

PATRICE Y.
LATTIMORE
CITY CLERK

RUBEN VIRAMONTES
EXECUTIVE OFFICER

City of Los Angeles

CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Elections and Business
Improvement District
Division
555 Ramirez St., Space
300
Los Angeles, CA. 90012
(213) 275-3373
FAX: (213) 978-1130

JINNY PAK
DIVISION MANAGER

clerk.lacity.org

December 10, 2025

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

Council Districts 11

REGARDING: THE VENICE BEACH 2022-2026 (PROPERTY BASED) BUSINESS IMPROVEMENT DISTRICT'S 2026 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Venice Beach 2022-2026 Business Improvement District's ("District") 2026 fiscal year (CF 16-0749). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, an Annual Planning Report for the District must be submitted for approval by the City Council. The Venice Beach 2022-2026 Business Improvement District's Annual Planning Report for the 2026 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

BACKGROUND

The Venice Beach 2022-2026 Business Improvement District was established on August 04, 2021 by and through the City Council's adoption of Ordinance No. 187130 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The Council established the District pursuant to State Law.

ANNUAL PLANNING REPORT REQUIREMENTS

The State Law requires that the District's owners' association shall cause to be prepared, for City Council's consideration, an Annual Planning Report for each fiscal year for which assessments are to be levied and collected to pay for the costs of the planned District improvements and activities. The Annual Planning Report shall be filed with the City Clerk and shall refer to the district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following: any proposed changes in the boundaries of the district or in any benefit zones within the district; the improvements and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and activities for that fiscal year; the method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of an contributions to be made from sources other than assessments levied.

The attached Annual Planning Report, which was approved by the District's Board at their meeting on November 06, 2025, complies with the requirements of the State Law and reports that programs will continue, as outlined in the Management District Plan adopted by the District property owners. The City Council may approve the Annual Planning Report as filed by the District's owners' association or may modify any particulars contained in the Annual Planning Report, in accordance with State Law, and approve it as modified.

FISCAL IMPACT

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

RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Venice Beach 2022-2026 Business Improvement District's 2026 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2026 budget concurs with the intentions of the Venice Beach 2022-2026 Business Improvement District's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT the attached Annual Planning Report for the Venice Beach 2022-2026 Business Improvement District's 2026 fiscal year, pursuant to the State Law.

Sincerely,
Patrice Lattimore
City Clerk

A handwritten signature in black ink that reads "Pat. Latt." in a cursive style.

Venice Beach 2022-2026
Business Improvement District

2026 Annual Planning Report

District Name

This report is for the Venice Beach Business Improvement District (District). The District is operated by Venice Beach Property Owners Association, a private non-profit organization.

Financial Year of Report

The report applies to the 2026 Fiscal Year. The District Board of Directors approved the 2026 Annual Planning Report at the November 6, 2025 Board of Director's meeting.

Boundaries

There are no changes to the District boundaries for 2026.

Benefit Zones

There are no changes to the District boundaries for 2026.

2026 IMPROVEMENTS, ACTIVITIES AND SERVICES

Clean & Safe Programs : \$1,795,571.79 (72.33%)

Examples include: bicycle, Segway, vehicular or foot patrols, sidewalk sweeping, pressure washing, landscaping, trash removal, graffiti/poster/sticker/gum removal and related activities.

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Clean encompasses all "Clean Team" sidewalk, curb and other right-of-way services in the District and includes: sweeping, litter removal, bulky item removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.). Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all "Safe Team" services in the District and includes: specially trained personnel on foot, bike, or other vehicles who will traverse the District to serve as a deterrent to crime, respond to calls for assistance, de-escalate situations, and provide directions, transit information, business information, event information, social service referrals, emergency assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.

The goal of both clean and safe programs is the same: to establish and maintain a clean, safe, beautiful and welcoming District by providing these services to all of the individually assessed parcels in the District. Various levels of clean and safe activities will be required over time to maintain the District.

In 2026, Clean & Safe Programs will continue the clean and safe program services established in 2021 under the new BID cycle (2021-2026 contract with the City). Currently, the District offers both clean and safe services 7 days a week and expects to maintain that frequency of service. The days and hours for both Clean and Safe Team services are always available on the District website. Clean and safe statistics are published in the District monthly community updates ("newsletters") sent out via the District email list and published on the website. The newsletters are distributed at each Board of Directors meeting. Oral clean and safe team reports are given at each District Board of Directors meeting. In 2026 the District will continue efforts to not only maintain, but improve the baseline of cleanliness and safety in the District.

