

# **EAST HOLLYWOOD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN**

*Prepared pursuant to the State of California Property and Business Improvement District Law of 1994, as amended, and Section 4, Article XIII D of the California Constitution, to create a Property and Business Improvement District within the City of Los Angeles*

**January 1, 2012 – December 31, 2021**

**Prepared by**



*May 23, 2011*

# **East Hollywood Property and Business Improvement District Management District Plan**

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## **Attachment A – East Hollywood Property and Business Improvement District Engineer’s Report**

## I. INTRODUCTION AND OVERVIEW

Developed by a growing coalition of parcel owners, the East Hollywood Property and Business Improvement District ("District"), is a special assessment district that has funded improvements to the commercial area of East Hollywood, primarily along the major corridors of Vermont Avenue, Sunset Boulevard, Hollywood Boulevard and Edgemont Street. The District has reached the end of its first term; owners within the District desire to renew it. The renewed District will continue various programs and services to increase the commercial activity of the East Hollywood District. This approach has been used successfully in East Hollywood and other improvement districts throughout the country to increase sales, attract new tenants and increase occupancies.

**Location:** The District generally runs along Vermont Avenue from Highway 101 north to Hollywood Boulevard in East Hollywood; along Hollywood Boulevard from Vermont Avenue west to Edgemont Street; and along Sunset Boulevard from Edgemont Street east to Lyman Place. The District will be divided into three benefit zones based upon the services provided in each zone. A complete detailed boundary and benefit zone description can be found in Section III.

**Services:** To increase commercial activities, attract new businesses, and increase patronage to individual assessable parcels located within the boundaries of the District, the renewed District will continue to provide the following services: streetscape improvements and landscaping programs to improve the image of the District; litter and debris removal, median landscape maintenance, tree watering and trash receptacle cleaning; machine washing of sidewalks; graffiti removal; a marketing and promotions program targeting the positive image enhancement of the District; representation of parcel owners interests and acquisition of funds and grants to improve the East Hollywood District.

**Budget:** The total maximum District budget in the first year of operation is \$198,349.94 with a maximum increase of 3% per year for the District's ten (10) years of operation.

**Financing:** The District's source of financing will be special assessments levied on benefiting parcels located within the boundaries of the District. Parcels zoned RD1.5 or RD3, including residential and agricultural uses, are exempt from assessment. The District will be divided into three benefit zones with assessment rates based upon the services provided to each zone. The assessment rates for each zone are:

<b>Zone</b>	<b>Lot Rate (\$/Parcel Sqft/Yr)</b>	<b>Frontage Rate (\$/Front Ft/Yr)</b>
1	\$0.059300	\$0.055500
2	\$0.029650	\$0.027750
3	\$0.016011	\$0.014985

For a detailed discussion on rates and benefits supporting these rates see Section V, Assessment Information.

**Renewal:** District renewal requires submittal of petitions from parcel owners representing more than 50% of the total annual assessment. The "Right to Vote on Taxes Act" (also known as Proposition 218) requires a ballot vote in which a majority of the ballots returned favor forming the District.

**Duration:** The District will have a ten-year life. The timeline for implementation and completion of the District's Management District Plan will be January 1, 2012 to December 31, 2021. After ten (10) years, if the District were to continue a new Management District Plan and Engineer's Report must be prepared, and the petition, ballot, and hearing processes must be repeated.

## **II. HISTORY OF EAST HOLLYWOOD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**

East Hollywood property and business owners began to develop an organizational structure of financing to address some of the challenges in the East Hollywood commercial corridor in 2006. Part of this endeavor was a coordinated effort to distinguish East Hollywood as a desirable commercial area in Los Angeles. The *East Hollywood Property and Business Improvement District Management District Plan* (Management District Plan), and the creation of an Owners' Association, with a secure funding mechanism, provided another critical step in achieving the vision developed by the parcel and business owners.

Preliminary results were obtained from parcel and business owners. Cleaning and painting of physical improvements were identified as a high priority. When asked how limited resources should be allocated, many parcel owner and business owner groups indicated a desire for increased physical improvement and cleaning services. Many respondents also suggested that marketing and promotions were also important program considerations for the area. Some stakeholders responded that they would dedicate resources to the development of an advocacy program for East Hollywood. The respondents agreed that there is need for immediate action in the key problem areas and that the business improvement district option should be explored.

In 2010, Stakeholders again held meetings to discuss renewing the District. Stakeholders determined it would be beneficial to renew the District, and began holding meetings to determine service priorities and undertake the renewal process.

### **III. EAST HOLLYWOOD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT BOUNDARIES**

The District will deliver services along the East Hollywood commercial corridor. The District includes commercially zoned parcels along Vermont Avenue from Highway 101 north to Hollywood Boulevard; along Hollywood Boulevard from Vermont Avenue west to Edgemont Street; and along Sunset Boulevard from Edgemont Street east to Lyman Place. The District is generally comprised of commercially-zoned parcels with street frontage along Vermont Avenue, Sunset Boulevard, and Hollywood Boulevard, and includes some public-use parcels.

