

PATRICE Y.
LATTIMORE
CITY CLERK

RUBEN VIRAMONTES
EXECUTIVE OFFICER

City of Los Angeles

CALIFORNIA



KAREN BASS
MAYOR

OFFICE OF THE
CITY CLERK

Neighborhood and
Business
Improvement District
Division
200 N. Spring Street,
Room 395
Los Angeles, CA. 90012
(213) 978-1099
FAX: (213) 978-1130

JINNY PAK
DIVISION MANAGER

clerk.lacity.org

October 16, 2025

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

Council Districts 5

REGARDING: THE CENTURY CITY 2023-2027 (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 Century City 2023-2027 Business Improvement District's ("District") 2026 fiscal year (CF 22-0271). 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 Century City 2023-2027 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 Century City 2023-2027 Business Improvement District was established on May 13, 2022 by and through the City Council's adoption of Ordinance No. 187523 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 any 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 September 26, 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 Century City 2023-2027 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 Century City 2023-2027 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 Century City 2023-2027 Business Improvement District's 2026 fiscal year, pursuant to the State Law.

Sincerely,
Patrice Lattimore
City Clerk

A handwritten signature in black ink, appearing to read "Pat. Latt", written in a cursive style.

Century City 2023-2027
Business Improvement District

2026 Annual Planning Report

District Name

Century City Property-Based Business Improvement District

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 September 26, 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 and Beautiful : \$1,765,235.40 (81.95%)

Safe Team

The Safe Team will provide safe services for the individual parcels located within the CCBID in the form of bike patrols.

The Clean Team includes:

- Power washing
- Sweeping sidewalks and gutters
- Cleaning up litter
- Removing illegal signs/posters/stickers
- Removing graffiti
- Emptying trash cans
- Removing illegal dumping and/or untidy conditions

Landscaping and Fountain Maintenance

- Tree pruning on medians and Olympic Boulevard cloverleaves
- Median and corridor landscaping on Avenue of the Stars, the cloverleaves on the north and south side of the interchange at Olympic Boulevard, the Santa Monica Boulevard medians, and the landscaped corridors along Century Park West.
- Seasonal flowers
- Replacing irrigation equipment
- Replacing pumps, motors, expansion joints, horizontal manifold lines, equipment and drains
- Replacing lighting (various parts and/or main receptacle)
- New electrical
- Add wind speed controls

Beautification:

- Street furniture, such as benches, trash receptacles and kiosks
- Signage to help visitors navigate through the CCBID
- Gateway signage
- Public art
- Tree lighting
- Seasonal holiday decorations and banners

Management : \$388,692.00 (18.05%)

Management services may include compensation for an Executive Director, an administrative assistant or any other staff member, or subcontractor the Owner's Association deems necessary to manage the CCBID programs. The management team is responsible for providing the day-to-day operations. CCBID funds may be used to leverage additional monies from sponsorships, contracts, grants and earned income. Additional administrative costs may include accounting and annual financial reviews, insurance, legal, program support costs including supplies, equipment and rent,

assessment collection fee, and other administration costs associated with the overhead and administrative support of programs.

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 District's proposed assessments are based the building square footage for developed parcels and lot square footage for undeveloped vacant parcels. The BID approved a 16% CPI increase for the 2026 assessments.

Premium Zone: 0.1932

Standard Zone: 0.0555

Fox Studios Zone: 0.1359

Surplus Revenues: \$80,000.00

we have \$80,000 in surplus revenues that will be spent in 1Q 2026 for security cameras. This money is \$54,968 in the premium zone, \$16,808 in the standard zone and \$8224 in the fox zone. This money will be spent in the zone in which it is being rolled over. These surplus funds were the result of delayed spending in the Clean Safe and Beautiful category - \$54,968 in the premium zone, \$16,808 in the standard zone and \$8224 in the fox zone. No services were impacted but the new spending for the cameras was delayed.

Anticipated Deficit Revenues

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

Contribution from Sources other than assessments: \$67,409.00

This \$67,409 is from \$54,999 in General Benefit and \$2410 in expected City interest revenue and \$10,000 in expected bank interest revenue.

APPENDIX A - TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Century City 2023-2027 - FY 2026

2026 Estimated Revenues	Premium Zone	Standard Zone	Fox Zone	Total	
2026 Assessments	\$1,378,679.00	\$421,569.00	\$206,270.40	\$2,006,518.40	
Estimated Carryover from 2025	\$54,968.00	\$16,808.00	\$8,224.00	\$80,000.00	
Other Income	\$46,311.00	\$14,163.00	\$6,935.00	\$67,409.00	
Total Estimated Revenues	\$1,479,958.00	\$452,540.00	\$221,429.40	\$2,153,927.40	
2026 Estimated Expenditures	Premium Zone	Standard Zone	Fox Zone	Total	PCT %
Clean, Safe and Beautiful Management	\$1,212,887.00	\$370,876.00	\$181,472.40	\$1,765,235.40	81.95%
	\$267,071.00	\$81,664.00	\$39,957.00	\$388,692.00	18.05%
Total Estimated Expenditures	\$1,479,958.00	\$452,540.00	\$221,429.40	\$2,153,927.40	100.00%