Clean Team Goals:

In 2026 the Clean Team will continue to deliver core maintenance and beautification services across the Venice Beach BID while formalizing a project-based approach to maximize impact and operational consistency. Work will be organized under four initiatives — District Routes Improvement, Public Space Enhancement, District Refresh, and the District Vibrancy Initiative — each with clearly defined scopes, workflows, and documentation practices to ensure reliable district-wide results.

District Routes Improvement will target intensive alley and secondary-route maintenance. Activities include deep-cleaning alleys, enhanced odor removal and pressure washing, and scheduled weeding. Dedicated routine secondary-route sweeps will prevent buildup of litter and refuse and quickly address emerging hotspots. New documentation standards will be implemented to record pre and post condition through standardized work logs and before/after notes. In 2026 weeding efforts will be

collected and reported each month, along with normal collection and reporting of pressure washing. In 2026 the goal is for clean service documentation to increase by 20%.

Public Space Enhancement will concentrate on high-visibility surfaces across the District. This program prioritizes rapid response to graffiti and sticker incidents (remove high-visibility graffiti within 24 hours of report) and focused abatement in visually prominent locations. We will strengthen operational coordination between the Safe and Clean teams to improve communication and triage of service requests: when Safe Team encounters graffiti, broken glass, code brown/yellow, or other issues requiring Clean Team action, they will create a work order that appears on a Clean Team dashboard of outstanding requests, so jobs are routed efficiently and tracked to completion. By triaging and routing requests directly to the Clean Team dashboard, crews can focus on resolving reported issues rather than spending time searching for problems—reducing duplicate checks, improving prioritization of high-impact work, and speeding response times. In 2026 the goal is for 90% of service requests to be resolved within 24 hours.

District Refresh will expand and formalize pressure-washing and surface maintenance across priority corridors. The Team will maintain a documented District pressure-wash rotation (currently ~4 weeks) and work toward a shorter target cycle (approximately 2–2.5 weeks where feasible). District Refresh also includes enhanced cleaning of odor-impacted and biohazard-affected assets (light poles, fire hydrants, trash enclosures) and a documented monthly district wash. In 2026 the goal is for pressure washing hours to increase by 20%.

District Vibrancy Initiative focuses on seasonal enhancements timed ahead of peak visitor periods and holidays. The Initiative will provide increased labor during high-season windows and run an all-season deep-clean program with bi-weekly project planning and tracking. It will expand weeding and greenspace maintenance — watering established plantings, mulching, and targeted removal of weeds — and include seasonal planting using exclusively native species to improve the District’s ecological resilience. In 2026 green maintenance activities such as weeding, mulching, and watering will be documented and reported. The goal for green maintenance is for 60% of plantings to survive their first year. Native plantings are selected to support pollinators and require minimal irrigation once established, delivering longer-term environmental benefit alongside improved streetscape aesthetics. To support delivery across all initiatives, routine schedules and documentation practices will be utilized in conjunction with documented regular quality checks performed by District staff.

Safe Team Goals

In 2026 the Safe Team will build upon recent improvements by formalizing area-based patrols, strengthening relationships with outreach providers, and using real-time reporting to make patrols smarter and more responsive. The emphasis is on predictable coverage that is operationally flexible and tighter coordination with Clean Team operations so crews can act quickly on service needs. New documentation standards will track and support inter-team coordination. The goal for 2026 is that 15-20% of service requests are generated by Safe Team patrols.

Patrol Coverage & Model: The District will be divided into distinct areas on a map. Officers will be assigned to a specific area for a set period, then routinely rotated to avoid predictability. Assignments will be designed to expand visibility across the District while reducing predictable pairings and ensuring an even distribution of security coverage. Monthly audits will check area assignments and allow supervisors to spot coverage gaps or emerging hotspots. This approach balances a steady, familiar presence in each zone with the operational unpredictability that deters repeat offending. In 2026 the goal is for patrol and observation logs to increase by 10%.

Community Engagement & Referrals: The Safe team will prioritize relationship building with both community members and local outreach providers. Safe Team members will conduct routine, documented check-ins with businesses, property owners/representatives and community members to maintain line of communication and gather situational awareness. For people experiencing homelessness, Engagement Team members will continue to build rapport through consistent, humane contact—offering basic supplies, making phone calls when needed, and facilitating referrals when possible. To improve outcomes, the Safe Team will actively cultivate and maintain a contact list of outreach partners and referral pathways so connections can be made quickly. To keep coordination reliable, the Team will schedule regular partner check-ins and maintain clear contact protocols so handoffs are timely and consistent. The Safe Team’s steady, approachable presence will remain central to connecting individuals to services and maintaining block-level situational awareness. In 2026 the goal is to increase reported engagements by 40%.