The boundaries of the District are more particularly described as follows:

#### **District Boundary**

Beginning at the southeast corner of the intersection of Hollywood Boulevard and Vermont Avenue, southeast along the south side of Hollywood Boulevard to the northeast corner of Assessor Parcel Number (APN) 5542-014-001 (Map Key 62). South along the eastern boundary of parcels fronting the east side of Vermont Avenue to the northwest corner of APN 5542-015-022 (Map Key 68). East along the northern boundary of parcels fronting the north side of Sunset Boulevard to Rodney Drive. South along the west side of Rodney Drive, across Sunset Boulevard. East along the south side of Sunset Boulevard to Lyman Place. South along the west side of Lyman Place to Fountain Avenue. West along the north side of Fountain Avenue to a point opposite the northeast corner of APN 5542-018-035 (Map Key 79). South across Fountain Avenue and continuing south along the eastern boundary of parcels fronting the east side of Vermont Avenue across La Mirada Avenue, Lexington Avenue, Vermont Place, Santa Monica Boulevard, Willow Brook Avenue, Lockwood Avenue, Burns Avenue, Normal Avenue, Monroe Street, Marathon Street, Melrose Avenue, and Clinton Street to the north side of US Highway 101.

Northwest along the north side of US Highway 101 across Vermont Avenue to the southwest corner of APN 5538-028-010 (Map Key 17).

North along the western boundary of parcels fronting the west side of Vermont Avenue, across Clinton Street, Melrose Avenue, Monroe Street, Willow Brook Avenue, Santa Monica Boulevard, Lexington Avenue, and Fountain Avenue, to the south line of APN 5543-013-002 (Map Key 108). West along the southern boundary of parcels fronting the south side of Sunset Boulevard across New Hampshire Avenue, L Ron Hubbard Way, Catalina Street, and Edgemont Street to the southwest corner of APN 5543-020-023 (Map Key 124). North along the western boundary of APN 5543-020-023 (Map Key 124) across Sunset Boulevard and continuing north along the western boundary and east along the northern boundary of APN 5543-007-025 (Map Key 90) to Edgemont Street. Northeast across Edgemont Street to the northwest corner of APN 5543-010-017 (Map Key 97), and continuing east along the northern boundary of said parcel. North along the western boundary of APN 5543-010-900 (Map Key 98), APN 5543-011-901 (Map Key 100), and APN 5543-009-902 (Map Key 96), then west along the southern boundary of APN 5543-009-021 (Map Key 92), across Edgemont Street, and continuing west along the southern boundary and north along the western boundary of APN 5543-008-007 (Map Key 91) across Hollywood Boulevard to the northwest corner of APN 5589-038-036 (Map Key 132).

East along the northern boundary of parcels fronting the north side of Hollywood Boulevard, across Edgemont Street and Berendo Street to New Hampshire Avenue. South along the west side of New Hampshire Avenue, across Hollywood Boulevard. Southeast along the south side of Hollywood Boulevard to the point of beginning.

Assessor's Parcel Number 5589-028-900, at the northwest corner of the intersection of Hollywood Boulevard and Vermont Avenue will not receive services and will not be included in the District.

## **Benefit Zones**

### **Zone 1**

Zone 1 includes parcels fronting the east side of Vermont Avenue between the south side of Hollywood Boulevard and the north side of Sunset Drive; parcels fronting the north side of Sunset Boulevard between the east side of Vermont Avenue and the west side of Rodney Drive; parcels fronting the south side of Sunset Boulevard between the west side of Edgemont Street and the west side of Vermont Avenue; parcels fronting the west side of Vermont Avenue between the south side of Sunset Boulevard and the north side of Willow Brook Avenue; parcels fronting the east side of Vermont Avenue between the south side of Fountain Avenue and the north side of Monroe Street; the parcels fronting the east side of Vermont Avenue between the south side of Marathon Street and the north side of US Highway 101; and the parcels fronting the west side of Vermont Avenue between the south side of Melrose Avenue and US Highway 101.

### **Zone 2**

Zone 2 includes all parcels within the District boundaries northeast of the intersection of Sunset Boulevard and Vermont Avenue; the block bounded by Vermont Avenue in the west, Sunset Boulevard in the north, Lyman Place in the east, and Fountain Avenue in the south; and the block bounded by New Hampshire Avenue in the west, Monroe Street in the north, Vermont Avenue in the east, and Melrose Avenue in the south.

