

Communication from Public

Name:

Date Submitted: 05/13/2026 09:09 AM

Council File No: 21-1108-S4

Comments for Public Posting: The assessees within the Wilshire Center BID recently received the initial notice of the public hearing and Ordinance of Intention, which indicates that BID administration will continue to be performed by WCBIC, as it has been for the past 30 years, and makes no reference to KAFLA. However, many assessees have no knowledge of the proposed transition of BID administration from WCBID to KAFLA, the process by which such a transition was considered, whether any meaningful opportunity for assessees' participation was provided, or how such a transition was ultimately approved. Further, the proposed amendments reflected in Motions 16D, 21D, and 21C of Council File 21-1108-S4 raise significant concerns and may expose the City to substantial legal risk. Accordingly, we respectfully request that the City retract Motions 16D, 21D, and 21C of Council File 21-1108-S4, or, at a minimum, defer further action until full and complete disclosures are provided and assessees are afforded a meaningful opportunity to participate in a transparent and inclusive process.

PATRICE Y. LATTIMORE
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

RUBEN VIRAMONTES
EXECUTIVE OFFICER



**Election And Business
Improvement District Division**
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Los Angeles, CA 90012
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JINNY PAK
DIVISION MANAGER

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KAREN BASS
MAYOR

Council File No. 21-1108-S4

Council Districts 1, 10 & 13

**NOTICE OF PUBLIC HEARING AND AN ORDINANCE
OF INTENTION TO LEVY A SPECIAL ASSESSMENT UPON BUSINESSES
LOCATED WITHIN THE WILSHIRE CENTER BUSINESS IMPROVEMENT
DISTRICT FOR THE 2026 OPERATING YEAR**

Pursuant to the provisions of Sections 36500 et seq. of the California Streets and Highways Code ("Act"), the City Council of the City of Los Angeles does hereby give notice of one (1) public hearing to be held on **Tuesday, May 19, 2026** regarding the levying of a special assessment for the 2026 operating year upon businesses located within the Parking and Business Improvement District known as the Wilshire Center Business Improvement District ("District"), as established by Ordinance 170755 on October 31, 1995.

The Wilshire Center Business Improvement District's 2026 ("Annual Report") sets forth the boundaries, improvements and activities, estimated cost of providing those improvements and activities, and the method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business(es) for the District's 2026 operating year. The District's Annual Report is attached to this notice as Attachment 1 and is also available for inspection at the City Clerk's Council and Public Services Office, City Hall, Room 395, Los Angeles, California 90012; the reference number is Council File 21-1108-S4. The District's Annual Report is also available online at:

https://cityclerk.lacity.org/onlinedocs/2021/21-1108-S4_misc_11-14-25.pdf

The City Council intends to levy the special assessment on all District businesses in the amounts set forth in the District's Annual Report.

One public hearing to be held before the City Council on Tuesday, May 19, 2026, 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 Council at 200 North Spring Street, Los Angeles, California 90012. The City Council may continue the public hearing from time to time. At the public hearing the City Council will consider the adoption of the Ordinance authorizing the assessment for the District's 2026 operating year, and shall hear and consider all protests against the establishment of the District, the extent of the District, or the furnishing of specified types of improvements or

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activities within the District. Any interested person may make a protest orally or in writing. 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 at the time fixed for 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.

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

Written protests can be made on a form supplied by the City Clerk (Form SAS 143B). The form may be obtained at the City Clerk Council and Public Services public counter in Room 395 at City Hall, 200 North Spring Street, Los Angeles, California 90012 or by telephoning (213) 275-3373. A protest may be withdrawn in writing at any time before the conclusion of the public hearing. Persons wishing to withdraw a protest may use a form supplied by the City Clerk (Form SAS 143C) and file the withdrawal with the City Clerk Council and Public Services Office at the address noted above.

If written protests are received from the owners of businesses in the District who will pay fifty percent (50%) or more of the assessments proposed to be levied and the protests are not withdrawn so as to reduce the protests to less than fifty percent (50%), no further proceedings to create the specified District or to levy the proposed assessment, as contained in the Ordinance of Intention, 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.

Any person having a question or comment regarding City Council hearing proceedings or the proposed special assessment may telephone (213) 275-3373.

