

**LARCHMONT VILLAGE  
PROPERTY BUSINESS IMPROVEMENT DISTRICT  
MODIFICATION**

**MANAGEMENT DISTRICT PLAN**

*Established in 1997 for a 5-Year period, renewed for 10 years in 2002, 2012 and 2022,  
now being modified for the remaining 6 years of the current 10 year term  
Pursuant to California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

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**FINAL**

# **MODIFIED MANAGEMENT DISTRICT PLAN**

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# LARCHMONT VILLAGE PBID – MODIFIED MANAGEMENT DISTRICT PLAN

## MODIFIED MANAGEMENT DISTRICT PLAN SUMMARY

The Larchmont Village PBID (LVPBID) is a Property and Business Improvement District being modified in Year 5 of the currently approved 10-Year term by a consortium of property and business owners within the North Larchmont Boulevard commercial corridor known as Larchmont Village. The modification involves assessment rate increases above the maximum rates described in the Final Engineer’s Report and Management District Plan dated August 20, 2021 and part of the current LVPBID 10 year renewal approved in mid-2022. The purpose of the LVPBID modification is to provide sufficient assessment revenue to continue to fund, provide and manage needed programs for this important business center, including streetscape services, marketing-promotions and administration. The LVPBID was established in 1997 for a 5 year period. It was then renewed three times for 10 year periods in 2002, 2012 and 2022. The LVPBID includes a unique mix of retail, restaurant, banking, service and office uses centered along Larchmont Boulevard between Beverly Boulevard and 1<sup>st</sup> Street. The LVPBID will enable the LVPBID property owners, working as a unit, to continue needed property and business-related programs above what is provided by tax supported City of Los Angeles base level services.

**Name:** The name of the proposed modified BID is the Larchmont Village Property Business Improvement District (LVPBID)

**Location:** The proposed modified LVPBID is centered along North Larchmont Boulevard between Beverly Boulevard on the north and 1<sup>st</sup> Street on the south. (A map showing the LVPBID boundaries is shown in Appendix 2 attached to this Plan).

**Zones:** There is one benefit zone within the proposed modified LVPBID.

**Services:** Streetscape Services, Marketing-Promotions and Administration.

**Finance:** Benefit assessment of real property (25 parcels). No bonds shall be issued to fund LVPBID programs.

**Budget:** LVPBID assessment revenue for Year 5 (2027) is projected to be \$217,788. It is noted that the Assessment Engineer has determined that general benefits equate to 3.5% of the total benefit value of \$225,687 or \$7,899. (See attached Engineer’s Report for more details on special and general benefits). Program costs associated with general benefits shall be derived from non-assessment revenue sources.

### Year 5 – 2027 PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFITS) \*

\*It is noted that some of the figures shown below are rounded to the nearest whole dollar

STREETSCAPE SERVICES	MARKETING - PROMOTIONS	ADMINISTRATION	TOTAL
51.5093%	13.0448%	35.4459%	100.0000%
\$112,181	\$28,410	\$77,197	\$217,788

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**Benefits:** General Benefit is defined as: A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied. Special Benefit as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the LVPBID or to the public at large.

**Formula:** The proposed modified LVPBID assessments are based on a single factor: street frontage in linear feet of Larchmont Boulevard frontage. The Year 5 – 2027 LVPBID assessment rate per parcel is as follows:

### YEAR 5 –2027 Assessment Rate

STREET FRONTAGE ASSMT RATE (\$/LINEAR FEET)
\$100.00

**Cap:** Assessment increases are capped at a maximum of 5% per year, subject to approval by the LVPBID Property Owner Association Board of Directors.

**Modification:** The LVPBID modification requires preparation of a modified Management District Plan and Assessment Engineer’s Report. Property owners will then be sent a ballot to vote on the LVPBID modification. Returned ballots in support of the LVPBID modification must outweigh those in opposition based on the cumulative amount of assessment to be levied on parcels included on each returned ballot.

**Duration:** The proposed modified LVPBID will have 6 years remaining on the currently approved 10-year term. A petition and balloting process must be conducted in order to renew the LVPBID and levy assessments again at that time. Future renewals may extend up to 10 years at a time.

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## II. LVPBID BOUNDARIES

### Setting

The Larchmont Village PBID (LVPBID) includes 25 commercially zoned properties along North Larchmont Boulevard within the heart of historic Larchmont Village. The LVPBID is surrounded by the Hancock Park residential neighborhood and is bounded on the north by Beverly Boulevard and on the south by First Street and lies between the two alleys lying parallel to North Larchmont Boulevard on the east and west. The LVPBID was established in 1997 for a 5 year period. It was then renewed three times for 10 year periods in 2002, 2012 and 2022. It is now proposed to be modified for the remaining 6 years of the currently approved 10-year term. This mid-term modifications includes increasing the assessment fee structure for Year-5 (2027) to \$100 per linear foot of Larchmont Boulevard street frontage and to increase the maximum annual rate increase from 3% to 5%. The reasons for these changes are described in detail in the District Work Plan section beginning on page 6 of this Plan. No boundary changes are proposed in the modified LVPBID.