### **Zone 3**

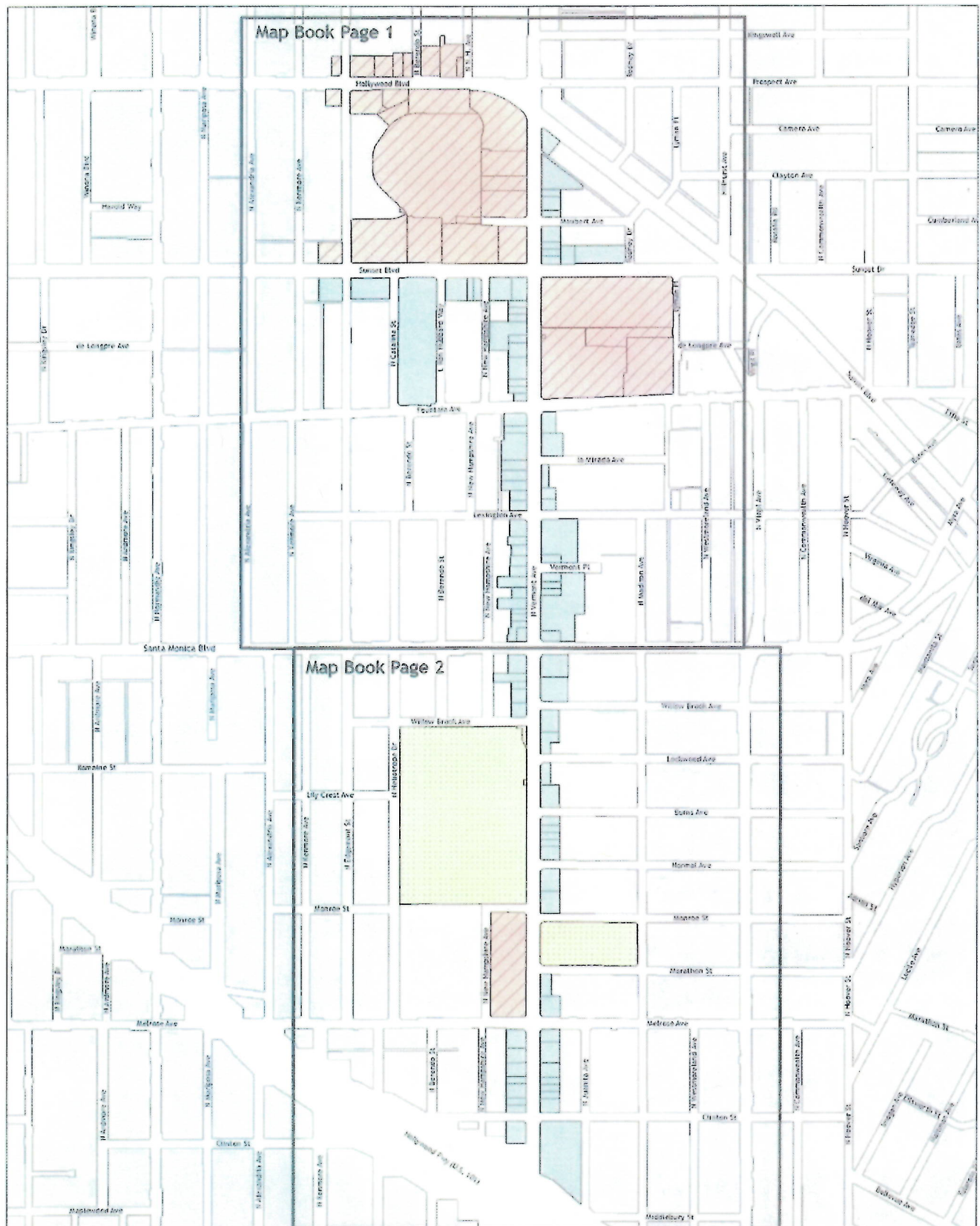
Zone 3 includes parcels fronting the west side of Vermont Avenue between the south side of Willow Brook Avenue and the north side of Monroe Street; and the parcel fronting the east side of Vermont Avenue between the south side of Monroe Street and the north side of Marathon Street.

District boundaries and benefit zones were developed based on the special benefits to be received by individual assessable parcels along the major commercial corridors of Vermont Avenue, Hollywood Boulevard, Sunset Boulevard, and Edgemont Street. Parcels were reviewed to determine the parcel's zoning, if the parcel was included in an existing District, and if the parcel would receive special benefits from the District services. The District includes 132 parcels. For further information, a District Boundary Map showing benefit zones is included on the following three pages.



# East Hollywood Property & Business Improvement District District Overview

- Zone 1
- Zone 2
- Zone 3







# East Hollywood Property & Business Improvement District

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Zone 1  
Zone 2  
Zone 3



## IV. SERVICES

The renewed District will continue providing services for individual assessable commercial parcels within the District boundaries. All special benefits conferred on each parcel shall be provided based upon this Management District Plan. For detailed support of the assessments, please see the attached Engineer's Report. Descriptions and budgets of the District's programs and services are provided on the following pages.

The following are programs and services to be provided by the renewed District within the district boundaries:

### 1. Streetscape and Landscape Projects

By continuing streetscape and landscape projects, the District will continue building long-lasting aesthetic enhancements. Over time, this will continue to improve the area. Some of these improvements will be tree planting, and weed removal throughout the District, maintaining aesthetic quality, painting streetlight poles, and landscaping. Streetscape and landscape projects and services will only be provided within the District boundaries.

### 2. Maintenance

The District's tree trimming, sidewalk cleaning, median landscape maintenance, trash receptacle cleaning, and litter removal services are above and beyond the baseline of services currently delivered by the City of Los Angeles. Maintenance services will only be provided within the District boundaries.

*Clean-Up Personnel:* Full-time personnel will collect and remove litter and remove refuse and debris from sidewalks within the District boundaries on a regular basis. This will include gutter and storm drain cleaning, and removal of illegally dumped litter.