Data & Operational Systems: The Safe Team will use real-time reporting to improve decision-making in the field. Data driven analytics will inform periodic rerouting so patrol assignments adapt to emerging patterns rather than remaining static. Supervisors will run weekly data quality audits of entries to ensure completeness and accuracy for operational reporting. The Safe Team will also integrate documentation workflows with the Clean Team: when officers encounter graffiti, sharps,

biohazards, or other maintenance needs, they will create a work order that routes to the Clean Team and tracked so issues are resolved quickly. This integrated workflow ensures maintenance needs are resolved efficiently while the Safe Team focuses on engagement and safety.

Training & Readiness: In 2026 additional regular trainings focused on public engagement, clear report-writing standards, referral best practices, and safety protocols for solo patrols will be added. Clear guidance will be provided on when to escalate medical or life-safety issues to 911, as well as consent when working with vulnerable individuals looking to be connected with outreach services. In 2026 the number of individuals connected to services will be tracked and increase by 20%.

Communication & Special Projects : \$207,342.62 (8.35%)

Examples include: Website, newsletter, promotional efforts, outreach programs, special projects designed to compliment and enhance the delivery of BID services.

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Communications & Special Projects includes activities such as: production of a quarterly (minimum frequency) newsletter that shall be distributed to all property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the District, its residents, businesses, services and amenities. In 2026, Communications & Special Projects will continue to develop the District website and provide District monthly community updates (“newsletter”) to District stakeholders. Additionally, relevant materials, such as proposed Management District Plan, will be added to the website in conjunction with renewal efforts. In an effort to enhance both communications and safety in the District, the BID will continue to gather and update a comprehensive directory of businesses and stakeholders. This will allow the BID to better communicate directly with tenants during emergent situations while also collecting information needed to produce new way-finding initiatives.

Special Projects scheduled for 2026 include a beautification project and summer activation series. Initiated in 2024, the District in collaboration with community groups and the council office began a pollinator corridor which will expand throughout the district. Utilizing existing parkways and tree-wells, this beautification project will include developing landscape plans, expanding tree wells, planting native trees and plants, and supporting integrative art throughout the gardens. The District will support through purchasing native trees and plants, and the Clean Team will work with community groups on the initial maintenance of native plantings (though long term, these plants/trees will survive with little to no maintenance). The goal of the project is to create more walkable pathways throughout the district, while also preserving native species that are critical to a resilient coastline environment. In 2026 it is the goal of the District to support 4 new expansion areas of the corridor. In Summer 2026, the District in collaboration with Recreation and Parks and the council office, will support a series of live music activations at locations observed to be underutilized in the late afternoon. Additionally, the District will coordinate efforts to connect community members and local businesses with the activation series. Other special projects may be subsequently identified, discussed and approved by the Board in 2026.

The primary 2026 goals for this category are to raise the community’s awareness of the BID, its programs, support public space activation to enhance visitor experience and promotion of the District. Enhancements to the website, collateral materials, direct outreach and community collaboration are among the means by which the District seeks to achieve these goals in 2026.

Administration & Management : \$479,557.52 (19.32%)

Examples include: Personnel costs, city fees, formation costs, legal, accounting, insurance, office space, office supplies and equipment.

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Administration & Management includes activities such as personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District formation, as well as City and/or County fees.

In 2026, Administration & Management will continue to provide oversight and coordination for all

District activities and programs with a focus on accounting/bill pay, legal, insurance, personnel hiring, training and support, facilities and equipment maintenance, board meeting coordination, all City compliance activities and reports, and more. In 2026, the District will continue to focus on Board development and on-boarding new Board members who can improve and expand organizational capacity.

In 2026, the Board and staff will continue renewal efforts through communications, education, and soliciting feedback on quality of services. In 2026 the BID will hold a series of topic specific workshops for stakeholders and community members to learn about best practices and connect with local city partners.

Total Estimate of Cost for 2026

A breakdown of the total estimated 2026 budget is attached to this report as **Appendix A**

Method and Basis of Levying the Assessment

The Method for levying the 2026 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and a calculation of assessable footage for two (2) Benefit Zones. Assessments are determined by parcel frontage linear footage, lot size square footage and building square footage. The management district plan allows for a maximum CPI increase of 5%. The Board voted for a 5% increase in 2026.