The property uses within the boundaries of the LVPBID that will receive special benefits from LVPBID funded programs and services are a unique mix of retail, restaurant, banking, service and office. As with most traditional business centers, the LVPBID has a high need for supplemental business-related services such as streetscape services, marketing-promotions and administration. Specifically, this includes streetscape cleaning, litter pickup, trash bin cleaning, marketing and promotions, physical amenities and related administration and operations. These supplemental services and programs will continue to be provided cost-effectively and consistently for the special benefit of LVPBID properties and businesses through the mid-term modification of the LVPBID.

### Boundary Description

Beginning at the intersection of the centerlines of Larchmont Boulevard and Beverly Boulevard; thence east along said centerline of Beverly Boulevard to the prolongation of the centerline of that alley lying east of and parallel to Larchmont Boulevard; thence south along said alley centerline to the centerline of 1<sup>st</sup> Street; thence west along said centerline of 1<sup>st</sup> Street to the prolongation of the centerline of that alley lying west of and parallel to Larchmont Boulevard; thence north along said alley centerline to the centerline of Beverly Boulevard; thence east along said centerline of Beverly Boulevard to the point of beginning.

### Benefit Zones

There is one benefit zone within the modified LVPBID.

### Boundary Rationale

The area north of the LVPBID along North Larchmont Boulevard is commercial zoning and uses while all areas east, west and south of the LVPBID are residential zoning with residential uses. State PBID Law (Section 36632 Streets and Highways Code) states: Properties zoned solely for residential use are conclusively presumed not to benefit from the improvements and services funded through these assessments and shall not be subject to any assessments pursuant to this part. It is noted that no parcels within the modified LVPBID are zoned solely residential.

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## Northern Boundary

The northern LVPBID boundary is defined by Beverly Boulevard. While the area north of Beverly Boulevard is zoned commercial with commercial uses, the land uses and development patterns are generally less intense service and office oriented businesses than south of Beverly Boulevard which is primarily retail and restaurant businesses and, in turn, the program and service needs are different.

In order to ensure that parcels north of the northern boundary will not specially benefit from LVPBID funded programs, services and improvements, no LVPBID programs, services and improvements will be provided north of the northern boundary, only south of the northern boundary within the LVPBID boundaries.

## Southern Boundary

The southern LVPBID boundary is defined by 1<sup>st</sup> Street. The area south of 1<sup>st</sup> Street is exclusively zoned residential and developed with single family residential neighborhoods. Pursuant to State Law, parcels zoned solely residential are conclusively presumed not to benefit from the improvements and service funded through these assessments. For this reason, the southern boundary stops at 1<sup>st</sup> Street.

In order to ensure that parcels south of the southern boundary will not specially benefit from LVPBID funded programs, services and improvements, no LVPBID programs, services and improvements will be provided south of the southern boundary, only north of the southern boundary within the LVPBID boundaries.

## Western Boundary

The western LVPBID boundary is defined by the north/south alley running between Beverly Boulevard and 1<sup>st</sup> Street. The parcels to the west of western LVPBID boundary are exclusively zoned residential and developed with single family residential neighborhoods. Pursuant to State Law, parcels zoned solely residential are conclusively presumed not to benefit from the improvements and service funded through these assessments. For this reason, the western boundary stops at the alley centerline west of Larchmont Blvd.

In order to ensure that parcels west of the western boundary will not specially benefit from LVPBID funded programs, services and improvements, no LVPBID programs, services and improvements will be provided west of the western LVPBID boundary only east of the western LVPBID boundary.

## Eastern Boundary

The eastern LVPBID boundary is defined by the west property lines of the adjacent properties outside of the District to the east. The parcels to the east of the eastern LVPBID boundary are exclusively zoned residential and developed with single family residential neighborhoods. Pursuant to State Law, parcels zoned solely residential are conclusively presumed not to benefit from the improvements and service funded through these assessments. For this reason, the eastern boundary stops at the alley centerline east of Larchmont Blvd.

In order to ensure that parcels east of the eastern boundary will not specially benefit from LVPBID funded programs, services and improvements, no LVPBID programs, services and improvements will be provided east of the eastern LVPBID boundary, only west of the eastern LVPBID boundary.

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All parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and the attached Engineer's Report. All LVPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the LVPBID boundaries and none will be provided outside of the LVPBID. Each assessed parcel within the LVPBID will proportionately specially benefit from the LVPBID funded programs and services (i.e. streetscape services, marketing-promotions, and administration). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of individually assessed parcels within the LVPBID. The LVPBID confers special benefits on each and every individually assessed parcel by reducing litter, improving streetscape aesthetics and marketing goods and services available from assessed parcels and the businesses on them within the LVPBID. All LVPBID funded services programs and improvements are supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the LVPBID.

The LVPBID includes 25 parcels, all of which are identified by the Assessment Engineer as assessable within one Benefit Zone and which are listed in the Assessment Roll included as Appendix 1. The LVPBID Boundary Map is included as Appendix 2.

### **III. Proposed 6-Year LVPBID Work Plan and Budget**

#### **Overview**

The programs and activities to be funded by the modified LVPBID include Streetscape Services, Marketing-Promotions and Administration. The property uses within the boundaries of the LVPBID that will receive special benefits from LVPBID funded programs, services and improvements are currently a unique mix of retail, restaurant, banking, service and office. Services, programs and improvements provided and funded by the LVPBID are primarily designed to provide special benefits as described below to identified assessed parcels in one benefit zone within the boundaries of the LVPBID.