**WILSHIRE CENTER
BUSINESS IMPROVEMENT CORPORATION**

3600 Wilshire Boulevard, Suite 800, Los Angeles, CA 90010
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501 (c) (6) nonprofit Corporation

Advisory Board to the City of Los Angeles for the Wilshire Center Business Improvement District

May 8, 2025

Ms. Donelle Nubia, Management Analyst
City of Los Angeles, Office of City Clerk, BID Division
Los Angeles City Hall, 200 N. Spring Street
Los Angeles CA 90012

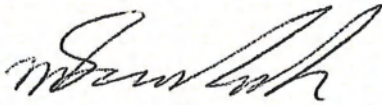
Ref: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT 2026 REPORT

Dear Ms. Nubia,

As required under our agreement, C-200546, with the City of Los Angeles, the Wilshire Center Business Improvement Advisory Board has reviewed in detail both the year to date activities and the proposed 2026 budget.

We are pleased to endorse and approve the Annual Report for the renewal of 2026.

Sincerely,



Mike Sarebanha,
Board Secretary

General Administrative. The General Administrative program services include accounting, insurance, supplies and telephone to support the operation services of the District enabling the District's other services to be carried out efficiently and professionally.

City Administrative Costs. City Administrative Costs are direct costs collected by the City for the District's portion of the City's BID Program administration.

Other Programs. WCBIC will continue to look for ways to improve the District and to enhance business opportunities for all District businesses and develop other business improvement activities as may be identified.

Zone A3

Boundaries. From those assessed businesses facing on the west side of Wilton Place to those facing on east side of Hoover Street and from those assessed south of those facing on south side of 7th Street to those facing on the south side of 8th Street. See attached map and assessed list.

Maintenance. The Program also includes the general cleaning along the main streets' sidewalks, dispose of litter and debris from those sidewalks and street gutters, remove graffiti from public street furniture, empty trash cans once or twice a week, and remove posted advertisements from public areas.

Marketing. The main effort is to get the message out about the Wilshire Center District of Los Angeles, and to advocate for our community's interests, to work towards constructive change and improvement for the District, to help the District become a greater place to work, live and shop. The promotion and advocacy are done by the web site, emails, newsletters, community involvement, and active discussions with city officials.

Security. The Security Program consists of four bike patrol officers who patrol the zone from 10:00 am to 6:00 pm, Monday through Friday. The security officers will work with the Los Angeles Police Department and report illegal activities, street code violations and other quality of life problems. They work with transients by providing referrals to meal and shelter services. They report graffiti and bulky items, potholes, and other issues to the City, and remove hundreds of illegal signs on public furniture. The bike patrol officers act as our ambassadors by helping individuals where they can, providing directions and community information. They will maintain friendly, courteous relations with merchants, workers, customers, and residents.

General Administrative. The General Administrative program services include accounting, insurance, supplies and telephone to support the operation services of the District enabling the District's other services to be carried out efficiently and professionally.

City Administrative Costs. City Administrative Costs are direct costs collected by the City for the District's portion of the City's BID Program administration.

Other Programs. WCBIC will continue to look for ways to improve the District and to enhance business opportunities for all District businesses and develop other business improvement activities as may be identified.

The assessments for all three zones are used to provide special benefits directly to the businesses. The special benefits to the businesses are the maintenance services, marketing and security services and administrative services which will be provided directly to assessed businesses within the Wilshire Center Business Improvement District. These services will in turn provide special benefits to the businesses 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 an increase of retail and commercial business to businesses located within the District boundaries. The services are funded solely by the assessments collected and are provided only to the businesses which pay for 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 businesses and thus, do not exceed the reasonable cost to the local government in conferring the benefit.

For 2026, the WCBIC Board voted to maintain the current assessment rates in Zones A1 and Zone A2 and A3. The assessment rate for the assesses is \$0.0161 per square foot for Zone A1, \$0.0219 per square foot for Zone A2, and \$0.0345 per square foot for Zone A3. The District's 2026 budget proposes a Total Revenue of \$748,976.35. The proposed 2026 budget is enclosed. New assessed businesses will be exempt from the levy of assessment for the first year of operation.

