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January 27, 2026

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

Council Districts 8, 10

REGARDING: THE GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR 2025-2034 (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 Greater Leimert Park Village/Crenshaw Corridor 2025-2034 Business Improvement District's ("District") 2026 fiscal year (CF 24-0635). 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 Greater Leimert Park Village/Crenshaw Corridor 2025-2034 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 Greater Leimert Park Village/Crenshaw Corridor 2025-2034 Business Improvement District was established on September 07, 2024 by and through the City Council's adoption of Ordinance No. 188329 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 October 15, 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 Greater Leimert Park Village/Crenshaw Corridor 2025-2034 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 Greater Leimert Park Village/Crenshaw Corridor 2025-2034 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 Greater Leimert Park Village/Crenshaw Corridor 2025-2034 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.

**Greater Leimert Park
Village/Crenshaw Corridor
2025-2034
Business Improvement District**

2026 Annual Planning Report

District Name

This report is for the Greater Leimert Park Village / Crenshaw Corridor Property Business Improvement District (District). The District is operated by the Greater Leimert Park Village & Crenshaw Corridor Business Improvement District, Inc., a California non-profit corporation.

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 October 15, 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 & Beautification : \$529,297.98 (68.74%)

Clean & Beautification Program personnel sweep litter, debris, and refuse from sidewalks and gutters of the District. Paper signs and handbills taped or glued on property, utility boxes, and poles are removed. District personnel will pressure wash sidewalks when the budget allows. Collector truck personnel collect trash from sidewalk trash receptacles. Painters remove graffiti by painting, using solvent, and pressure washing. The District maintains a zero-tolerance graffiti policy.

Safe Team Program aims to deter and report illegal activities on the streets, sidewalks, storefronts, and parking lots. A safety team will work with the clean and beautification team to provide on-site services throughout the district. The Program will supplement, not replace, other ongoing police, security, and patrol efforts within the District.

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\$150,000 was placed into reserve for the purchase of a truck with an installed heated power washer-\$50,000 will account for the rollover funds.

Marketing : \$101,408.99 (13.17%)

Marketing to communicate the changes that are taking place in the District and to enhance the positive perception.

The following are some of the communication programs currently in place or being considered but not limited to are:

- Media and Communication programs
- District stakeholder communications
- Website
- Events and Activations

Administrative, City Fees, Contingency : \$139,293.00 (18.09%)

The improvements and activities are managed by a professional staff that requires centralized administrative support overseeing District services. Administrative staff actively works and advocates on behalf of the District parcels to ensure that City and County services and policies support the District.

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The no pays and slow pays that were not received in 2025- \$80,000, and \$20,000 for funding the first quarter of 2026, will account for the rollover funds. The General Benefit \$12,400 will contribute to income from other sources.

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 methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District are Parcel Square Footage, Building Square Footage, and Street Frontage Linear Foot as the three (3) assessment variables. In order to match assessment rates to benefits, two (2) Benefit Zones have been created within the District. The assessment rates for 2025 are as follows:

Zone 1:

Building per square foot: \$0.2025

Parcel per square foot: \$0.0829

Front per foot: \$9.3346

Zone 2:

Building per square foot: \$0.0259

Parcel per square foot: \$0.0215

Front per foot: \$5.8059

Surplus Revenues: \$150,000.00

\$150,000 was placed into reserve for the purchase of a truck with an installed heated power washer- \$50,000, the no pays and slow pays that were not received in 2025- \$80,000, and \$20,000 for funding the first quarter of 2026.

Anticipated Deficit Revenues

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

Contribution from Sources other than assessments: \$12,400.00

General Benefit of \$12,400 will be contributed from other sources

**APPENDIX A - TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Greater Leimert Park
Village/Crenshaw Corridor 2025-2034 - FY 2026**

2026 Estimated Revenues	Zone 1	Zone 2	Total	
2026 Assessments	\$455,699.98	\$151,899.99	\$607,599.97	
Estimated Carryover from 2025	\$112,500.00	\$37,500.00	\$150,000.00	
Other Income	\$9,300.00	\$3,100.00	\$12,400.00	
Total Estimated Revenues	\$577,499.98	\$192,499.99	\$769,999.97	
2026 Estimated Expenditures	Zone 1	Zone 2	Total	PCT %
Clean, Safe & Beautification	\$396,973.49	\$132,324.49	\$529,297.98	68.74%
Marketing	\$76,056.74	\$25,352.25	\$101,408.99	13.17%
Administrative, City Fees, Contingency	\$104,469.75	\$34,823.25	\$139,293.00	18.09%
Total Estimated Expenditures	\$577,499.98	\$192,499.99	\$769,999.97	100.00%