*Median Landscape Maintenance:* Median improvements are currently under construction. Median service will include weed removal and trimming to provide a welcoming, attractive business environment.

*Trash Receptacle Cleaning:* Trash liners will be replaced on a regular basis from receptacles located within the boundaries of the District.

*Tree Watering and Trimming:* Trees within the District boundaries will be watered and trimmed within the boundaries of the District to ensure that businesses are visible and the business environment is free from trash and debris caused by falling limbs and leaves.

*Sidewalk Cleaning:* Sidewalks within the District boundaries will be pressure washed on a schedule set by the Owners' Association. There will also be ongoing spot removal, including graffiti and sticker removal, within the boundaries of the District as needed.

### 3. Administration and Advocacy

The District's administrative staff will represent the area in support of policies, initiatives and legislative actions that enhance the District's ability to develop as a vibrant commercial area. The District will represent businesses in matters relating to alternative resources, effective land use, planning decisions, and economic development initiatives. Administration services will only be provided to individual assessable parcels within the District boundaries.

#### 4. Marketing and Promotion

The District will have a unified marketing and promotion program that will collaborate with District businesses. It is the intent of this program to allow the public to view the area as a single destination with a rich collection of attractions, events and services. These programs will include marketing, promotions and business advocacy. Goals of this program include increased customer traffic and sales. The Owners' Association will work in conjunction with the local Chamber of Commerce to promote the District, which may include the use of pole banners, logos, promotional materials including visitors' guides, and press releases. Marketing and promotion services will only be provided to individual assessable parcels within the District boundaries. According to the District's benefit zones, these marketing services will be provided to the assessable parcels within the boundaries of the District.

Services provided by the District will be based on benefit zone. Parcels in Zone 1 will receive the most services because they have the highest amount of pedestrian traffic and need for services. Parcels in Zone 2 will receive fewer services than Zone 1 as they have less pedestrian traffic and need for services, and parcels in Zone 3 will receive fewer services than both Zones 1 and 2 as they have the least amount of pedestrian traffic and need for services. Services provided in Zones 2 and 3 which are also provided in Zone 1, and services provided in Zone 3 which are also provided in Zone 2, will be provided at lesser frequencies than those in the respective higher zones.

#### ***Zone 1***

Parcels in Zone 1 will receive the following services. Services provided in Zone 1 will be provided to individual assessable parcels one deep (fronting) Vermont Avenue and Sunset Boulevard, respectively.

##### 1. Streetscape and Landscape Projects

Parcels in Zone 1 will receive tree planting, landscape maintenance, weed removal throughout the Zone, aesthetic quality improvements, painting streetlight poles, and landscaping. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

##### 2. Maintenance

*Clean-Up Personnel:* Full-time personnel will collect and remove litter and remove refuse and debris from Zone 1 sidewalks on a regular basis. This will include gutter and storm drain cleaning, and removal of illegally dumped litter. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

*Median Landscape Services:* Median landscaping will be maintained to provide a welcoming, attractive business environment. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

*Trash Receptacle Cleaning:* Trash liners will be replaced on a regular basis.. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

*Tree Watering and Trimming:* Newly planted trees will be watered and trimmed to ensure that businesses are visible All trees within the Zone 1 boundaries will be tended to as needed. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

*Sidewalk Cleaning:* Sidewalks in Zone 1 will be pressure washed at least three times per year. There will also be ongoing spot removal, including graffiti and sticker removal, within the Zone 1

boundaries as needed. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

### 3. Administration and Advocacy

The District's administrative staff will represent the zone in support of policies, initiatives and legislative actions that enhance Zone 1's ability to develop as a vibrant, contributing member of the Los Angeles region as a whole. The District will advocate for additional alternative resources, effective land use, planning decisions, and economic development initiatives. These services will only be provided to individual assessable parcels within the district and zone 1 boundaries.

### 4. Marketing and Promotion

The District will have a unified marketing and promotion program that will collaborate with Zone 1 businesses. It is the intent of this program to allow the public to view the zone as a single destination with a rich collection of attractions, events and services. These programs will include marketing, promotions and business advocacy. Goals of this program include increased customer traffic, sales and property values. The Owners' Association will work in conjunction with the local Chamber of Commerce to promote Zone 1 parcels which may include the use of pole banners, logos, promotional materials including visitors' guides, and press releases. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

## ***Zone 2***

Zone 2 will receive the following services. Services provided in Zone 2 will be provided to individual assessable parcels one deep (fronting) Hollywood Boulevard, Edgemont Street, Sunset Boulevard, Vermont Avenue and Lyman Place; those individual assessable parcels which are included in the two blocks encompassed by Hollywood Boulevard, Vermont Avenue, Sunset Boulevard and Edgemont Street; and the block encompassed by N. New Hampshire Avenue, Monroe Street, W. Vermont Street and Melrose Avenue.

### 1. Streetscape and Landscape Projects

The district will provide Zone 2 parcels with limited landscape and streetscape projects, namely tree planting and painting streetlight poles. These services will only be provided to individual assessable parcels within the district and Zone 2 boundaries.