These benefits are particular and distinct to each and every identified assessed parcel within the LVPBID and are not provided to non-assessed parcels outside of the LVPBID. These programs, services and improvements will only be provided to each individual assessed parcel within the LVPBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The purpose of the LVPBID is to fund supplemental programs, services and improvements conferring special benefits to assessed parcels within the LVPBID boundaries above and beyond the base line services provided by the City of Los Angeles. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the LVPBID are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the LVPBID. No LVPBID funded services, activities or programs will be provided outside of the LVPBID boundaries.

The total projected 6 remaining year budget (special benefits) of the current 10-year term for 2027 – 2032 of the LVPBID is shown in the Table on page 10 of this Plan assuming a maximum increase of 5% per year, commensurate to special benefits conferred on each assessed parcel.

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## **WORK PLAN DETAILS**

Over the past several years, Larchmont Village has grown significantly. Property values have increased, rents have risen, and foot traffic throughout the district has expanded. With the increased activity comes greater demand on sidewalks, streets, and public spaces. Increased foot traffic has led to more trash, more frequent sidewalk cleaning needs, and greater overall maintenance demands.

At the same time, trash service costs have doubled due solely to the rising cost of trash service itself, even before accounting for the additional volume created by increased activity in the Village. Tree trimming expenses have also doubled in cost. In fact, the LVPBID has not been able to trim the trees for the past few years because the cost has exceeded what the current budget can support. Insurance and vendor costs have also risen across the board.

The assessment structure has allowed only a 3% annual increase. In reality, inflation and operating expenses have consistently exceeded that rate. As a result, the LVPBID has been operating under an increasingly strained budget that no longer reflects the true cost of delivering the level of service the District requires.

In addition, as the district has grown in visibility, programming, marketing, and public engagement, the scope and complexity of District management have increased significantly. Ensuring stable and sustainable leadership capacity is an important component of maintaining the high level of service and advocacy the LVPBID now requires. The rate changes proposed are not about excess. They are about sustainability. They are about ensuring that the LVPBID can continue to provide the cleanliness, maintenance, advocacy, and marketing support that protects the long-term vitality of Larchmont Village.

The services to be provided by the modified LVPBID are all designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the District. The assessed parcels in the LVPBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the LVPBID Goals: to improve sanitation, beautification, landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The following programs, services and improvements are proposed by the LVPBID to specially benefit each and every individually assessed parcel within the District boundaries. LVPBID services, programs and improvements will not be provided to parcels outside the District boundary.

### **Streetscape Services**

$$\$112,181 \text{ (Special Benefit) + } \$4,069 \text{ (General Benefits) = } \$116,250 \text{ (51.5093\%)}$$

Streetscape Services includes various supplemental streetscape services performed by subcontract vendors within the streetscape areas within the LVPBID. Included are daily disposal of trash in streetscape bins; streetscape porter services to pick up litter and debris and remove clutter from street furniture, trees and poles two or more times per week based on demand; twice monthly pressure washing of trash bin lids and streetscape areas; and, remove or cause to be removed graffiti, on an as needed basis. It is noted that any public pavement repairs needed within the District are not the responsibility of the LVPBID. The following

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describes the general frequencies of regular streetscape services:

1. Two or more times per week (based on need) all streetscape areas, landscape wells and planters will be cleaned of all trash and debris.
2. One time per week a street sweeper will sweep the streetscape areas. This will be performed between 5 a.m. and 8 a.m.
3. Daily each morning, trash liners will be emptied and bags replaced; all lids will be wiped off. Also at this time the area around the receptacles will be cleaned of all trash and debris
4. Two times per month pressure washing of all streetscape areas and trash bin lids.

Streetscape Services also includes periodic tree trimming as well as physical improvements and enhancements such as streetlamp seasonal banners and holiday decorations and lighting storage and installation.

Streetscape Services will assist in enhancing the image of each individual assessed parcel in the LVPBID. Streetscape Services are designed to increase vehicular and pedestrian traffic within the LVPBID that is intended to increase commerce and customer activity, attract and retain new business and patrons for assessed parcels within the LVPBID boundaries, increase rents and occupancies as well as maintain or increase the consumer and visitor base. Each assessed parcel will proportionally specially benefit from Streetscape Services.

The goal of Streetscape Services is to establish and maintain a clean, beautiful and friendly LVPBID by providing these services and improvements to all the individually assessed parcels in the LVPBID. Streetscape Services will be provided only within the LVPBID boundaries and for the special benefit of identified and assessed parcels within the LVPBID. No Streetscape Services are provided outside of the LVPBID boundaries.

## **Marketing-Promotions**

$$\$28,410 \text{ (Special Benefits)} + \$1,030 \text{ (General Benefits)} = \$29,440 \text{ (13.0448\%)}$$

Marketing-Promotions includes business marketing, media relations, community relations, event planning, public relations, economic development and retail recruitment, social media. Funds will also be used for district branding opportunities, promotional materials, including business directories, specialty brochures, social media marketing, maps, visitors' guides and press releases; upkeep and development of the LVPBID website; and annual economic benchmarking research and similar projects. Marketing-Promotions will cultivate media exposure and the promotion/branding of the LVPBID as a great place to shop, work and visit.