Sincerely,

Gary Russell

Gary Russell
Executive Director
Wilshire Center Business Improvement Corporation

WILSHIRE CENTER BUSINESS IMPROVEMENT CORPORATION

5/8/2025
EXHIBIT A

2026 STATEMENT OF REVENUE & EXPENSE BUDGET

FOR THE PERIOD 1/1/2026 TO 12/31/2026

WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT

	Zone A1 2026 Budget	Zone A2 2026 Budget	Zone A3 2026 Budget	Total 2026 Budget
Revenue				
Assessment Rate	0.0161	0.0219	0.0345	
Assessment Area	19,052,151	13,914,291	6,256,608	39,223,050
BID Assessments	\$306,178.10	\$304,723.07	\$215,853.23	\$826,754.40
Uncollected Assessments	(\$15,308.91)	(\$36,566.77)	(\$25,902.39)	(\$77,778.06)
Total Revenue	\$290,869.20	\$268,156.30	\$189,950.84	\$748,976.35
Projected Reserve Funds From 2025	\$60,000.00	\$40,000.00	\$19,000.00	\$119,000.00
Total	\$350,869.20	\$308,156.30	\$208,950.84	\$867,976.35
Expense				
City Administrative Cost	\$9,726.08	\$9,044.69	\$5,930.23	\$24,700.99
General Administrative				
Accounting	\$575.00	\$475.00	\$150.00	\$1,200.00
Insurance	\$6,000.00	\$5,800.00	\$3,293.00	\$15,093.00
Admin. & Operations Services	\$33,000.00	\$30,000.00	\$24,800.00	\$87,800.00
Supplies	\$400.00	\$250.00	\$150.00	\$800.00
Telephone	\$300.00	\$200.00	\$100.00	\$600.00
General Administrative	\$40,275.00	\$36,725.00	\$28,493.00	\$105,493.00
Maintenance				
Sidewalk Cleaning	\$113,000.00	\$99,000.00	\$52,000.00	\$264,000.00
Streetscape Repairs	\$5,000.00			\$5,000.00
General Maintenance	\$5,000.00	\$9,400.00	\$5,600.00	\$20,000.00
Streetscape Landscape	\$54,000.00			\$54,000.00
Streetscape Water	\$6,000.00			\$6,000.00
Maintenance	\$183,000.00	\$108,400.00	\$57,600.00	\$349,000.00
Marketing/Advocacy				
Promotion	\$6,000.00	\$5,500.00	\$4,000.00	\$15,500.00
Marketing/Advocacy	\$6,000.00	\$5,500.00	\$4,000.00	\$15,500.00
Security	\$82,000.00	\$83,000.00	\$55,000.00	\$220,000.00
Total Expense	\$321,001.08	\$242,669.69	\$151,023.23	\$714,693.99
Reserve	\$29,868.12	\$65,486.62	\$57,927.62	\$153,282.35

EXHIBIT B

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Operating Year 2026

ZONE A1

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	1.61 cents (\$0.0161) per square foot of gross building area or land area, whichever is larger.
B. Other businesses for which Classification A1 does not apply	1.61 cents (\$0.0161) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A1 does apply.	\$0

Notes

1. In Zone A1, assessments shall be levied first on business Classification A (i.e., commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e., commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0) unless an active revenue producing use such as surface parking or public storage is being conducted. In such a case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

EXHIBIT C

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Operating Year 2026

ZONE A2

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	2.19 cents (\$0.0219) per square foot of gross building area or land area, whichever is larger.
B. Other businesses for which Classification A2 does not apply	2.19 cents (\$0.0219) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A2 does apply.	\$0

Notes

1. In Zone A2, assessments shall be levied first on business Classification A (i.e., commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e., commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e. \$0) unless an active revenue producing use such as surface parking or public storage is being conducted. In such a case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

EXHIBIT D

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Operating Year 2026

ZONE A3

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.45 cents (\$0.0345) per square foot of gross building area or land area, whichever is larger.
B. Other businesses for which Classification A3 does not apply	3.45 cents (\$0.0345) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A3 does apply.	\$0

Notes

1. In Zone A3, assessments shall be levied first on business Classification A (i.e., commercial building rental). If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e., commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e. \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such a case, these parcels shall be assessed at the Classification A rate for gross land area being commercially used in accordance with Notes 1 and 2 above.

2025 WCBIC Board of Directors

Paul Kim

Jamison Services

Marcie Canal

Southwestern Law School

Michael Hakim

SM Properties

Mike Sarebanha

Seligman Western

Jimmy Han

Beer Belly LA

Quincy Allen

Arc Capital Partners