### 2. Maintenance

*Median Landscape Services:* Medians will be maintained to provide a welcoming, attractive business environment. These services will only be provided to individual assessable parcels within the district and Zone 2 boundaries.

*Tree Watering and Trimming:* Newly planted trees will be watered and trimmed to ensure that businesses are visible. All trees within the Zone 2 boundaries will be tended to once per year. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.

*Trash Receptacle Cleaning:* Trash liners will be replaced on a limited. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.

*Sidewalk Cleaning:* Sidewalks in Zone 2 will be pressure washed at least two times per year. There will also be ongoing spot removal, including graffiti and sticker removal, within the Zone 2 boundaries as needed. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.



### 3. Administration and Advocacy

The District's administrative staff will advocate in support of policies, initiatives and legislative actions that enhance Zone 2's ability to develop as a vibrant, contributing member of the Los Angeles region as a whole. The District will advocate for additional alternative resources, effective land use, planning decisions, and economic development initiatives. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.

### ***Zone 3***

Parcels in Zone 3 will receive the following services. Services provided in Zone 3 will be provided to individual assessable parcels one deep (fronting) Vermont Avenue.

#### 1. Streetscape and Landscape Projects

Parcels in Zone 3 will receive painted streetlight poles. Zone 3 parcels will also receive tree planting; however, there is very little space in Zone 3 for tree planting so this service will be limited. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

#### 2. Maintenance

*Median Landscape Services:* Medians will be maintained to provide a welcoming, attractive business environment. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

*Trash Receptacle Cleaning:* Trash liners will be replaced on a very limited basis from receptacles. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

*Sidewalk Cleaning:* Sidewalks will be pressure washed at least once per year. There will also be graffiti and sticker removal within the Zone 3 boundaries as needed. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

#### 3. Administration

The District's administrative staff will coordinate the services provided to parcels in Zone 3. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

### ***Summary of District Services Provided by Zone***

<b>Service</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>
Tree Planting	√	√	√ (limited)
Landscape Services	√		
Weed Removal	√		
Painting Streetlight Poles	√	√	√
Landscape Installation	√		
Clean-Up Personnel	√		
Median Landscape Services	√	√	√
Trash Receptacle Service	√	√	√ (limited)
Tree Watering and Trimming	√ (as needed)	√ (1x year)	
Sidewalk Cleaning	√ (3x year)	√ (2x year)	√ (1x year)
Administration	√	√	√
Advocacy	√	√	
Marketing & Promotions	√		

### ***Annual Budget***

The table on the next page outlines the District's annual budget and reflects possible 3% increases for the second through tenth years of the District. Each year the Owners' Association can decide to implement an assessment increase of up to 3% based on the Consumer Price Index (CPI).

The District special assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles.

As stipulated by Proposition 218, assessment District programs and activities may confer a combination of general and special benefits to properties, but the only program benefits that can be funded through assessments are those attributed to special property related benefits. For the purposes of this analysis, a "general benefit" is hereby 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". From this, the definition of "special benefit" would thereby be: "A benefit unique and special to identified properties resulting from the improvement, activity, or service to be provided by the assessment levied". Proposed District assessments will only be levied on individual assessable parcels within District boundaries and, in turn, assessment revenues will only be spent on programs, improvements and services that provide direct or special benefit to individual assessable parcels within the District boundaries. It is hereby determined that any general benefits are not quantifiable, measurable or tangible in the District area and to the surrounding community or the public in general. The programs and services listed in this Management District Plan will constitute a special benefit to each of the individual assessable parcels within the District as those services are designed to increase foot traffic, improve the commercial core, increase marketing of commercial entities in the District and improve the aesthetic appearance of the District. These services will only be provided to individual assessable parcels within the District boundaries.

The Owner's Association shall not issue bonds to finance any services or improvements of the district.

### Annual Budget, Year One

Service Type	Budget Percent	Year One \$ Amount
Streetscape/Landscape	37%	\$73,389.48
Maintenance	31%	\$61,488.48
Administration/Advocacy	18%	\$35,702.99
Marketing	11%	\$21,818.49
Contingency	3%	\$5,950.50
<b>Total</b>	<b>100%</b>	<b>\$198,349.94</b>

The District's annual budget will be developed by the Owners' Association. Each year, surplus of the remaining budget will be carried forward to the next year's operating budget. Any accrued interest and delinquent payments will be expended in the budgeted categories.