Marketing-Promotions is designed to specially benefit and improve the marketability of the array of goods and services provided by businesses on each identified and assessed parcel within the LVPBID. Marketing-Promotions is intended to attract more commercial customers and clients, employees, tenants and investors, which, in turn, is intended to increase business volumes, sales transactions, commercial occupancies and

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commercial rental income for each parcel within the LVPBID. Marketing-Promotions will only be provided for parcels and businesses located within the LVPBID boundaries. No Marketing-Promotions services will be provided for parcels or businesses outside of the LVPBID boundary.

### **Administration**

$$\$77,197 \text{ (Special Benefits)} + \$2,800 \text{ (General Benefits)} = \$79,997 \text{ (35.4459\%)}$$

Administration includes the cost of personnel to oversee implementation of the various programs, services and improvement projects delineated in this Plan and the Engineer's Report during the District's remaining 6 years of the current 10-year term. This element also includes oversight of the Owners' Association's compliance with the terms of its contract with the City. It covers a future District renewal, as well as City and/or County fees associated with their oversight of the District.

Administration also includes the costs associated with operating a successful and professional LVPBID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. Administration includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance.

This component is key to the proper expenditure of LVPBID assessment funds and the management of LVPBID programs and activities that are intended to provide consistent and effective services for the appeal of assessed properties within the LVPBID which may in turn, increase business volumes, commercial occupancies and rental income and return on investments for each parcel and business within the LVPBID. Administration pertains only to the management and operations of the LVPBID and will only be provided for matters pertaining to each individual assessed parcel within the LVPBID boundaries that will, in turn, specially benefit from this activity.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the LVPBID will proportionately specially benefit from the Streetscape Services, Marketing-Promotions and Administration. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the LVPBID by reducing litter and debris, maintaining landscaping and physical improvements and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the LVPBID.

### **WORK PLAN BUDGET**

Each identified assessed parcel within the LVPBID will be assessed the full amount of the proportionate special benefit conferred upon it. The projected District program special benefit (assessment) allocation budget for Year 5 (2027) is shown in the following Table:

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**LVPBID Year 5 (2027) Special Benefit Assessment Budget By Zone \***

\*It is noted that some of the figures shown below are rounded to the nearest whole dollar

<b>STREETSCAPE SERVICES</b>	<b>MARKETING - PROMOTIONS</b>	<b>ADMINISTRATION</b>	<b>TOTAL</b>
51.5093%	13.0448%	35.4459%	100.0000%
\$112,181	\$28,410	\$77,197	\$217,788

In order to carry out the LVPBID programs outlined in the previous section, a Year 5 assessment budget of \$217,788 is projected. Since the LVPBID is being modified for Year 5 of the current 10-year term, projected program costs for future years (Years 5-10) are set at this time. While future inflationary and other program cost increases are unknown at this point, a maximum annual increase of 5%, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the remaining 6 years of the current 10-year LVPBID term.

LVPBID funds may be used for costs associated with this mid-term modification as well as renewal of the current LVPBID. Funds remaining after Year 10 of the modified LVPBID shall, if renewed again, be rolled over into the new LVPBID in accordance with City policy, or if not renewed, unexpended/unencumbered funds shall be returned to the property owners in accordance with City policy and State PBID Law (Streets and Highways Code section 36671).

Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Planning Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the remaining 6 years of the current 10-year term of the modified LVPBID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended proportionally in each budget category. A 6-year projected LVPBID budget for the remainder of the current 10-year term is shown in the following Table:

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**YEARS 5-10 PROJECTED LVPBID ASSESSMENT BUDGET SUMMARY (Special Benefits) \***

(Assumes 5% max rate increase per year)

\*It is noted that some of the figures shown below are rounded to the nearest whole dollar

	<b>STREETSCAPE SERVICES</b>	<b>MARKETING - PROMOTIONS</b>	<b>ADMINISTRATION</b>	<b>TOTAL</b>
	51.5093%	13.0448%	35.4459%	100.0000%
YEAR 5-2027	\$109,181	\$24,910	\$83,697	\$217,788
YEAR 6-2028	\$114,640	\$26,156	\$87,882	\$228,678
YEAR 7-2029	\$120,372	\$27,464	\$92,276	\$240,112
YEAR 8-2030	\$126,391	\$28,837	\$96,890	\$252,118
YEAR 9-2031	\$132,711	\$30,279	\$101,735	\$264,725
YEAR 10-2032	\$139,347	\$31,793	\$106,822	\$277,962

The LVPBID assessments may increase for each individual parcel each year during the remaining 6 years of the current 10-year operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended proportionally within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association of the LVPBID) shall determine the percentage increase, if any, to the annual assessment rates, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the LVPBID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles.

No bonds are to be issued in conjunction with the modified LVPBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 10th year of operation will be rolled over into the renewal budget, if renewed, or if not renewed, returned to stakeholders in accordance with City policy and State Law. LVPBID assessment funds may be used to pay for costs related to this mid-term modification and the following LVPBID renewal term. If the LVPBID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with City policy and State law.