The assessment rates for 2026 are as follows:

Commercial/Industrial & Publicly Owned w/ Commercial Uses

Zone 1

Frontage \$35.0818

Lot \$0.1331

Bldg. \$0.0968

Zone 2

Frontage \$17.5409

Lot \$0.1331

Bldg. \$0.0968

Publicly Owned & Occupied

Zone 1

Frontage \$32.6261

Lot \$0.1238

Bldg. \$0.0900

Zone 2

Frontage \$16.3130

Lot \$0.1238

Bldg. \$0.0900

LAUSD

Zone 2

Frontage \$7.0164

Lot \$0.0333

Bldg. \$0.0387

(There is a 5.0% CPI increase for 2026)

Surplus Revenues: \$212,886.00

In CY '25 it is estimated that over \$200,000 of previously reported surplus funds were expended. Going into 2026, approximately 70% of total surplus has been spent since a multi-year spend down plan was initiated in 2023 (and to be completed in 2026). No additional surplus funds have been accrued since the initiation of the plan.

In CY '25 there are a total of \$69,408 of outstanding assessments (of which \$39,457 are for gov't parcels). The District takes this shortfall into account when updating our multi-year spend down. As part of reported spend down plan, in CY '25, surplus funds were allocated and expended in all three budget categories. In Clean & Safe, surplus funds were spent on additional Clean Team labor for special projects (beautification and green space maintenance) and waste hauling improvements. In

Communications and Special Projects, surplus funds were spent on special projects for District beautification (Pollinator Corridor) and District community program/activation summer concert series. In Admin, surplus funds were spent on additional part-time administrative support and renewal efforts. Based on projected expenditures through the remainder of '25, the District expects to have a surplus of \$212,886 on 12/31/2025 to be carried over into the CY '26.

The District has created a plan to spend down the remainder of the surplus over the course of the next year to support District renewal and special projects. Below are estimates of this plan. As such, the District does not anticipate to accrue any additional surplus.

In '26 the surplus will be used primarily to support renewal efforts and address the clean and safety issues through additional staffing positions in both our Clean and Safe Teams respectively, who are specialized in the engagement efforts with encampments and businesses. With major events such as the NBA All Star Games and World Cup coming to Los Angeles, we anticipate more visitors and foot traffic in the District in '26. Additional resources, supported by carryover funds, will help to meet this increased demand on clean and safe services.

In '26 the total surplus included in the projected expenditures is \$212,886. Breakdown by category: Clean/Safe: \$161,470 of carryover funds are dedicated to enhanced clean and safe activities. Additional clean activities include weeding, additional trash pick-up, and beautification projects such as maintaining newly planted native vegetation parkways throughout the district (Pollinator Corridor). To accomplish these goals, specialized positions have been added to the labor schedule for the clean team and will continue through the end of '26.

Additionally, carryover funds are budgeted to support the continued program of our "Engagement Lead" positions on our Safe Team. These positions require additional reporting, relationship building, and benefit from low turn-over. To accomplish this carryover funds will be used to support competitive wages for the positions and monitor the program.

Comms/SP: \$3,080 of carryover funds budgeted are primarily dedicated to the continuation of two special projects: the native plantings beautification and sidewalk improvement project (pollinator corridor) and supporting the summer activation concert series in collaboration with city and community partners.

Admin: \$48,336 of carryover funds are budgeted admin support and renewal activities. In '25 BID staff and Board ad hoc group will identified and began working with consultant(s) on the renewal process for the next cycle. These efforts will continue through the first half of '26.

Anticipated Deficit Revenues

There are no deficit revenues that will be carried over to 2026.

Contribution from Sources other than assessments: \$34,279.19

General Benefit

APPENDIX A - TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Venice Beach 2022-2026 - FY 2026

2026 Estimated Revenues	Zone 1	Zone 2	Total	
2026 Assessments	\$1,528,909.90	\$706,396.84	\$2,235,306.74	
Estimated Carryover from 2025	\$145,610.23	\$67,275.77	\$212,886.00	
Other Income	\$23,446.35	\$10,832.84	\$34,279.19	
Total Estimated Revenues	\$1,697,966.48	\$784,505.45	\$2,482,471.93	
2026 Estimated Expenditures	Zone 1	Zone 2	Total	PCT %
Clean & Safe Programs	\$1,228,139.05	\$567,432.74	\$1,795,571.79	72.33%
Communication & Special Projects	\$141,818.65	\$65,523.97	\$207,342.62	8.35%
Administration & Management	\$328,008.78	\$151,548.74	\$479,557.52	19.32%
Total Estimated Expenditures	\$1,697,966.48	\$784,505.45	\$2,482,471.93	100.00%