### District Annual Assessment Totals Reflecting Possible 3% Increase Per Year

Category	Streetscape	Maintenance	Marketing	Admin	Contingency	Total
% Budget	37%	31%	11%	18%	3%	100%
<b>2012</b>	\$73,389.48	\$61,488.48	\$21,818.49	\$35,702.99	\$5,950.50	\$198,349.94
<b>2013</b>	\$75,591.16	\$63,333.14	\$22,473.05	\$36,774.08	\$6,129.01	\$204,300.44
<b>2014</b>	\$77,858.90	\$65,233.13	\$23,147.24	\$37,877.30	\$6,312.88	\$210,429.45
<b>2015</b>	\$80,194.66	\$67,190.12	\$23,841.66	\$39,013.62	\$6,502.27	\$216,742.33
<b>2016</b>	\$82,600.50	\$69,205.83	\$24,556.91	\$40,184.03	\$6,697.34	\$223,244.60
<b>2017</b>	\$85,078.52	\$71,282.00	\$25,293.61	\$41,389.55	\$6,898.26	\$229,941.94
<b>2018</b>	\$87,630.87	\$73,420.46	\$26,052.42	\$42,631.24	\$7,105.21	\$236,840.20
<b>2019</b>	\$90,259.80	\$75,623.08	\$26,833.99	\$43,910.17	\$7,318.36	\$243,945.41
<b>2020</b>	\$92,967.59	\$77,891.77	\$27,639.01	\$45,227.48	\$7,537.91	\$251,263.77
<b>2021</b>	\$95,756.62	\$80,228.52	\$28,468.19	\$46,584.30	\$7,764.05	\$258,801.68

#### Budget Adjustments

Any annual budget surplus or deficits will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the CPI to adjust for surpluses or deficits carried forward. Upon the termination of the District, any remaining funds will be transferred to the renewed District, if one is established pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will rollover one year to the next and will be returned to property owners if the District is not renewed.



## V. ASSESSMENT INFORMATION

### Assessment Formula

Individual assessable parcels shall be assessed a lot rate and a frontage rate according to each parcel's proportionate special benefit derived from the services provided to that parcel's benefit zone. A detailed description of the services provided by the District within each benefit zone is included in Section IV, Services, of this Management District Plan. Parcels zoned RD1.5 or RD3, including residential and agricultural uses, will not be assessed. The assessment rates are shown below.

East Hollywood PBID Initial Annual Assessment Rates		
Parcel Use and Benefit Zone	Lot Rate (\$/Parcel Sqft/Yr)	Frontage Rate (\$/Front Ft/Yr)
Commercially zoned parcels in Zone 1	\$0.059300	\$0.055500
Commercially zoned parcels in Zone 2	\$0.029650	\$0.027750
Commercially zoned parcels in Zone 3	\$0.016011	\$0.014985
Parcels zoned RD1.5 or RD3 in Zones 1-3	Not Assessed	

### Changes to Zoning

If the zoning of a parcel changes during the term of this District, the assessment calculation may be modified accordingly.

### Assessments on Public Parcels

Proposition 218, also known as "The Right to Vote on Taxes Act", 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." All parcels in the District are assessed on their parcel square footage and Vermont Street front footage and receive District services and special benefits from those services. All publicly-owned individual assessable parcels will receive all of the services provided in the parcel's respective zone; therefore, those parcels will be assessed as the full rate for their respective zones.

### L.A. COUNTY METROPOLITAN TRANSIT AUTHORITY

APN	Zone	Parcel Size	Parcel Assessment	Vermont Frontage	Frontage Assessment	Total Assessment	Percent
5538022903	1	17,137.00	\$1,016.22	128.00	\$7.10	\$1,023.32	0.516%
5538022900	1	10,498.00	\$622.53	100.00	\$5.55	\$628.08	0.317%
5538022904	1	13,225.00	\$784.24	58.00	\$3.22	\$787.46	0.397%
5538022905	1	5,271.00	\$312.57	50.00	\$2.78	\$315.35	0.159%
5542015900	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17	0.196%
5542015901	1	7,797.00	\$462.36	60.00	\$3.33	\$465.69	0.235%
5542015902	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17	0.196%
5538023904	3	4,356.00	\$69.74	144.00	\$2.16	\$71.90	0.036%
5538023903	3	706.00	\$11.30	42.00	\$0.63	\$11.93	0.006%
5542017900	2	666.00	\$19.75	23.00	\$0.64	\$20.39	0.010%

<b>TOTAL</b>		<b>72,654</b>	<b>\$4,069.49</b>	<b>705</b>	<b>\$30.97</b>	<b>\$4,100.46</b>	<b>2.07%</b>
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#### LA City

APN	Zone	Parcel Size	Parcel Assessment	Vermont Frontage	Frontage Assessment	Total Assessment	Percent
5543009900	2	81,022.00	\$2,402.30	0.00	\$0.00	\$2,402.30	1.211%
5543012900	2	9,148.00	\$271.24	0.00	\$0.00	\$271.24	0.137%
5543011901	2	503,554.00	\$14,930.38	0.00	\$0.00	\$14,930.38	7.527%
5543010900	2	1,228.00	\$36.41	0.00	\$0.00	\$36.41	0.018%
5543009902	2	17,860.00	\$529.55	0.00	\$0.00	\$529.55	0.267%
5543009901	2	21,336.00	\$632.61	0.00	\$0.00	\$632.61	0.319%
<b>TOTAL</b>		<b>634,148</b>	<b>\$18,802.49</b>	<b>0.0</b>	<b>\$0.00</b>	<b>\$18,802.49</b>	<b>9.48%</b>

#### L.A. City Community College District

APN	Zone	Parcel Size	Parcel Assessment	Vermont Frontage	Frontage Assessment	Total Assessment	Percent
5538023905	3	1,110,780.00	\$17,784.70	1,048.00	\$15.70	\$17,800.40	8.974%
5539016901	3	204,732.00	\$3,277.96	316.00	\$4.74	\$3,282.70	1.655%
<b>TOTAL</b>		<b>1,315,512</b>	<b>\$21,062.66</b>	<b>1,364</b>	<b>\$20.44</b>	<b>\$21,083.10</b>	<b>10.63%</b>

#### Residential and Agricultural Parcels

California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, parcels that are zoned RD1.5 or RD3 within the District boundaries will not be assessed.