Special/General Benefits

The Assessment Engineer (see attached Engineer’s Report) has found that the general benefits (i.e. general benefits to assessed parcels within the LVPBID, the general public and surrounding parcels outside the LVPBID) of the proposed programs, services and improvements (i.e. streetscape services, marketing-promotions and administration) represent 3.5% of the total benefits generated and, in turn 3.5% (\$7,899) of

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the total cost of the LVPBID funded improvements, activities and services provided.

Total Year 5 adjusted costs are estimated at \$225,687. General benefits are factored at 3.5% of the total costs (see Finding 2 in the attached Engineer’s Report) with special benefits set at 96.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 3.5% general benefit value is computed to be \$7,899 with a resultant 96.5% special benefit limit computed at \$217,788. Based on current property data and land uses, this is the maximum amount of Year 5 (2027) revenue that can be derived from property assessments from the LVPBID. Remaining costs that are attributed to general benefits, will need to be derived from other sources.

A breakdown of projected special and general benefits for each year of the remaining 6 years of the current 10-year term is shown in the following Table:

**Remaining 6 Year Special + General Benefits of Current 10 Year Term \***

(Assumes 5% max rate increase per year)

\*It is noted that some of the figures shown below are rounded to the nearest whole dollar amount

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
5	2027	STREETSCAPE SERVICES	\$112,181	\$4,069	\$116,250	51.5093%
		MARKETING-PROMOTIONS	\$28,410	\$1,030	\$29,440	13.0448%
		ADMINISTRATION	\$77,197	\$2,800	\$79,997	35.4459%
		TOTAL	\$217,788	\$7,899	\$225,687	100.00%
6	2028	STREETSCAPE SERVICES	\$117,790	\$4,272	\$122,062	51.5093%
		MARKETING-PROMOTIONS	\$29,831	\$1,082	\$30,913	13.0448%
		ADMINISTRATION	\$81,057	\$2,940	\$83,997	35.4459%
		TOTAL	\$228,678	\$8,294	\$236,972	100.00%
7	2029	STREETSCAPE SERVICES	\$123,680	\$4,486	\$128,166	51.5093%
		MARKETING-PROMOTIONS	\$31,323	\$1,136	\$32,459	13.0448%
		ADMINISTRATION	\$85,110	\$3,087	\$88,197	35.4459%
		TOTAL	\$240,113	\$8,709	\$248,822	100.00%
8	2030	STREETSCAPE SERVICES	\$129,864	\$4,710	\$134,574	51.5093%
		MARKETING-PROMOTIONS	\$32,889	\$1,193	\$34,082	13.0448%
		ADMINISTRATION	\$89,366	\$3,241	\$92,607	35.4459%
		TOTAL	\$252,119	\$9,144	\$261,263	100.00%
9	2031	STREETSCAPE SERVICES	\$136,357	\$4,946	\$141,303	51.5093%
		MARKETING-PROMOTIONS	\$34,533	\$1,253	\$35,786	13.0448%

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		ADMINISTRATION	\$93,834	\$3,403	\$97,237	35.4459%
		TOTAL	\$264,724	\$9,602	\$274,326	100.00%
10	2032	STREETSCAPE SERVICES	\$143,175	\$5,193	\$148,368	51.5093%
		MARKETING-PROMOTIONS	\$36,260	\$1,316	\$37,576	13.0448%
		ADMINISTRATION	\$98,526	\$3,573	\$102,099	35.4459%
		TOTAL	\$277,961	\$10,082	\$288,043	100.00%

If the LVPBID is not renewed at the end of its current 10-year term, any unexpended/unencumbered LVPBID funds remaining would be returned to LVPBID property owners in accordance with City policy and State PBID Law.

**Duration**

The modified LVPBID will have 6 remaining years of the currently approved 10 year term which will run from January 1, 2027 to December 31, 2032. If the LVPBID is not renewed at the end of its currently approved 10 year term, services will end on December 31, 2032.

**Time and Manner of Collecting Assessments**

As provided by State Law, the LVPBID assessment will appear as a separate line item on annual property tax bills prepared and issued by the County of Los Angeles. Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. LVPBID assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. Property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Plan and the Assessment Engineer’s Report.

**IV PROPOSED ASSESSMENT FORMULA**

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed modified LVPBID (i.e. streetscape services, marketing-promotions, and administration) it is the opinion of the Assessment Engineer that the assessment factor on which to base assessment rates relate directly to the proportionate amount of Larchmont Boulevard street frontage within one Benefit Zone.

The Basic Benefit Units will be expressed as a function of Larchmont Boulevard street frontage in linear feet. Based on the shape of the LVPBID, as well as the nature of the proposed LVPBID program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of Larchmont Boulevard street frontage within one Benefit Zone.

Based on the property characteristics of the LVPBID, street frontage quantities are a common method of fairly and equitably spreading special benefits to these beneficiaries of LVPBID funded services, programs and improvements. Using the single component assessment formula of street frontage (Larchmont

## LARCHMONT VILLAGE PBID – MODIFIED MANAGEMENT DISTRICT PLAN

Boulevard) works well in lower profile commercial districts with relatively homogeneous development patterns and intensities such as Larchmont Village. The commercial buildings in this area are all 1-2 stories with scattered surface and structured parking. This single assessment formula factor directly relates to the amount of special benefit will be conferred on each assessed parcel from LVPBID funded programs, activities and improvements.

