon           | Avalon | Even | 950 N Avalon Blvd #111 | Wilmington  | CA | 90744 | \$150   |        |
| Bank Of America                  | Avalon | Odd  | 951 N Avalon Blvd      | Los Angeles | CA | 90071 | \$3,000 |        |

\$43,500

## **Wilmington Commercial Business Improvement District**

### **Advisory Board Members**

**Jack Babbitt  
Robert F. Millar  
Patrick Wilson  
Jim DeWitt  
Ingo Werk  
Lucia Moreno  
Manuel Louis  
Mary Gutierrez  
Shirley Atencio  
Robert McKoy  
Amy Grat  
Cecilia Moreno  
Trini M. Jimenez  
Michael Sanborn  
Irene Mendoza  
Kaj Palsson  
Elinor Lester  
Janet Esposito  
Betsy Brien  
Linda Frame  
Thomas G. Dahlgren  
Olga Chavez**

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

An Ordinance of Intention of the City of Los Angeles to confirm the Annual Report for the Wilmington Commercial 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, 2014.

**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 August 8, 2000, adopted Ordinance No. 173472, 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 fourteenth operating year; and,

**WHEREAS**, the subject annual report 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 fourteenth operating year, prepared by the Advisory Board for the Wilmington Commercial Business Improvement District which is filed with the City Clerk and is contained in Council File No. 10-0084, to provide for the levy of assessments upon businesses operating within the Wilmington Commercial Business Improvement District during the 2014 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 2014 operating year remain unchanged from the boundaries as set forth for the 2013 operating year. A description of the boundaries of the District for 2014 are as follows: The District is bounded roughly by Avalon Boulevard, from Opp Street on the north and F Street on the south; and Anaheim Street, from Island Avenue on the west and Lakme Avenue on the east. 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: sidewalk maintenance, marketing and administration, 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 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 \_\_\_\_\_ at 10:00 a.m., 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, but the public hearing shall be completed within 30 days. At this hearing, the City Council will consider the adoption of the ordinance authorizing the assessment for the District's 2014 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, Interim City Clerk

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

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  \_\_\_\_\_  
CHRISTY NUMANO-HIURA  
Deputy City Attorney

Date 6-24-14

File No. 10-0084