#### Time and Manner for Collecting Assessments

The District special assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles. Property Tax bills are generally distributed in the fall, and payment is expected by lump sum or installments. The County of Los Angeles shall distribute funds collected to the City of Los Angeles. The City of Los Angeles will then disburse the funds to the District, pursuant to the authorization of this *East Hollywood Property and Business Improvement District Management District Plan*. Existing laws for enforcement and appeal of parcel taxes apply to the District assessments. If necessary, the City of Los Angeles City Clerk's Office will directly bill property owners or entities that do not appear on the tax roll.

#### Assessment Notice

An assessment notice will be sent to owners of each individual assessable parcel within the District boundaries. The assessment notice provides the assessment amount, based upon the parcel square footage and the linear front footage along Vermont Avenue. A list of assessable parcels included in the District is provided in the Assessment Calculation Table included as Appendix 1 of this Management District Plan.

## **VI. DISTRICT GOVERNANCE**

The Owners' Association is charged with the day-to-day operations of the District. The Owners' Association shall be an independent, nonprofit corporation, contracted with the City of Los Angeles to provide the services set forth in this Management District Plan.

## APPENDIX 1 – ASSESSMENT CALCULATION TABLE

Map Key	APN	Zone	Parcel Size (Sq. ft)	Parcel Size Assessment	Vermont Frontage (ft)	Frontage Assessment	Total Assessment
1	5538022021	1	10,367.00	\$614.76	96.00	\$5.33	\$620.09
2	5538022900	1	10,498.00	\$622.53	100.00	\$5.55	\$628.08
3	5538022903	1	17,137.00	\$1,016.22	128.00	\$7.10	\$1,023.32
4	5538022904	1	13,225.00	\$784.24	58.00	\$3.22	\$787.46
5	5538022905	1	5,271.00	\$312.57	50.00	\$2.78	\$315.35
6	5538023903	3	706.00	\$11.30	42.00	\$0.63	\$11.93
7	5538023904	3	4,356.00	\$69.74	144.00	\$2.16	\$71.90
8	5538023905	3	1,110,780.00	\$17,784.70	1,048.00	\$15.70	\$17,800.40
9	5538026023	2	183,997.00	\$5,455.51	729.00	\$20.23	\$5,475.74
10	5538027008	1	13,591.00	\$805.95	100.00	\$5.55	\$811.50
11	5538027011	1	6,795.00	\$402.94	50.00	\$2.78	\$405.72
12	5538027012	1	13,591.00	\$805.95	100.00	\$5.55	\$811.50
13	5538027013	1	6,795.00	\$402.94	50.00	\$2.78	\$405.72
14	5538027014	1	7,492.00	\$444.28	55.00	\$3.05	\$447.33
15	5538027028	1	13,600.00	\$806.48	100.00	\$5.55	\$812.03
16	5538027035	1	18,286.00	\$1,084.36	131.00	\$7.27	\$1,091.63
17	5538028010	1	21,344.00	\$1,265.70	132.00	\$7.33	\$1,273.03
18	5539003023	1	31,268.00	\$1,854.19	173.00	\$9.60	\$1,863.79
19	5539003024	1	28,668.00	\$1,700.01	156.00	\$8.66	\$1,708.67
20	5539004009	1	19,079.00	\$1,131.38	155.00	\$8.60	\$1,139.98
21	5539004020	1	14,328.00	\$849.65	155.00	\$8.60	\$858.25
22	5539009011	1	10,125.00	\$600.41	154.00	\$8.55	\$608.96
23	5539009022	1	20,299.00	\$1,203.73	155.00	\$8.60	\$1,212.33
24	5539010018	1	6,403.00	\$379.70	50.00	\$2.78	\$382.48
25	5539010019	1	6,403.00	\$379.70	50.00	\$2.78	\$382.48
26	5539010020	1	6,447.00	\$382.31	50.00	\$2.78	\$385.09
27	5539010021	1	12,763.00	\$756.85	97.00	\$5.38	\$762.23
28	5539010022	1	8,189.00	\$485.61	61.00	\$3.39	\$489.00
29	5539015022	1	20,299.00	\$1,203.73	155.00	\$8.60	\$1,212.33
30	5539015024	1	20,112.00	\$1,192.64	151.00	\$8.38	\$1,201.02
31	5539016901	3	204,732.00	\$3,277.96	316.00	\$4.74	\$3,282.70
32	5539021008	1	11,631.00	\$689.72	155.00	\$8.60	\$698.32
33	5539021023	1	19,602.00	\$1,162.40	151.00	\$8.38	\$1,170.78
34	5539022012	1	12,981.00	\$769.77	100.00	\$5.55	\$775.32
35	5539022013	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
36	5539022014	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
37	5539022023	1	19,493.00	\$1,155.93	150.00	\$8.32	\$1,164.25
38	5539022024	1	6,495.00	\$385.15	50.00	\$2.78	\$387.93
39	5539022031	1	13,000.00	\$770.90	100.00	\$5.55	\$776.45
40	5539022033	1	11,613.00	\$688.65	96.00	\$5.33	\$693.98
41	5539033010	1	119,354.00	\$7,077.69	361.00	\$20.04	\$7,097.73
42	5540017002	1	8,015.00	\$475.29	50.00	\$2.78	\$478.07