Street frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on LVPBID funded activities, the majority of which are linear in nature (i.e. streetscape services). In the opinion of the Assessment Engineer, the targeted weight of this factor, street frontage, should generate 100% of the total LVPBID revenue.

### Changes to Parcel Size and Street Frontage

Any changes in parcel size and street frontage as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

### Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Plan, per State Law (Government Code Section 53750): “Future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. It is noted due to the assessment formula, this does not apply to the LVPBID. Any change though in the assessment formula methodology or rates other than as stipulated in this Plan and the Engineer’s Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 5 – 2027 assessment roll of all parcels to be assessed by this District is included in this Plan as Appendix I

Taking into account all identified specially benefiting parcels within the LVPBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues are shown in the following Tables:

### **Year 5 – 2027 - Assessable Benefit Units**

<b>STREET FRONTAGE</b>	<b># OF PARCELS</b>	<b># OF ASSESSABLE PARCELS</b>
2,177.88	25	25

### **Year 5 – 2027 Projected Assessment Revenue**

<b>STREET FRONTAGE ASSMT REVENUE</b>	<b>%</b>
\$217,788	100%

The number of Benefit Units for each identified benefiting parcel within the proposed LVPBID was computed from data extracted from County Assessor records and maps. These data sources delineate property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps, it does

# LARCHMONT VILLAGE PBID – MODIFIED MANAGEMENT DISTRICT PLAN

provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the LVPBID for their review. If a property owner believes there is an error on a parcel's assessed footages, the LVPBID may confirm the data with the County Assessor's office. If LVPBID data matches Assessor's data, the property owner may opt to work with the Assessor's office to correct the data so that the LVPBID assessment may be corrected. Property owners must report to the City any changes to parcel measurements by April 1 of any given year during the remaining 6 years of the current 10-year LVPBID term in order to be considered for parcel assessment review and adjustment.

## Assessment Formula

In the opinion of the Assessment Engineer the assessment formula for the proposed modified LVPBID is as follows:

$$\text{Assessment} = \text{Larchmont Boulevard Street Frontage in Linear Feet} \times \text{Unit Rate}$$

## Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 14 of this Plan, the assessment rate is calculated as follows:

### Street Frontage Rate

$$(\$217,788 \times 100\%) / 2,177.88 \text{ units} = \$100.00/\text{linear ft of Larchmont Blvd Street Frontage area}$$

## SAMPLE ASSESSMENT CALCULATION:

Parcel with 50 linear feet of Larchmont Blvd, street frontage:

$$\text{Year 5 Assessment} = 50 \text{ linear ft} \times \$100.00/\text{lin ft} = \$ 5,000.00$$

## YEAR 5 –2027 Assessment Rate

<b>STREET FRONTAGE ASSMT RATE (\$/LINEAR FOOT)</b>
\$100.00

Since the District is being modified in Year 5 of the currently approved 10 year term, maximum assessments for future years (2028-2032) must be set at the inception of the modified District. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the District Property Owner's Association. The maximum assessment rates for the remaining 6 years of the current 10-year LVPBID term are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the modified District term (2027-2032).

**LVPBID – Remaining 5 Years Maximum Assessment Rates  
(Includes a 5%/Yr. Max Increase)**

	<b>STREET FRONTAGE ASSMT RATE (\$/LINEAR FOOT)</b>
YEAR 5-2027	\$100.0000
YEAR 6-2028	\$105.0000
YEAR 7-2029	\$110.2500
YEAR 8-2030	\$115.7625
YEAR 9-2031	\$121.5506
YEAR 10-2032	\$127.6281

complete Year 5 – 2027 assessment roll of all parcels to be assessed by the LVPBID is included in this Plan as Appendix I.

**V. PUBLICLY OWNED PARCELS**

Article XIIID states that parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.

There is currently one publicly owned parcel within the boundaries of the LVPBID. It is a City of Los Angeles owned public parking lot (APN 5515-018-900). This parcel has 100 linear feet of Larchmont Boulevard street frontage. Because this parking lot supports the surrounding commercial area and generates revenue based on the success of the nearby businesses, it is the opinion of the Assessment Engineer that there is no clear and convincing evidence that this parcel would not receive special benefits in the same manner and level of other commercial parcels and, thus, is not exempt from assessments nor assessed differently than other privately owned commercial parcels. The proposed Year 5 (2027) assessment for this parcel is \$10,000 or 4.592% of the total Year 5 (2027) assessments to be levied.

In, the future, should any other parcels be acquired by a public agency, it is the opinion of the Assessment Engineer that there is no clear and convincing evidence that such parcels would not receive special benefits and thus, would not be exempt from assessments nor assessed differently than privately owned parcels.

**VI. LVPBID GOVERNANCE**

The governance or management of the LVPBID requires an Owner’s Association to carry out the LVPBID services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. This includes preparation of an Annual Planning Report

# LARCHMONT VILLAGE PBID – MODIFIED MANAGEMENT DISTRICT PLAN

to the City Council on the LVPBID activities for the past fiscal year and those proposed for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the LVPBID boundaries, benefit zones, assessment formula or LVPBID programs and activities, all subject to public notification and, in some cases petition/balloting requirements.

Meetings of the Owner’s Association and its standing Committees shall be subject to the State of California Brown Act open meeting law.

## **VII. PROPOSED RULES AND REGULATION APPLIED TO THE DISTRICT**

There are no specific rules or regulations applied to the proposed modified LVPBID.

## **VIII. OTHER ITEMS**

No bonds will be issued for any LVPBID projects in conjunction with the modified LVPBID.

## **IX. PLAN AUTHOR**

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates

## **X. IMPLEMENTATION TIMETABLE**

The proposed modified LVPBID will begin operation on January 1, 2027. In order to meet this goal, the following procedural timeline is proposed:

<b><u>Date</u></b>	<b><u>Action/Task</u></b>
March 2026	• Develop/finalize Management District Plan & Engineer’s Report
Late Spring 2026	• City Council adopts Ordinance of Intention to modify the LVPBID
Late Spring 2026	• City sends notice of LVPBID public hearing and a ballot to property owners within LVPBID
Mid 2026	• City Council conducts hearing (ballots due by this date)
Mid 2026	• Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Modification for the LVPBID
Mid 2026	• Assessment roll submitted to LA County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by LA County with property taxes
1st Qtr. 2027	• Revenues remitted to Owners’ Association per contract with City
(6 years)	• Owners’ Association carries out LVPBID programs and services

# APPENDIX 1

YR 5 – 2027  
ASSESSMENT ROLL



LARCHMONT VILLAGE PBID – MODIFIED MANAGEMENT DISTRICT PLAN

PRIVATELY OWNED PARCELS							
APN	SITE ADDRESS	SITE CITY	SITE ZIP CODE	LARCHMONT BLVD FRONTAGE (LF)	2027 ASSMT RATE (\$/LF)	2027 ASSMT	% OF TOTAL
5515-018-012	157 N LARCHMONT BLVD	LOS ANGELES	90004	47.72	\$100.00	\$4,772.00	2.19%
5515-018-013	201 N LARCHMONT BLVD	LOS ANGELES	90004	47.72	\$100.00	\$4,772.00	2.19%
5515-018-015	215 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-018-016	221 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-018-017	227 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-018-021	5206 BEVERLY BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-018-022	241 N LARCHMONT BLVD	LOS ANGELES	90004	150.00	\$100.00	\$15,000.00	6.89%
5515-019-012	101 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-019-013	107 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-019-014	111 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-019-015	119 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-019-016	121 N LARCHMONT BLVD	LOS ANGELES	90004	50.00	\$100.00	\$5,000.00	2.30%
5515-019-019	143 N LARCHMONT BLVD	LOS ANGELES	90004	97.72	\$100.00	\$9,772.00	4.49%
5515-019-020	147 N LARCHMONT BLVD	LOS ANGELES	90004	95.44	\$100.00	\$9,544.00	4.38%
5515-019-021	127 N LARCHMONT BLVD	LOS ANGELES	90004	100.00	\$100.00	\$10,000.00	4.59%
5515-024-001	150 N LARCHMONT BLVD	LOS ANGELES	90004	71.32	\$100.00	\$7,132.00	3.27%
5515-024-002	126 N LARCHMONT BLVD	LOS ANGELES	90004	250.04	\$100.00	\$25,004.00	11.48%
5515-024-003	118 N LARCHMONT BLVD	LOS ANGELES	90004	100.00	\$100.00	\$10,000.00	4.59%
5515-024-017	100 N LARCHMONT BLVD	LOS ANGELES	90004	151.71	\$100.00	\$15,171.00	6.97%
5515-025-001	242 N LARCHMONT BLVD	LOS ANGELES	90004	100.00	\$100.00	\$10,000.00	4.59%
5515-025-002	234 N LARCHMONT BLVD	LOS ANGELES	90004	60.00	\$100.00	\$6,000.00	2.75%
5515-025-003	230 N LARCHMONT BLVD	LOS ANGELES	90004	40.00	\$100.00	\$4,000.00	1.84%
5515-025-008	200 N LARCHMONT BLVD	LOS ANGELES	90004	66.21	\$100.00	\$6,621.00	3.04%
5515-025-021	226 N LARCHMONT BLVD	LOS ANGELES	90004	<u>250.00</u>	\$100.00	<u>\$25,000.00</u>	<u>11.48%</u>
	SUBTOTALS			2,077.88		\$207,788.00	95.41%
CITY OF LOS ANGELES OWNED PARCELS							
APN	SITE ADDRESS			LARCHMONT BLVD FRONTAGE (LF)	2027 ASSMT RATE (\$/LF)	2027 ASSMT	% OF TOTAL
5515-018-900	NONE	LOS ANGELES	90004	100.00	\$100.00	\$10,000.00	4.59%
	SUBTOTALS			100.00		\$10,000.00	4.59%
	<b>GRAND TOTAL</b>			2,177.88		\$217,788.00	100.00%

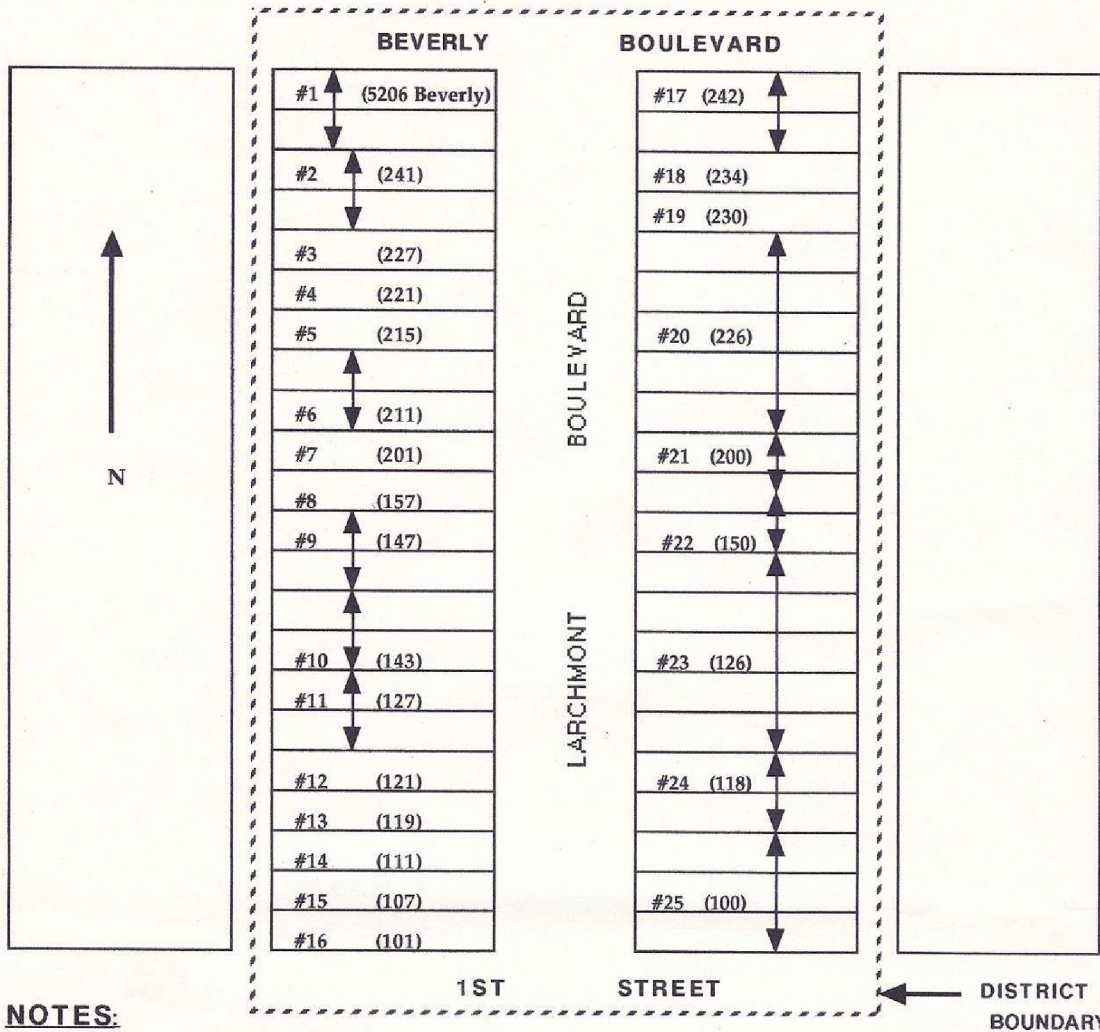
# APPENDIX 2

## LVPBID BOUNDARY MAP

**ASSESSMENT DIAGRAM**

SHEET 1 OF 1

**LARCHMONT VILLAGE BUSINESS IMPROVEMENT DISTRICT  
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**



**NOTES:**

1. MAP NOT TO SCALE
2. "#" INDICATES DISTRICT PARCEL NUMBER
3. NUMBERS IN PARENTHESIS INDICATES LARCHMONT BOULEVARD STREET ADDRESS UNLESS OTHERWISE NOTED

*(See LVPBID MAP Legend on the following page)*

LARCHMONT VILLAGE PBID – MODIFIED MANAGEMENT DISTRICT PLAN

**LVPBID Map Legend**

<b>Map #</b>	<b>APN</b>	<b>Street Address</b>
1	5515-018-021	5206 Beverly Blvd
2	5515-018-022	241 N. Larchmont
3	5515-018-017	227 N. Larchmont
4	5515-018-016	221 N. Larchmont
5	5515-018-015	215 N. Larchmont
6	5515-018-900	No Site Address
7	5515-018-013	201 N. Larchmont
8	5515-018-012	157 N. Larchmont
9	5515-019-020	147 N. Larchmont
10	5515-019-019	143 N. Larchmont
11	5515-019-021	127 N. Larchmont
12	5515-019-016	121 N. Larchmont
13	5515-019-015	119 N. Larchmont
14	5515-019-014	111 N. Larchmont
15	5515-019-013	107 N. Larchmont
16	5515-019-012	101 N. Larchmont
17	5515-025-001	242 N. Larchmont
18	5515-025-002	234 N. Larchmont
19	5515-025-003	230 N. Larchmont
20	5515-025-021	226 N. Larchmont
21	5515-025-008	200 N. Larchmont
22	5515-024-001	150 N. Larchmont
23	5515-024-002	126 N. Larchmont
24	5515-024-003	118 N. Larchmont
25	5515-024-017	100 N. Larchmont

# ATTACHMENT 1

## ASSESSMENT ENGINEER'S REPORT