Map Key	APN	Zone	Parcel Size (sq ft)	Parcel Size Assessment	Vermont Frontage (ft)	Frontage Assessment	Total Assessment
43	5540017004	1	12,589.00	\$746.53	70.00	\$3.88	\$750.41
44	5540017006	1	12,589.00	\$746.53	70.00	\$3.88	\$750.41
45	5540017007	1	8,407.00	\$498.54	70.00	\$3.88	\$502.42
46	5540017009	1	9,017.00	\$534.71	75.00	\$4.16	\$538.87
47	5540017010	1	13,469.00	\$798.71	101.00	\$5.61	\$804.32
48	5540017013	1	12,600.00	\$747.18	70.00	\$3.88	\$751.06
49	5540017804	1	33,236.00	\$1,970.89	190.00	\$10.54	\$1,981.43
50	5540019005	1	7,860.00	\$466.10	60.00	\$3.33	\$469.43
51	5540019012	1	15,375.00	\$911.74	75.00	\$4.16	\$915.90
52	5540019013	1	9,000.00	\$533.70	75.00	\$4.16	\$537.86
53	5540019016	1	7,884.00	\$467.52	75.00	\$4.16	\$471.68
54	5540019017	1	8,526.00	\$505.59	75.00	\$4.16	\$509.75
55	5540019019	1	14,300.00	\$847.99	116.00	\$6.44	\$854.43
56	5540020008	1	6,936.00	\$411.30	100.00	\$5.55	\$416.85
57	5540020010	1	5,489.00	\$325.50	50.00	\$2.78	\$328.28
58	5540020011	1	3,833.00	\$227.30	35.00	\$1.94	\$229.24
59	5540020012	1	15,377.00	\$911.86	75.00	\$4.16	\$916.02
60	5540020013	1	7,971.00	\$472.68	76.00	\$4.22	\$476.90
61	5540020014	1	11,718.00	\$694.88	50.00	\$2.78	\$697.66
62	5542014001	1	14,418.00	\$854.99	157.00	\$8.71	\$863.70
63	5542014019	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
64	5542014020	1	12,981.00	\$769.77	100.00	\$5.55	\$775.32
65	5542014021	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
66	5542014032	1	33,149.00	\$1,965.74	254.00	\$14.10	\$1,979.84
67	5542015001	1	14,288.00	\$847.28	110.00	\$6.10	\$853.38
68	5542015022	1	13,500.00	\$800.55	0.00	\$0.00	\$800.55
69	5542015030	1	43,560.00	\$2,583.11	0.00	\$0.00	\$2,583.11
70	5542015900	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17
71	5542015901	1	7,797.00	\$462.36	60.00	\$3.33	\$465.69
72	5542015902	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17
73	5542016030	2	321,473.00	\$9,531.67	352.00	\$9.77	\$9,541.44
74	5542016033	2	60,984.00	\$1,808.18	0.00	\$0.00	\$1,808.18
75	5542017029	2	131,987.00	\$3,913.41	0.00	\$0.00	\$3,913.41
76	5542017030	2	246,114.00	\$7,297.28	419.00	\$11.63	\$7,308.91
77	5542017900	2	666.00	\$19.75	23.00	\$0.64	\$20.39
78	5542018026	1	24,270.00	\$1,439.21	162.00	\$8.99	\$1,448.20
79	5542018035	1	14,880.00	\$882.38	152.00	\$8.44	\$890.82
80	5542019001	1	8,102.00	\$480.45	162.00	\$8.99	\$489.44
81	5542019031	1	8,015.00	\$475.29	80.00	\$4.44	\$479.73
82	5542019032	1	8,189.00	\$485.61	82.00	\$4.55	\$490.16
83	5542028005	1	7,971.00	\$472.68	57.00	\$3.16	\$475.84
84	5542028025	1	68,738.00	\$4,076.16	246.00	\$13.65	\$4,089.81
85	5542029001	1	8,102.00	\$480.45	58.00	\$3.22	\$483.67

Map Key	APN	Zone	Parcel Size (sq. ft.)	Parcel Size Assessment	Vermont Frontage (ft)	Frontage Assessment	Total Assessment
86	5542029002	1	7,013.00	\$415.87	50.00	\$2.78	\$418.65
87	5542029003	1	7,013.00	\$415.87	50.00	\$2.78	\$418.65
88	5542029038	1	10,019.00	\$594.13	71.00	\$3.94	\$598.07
89	5542029039	1	99,752.00	\$5,915.29	250.00	\$13.88	\$5,929.17
90	5543007025	2	24,437.00	\$724.56	0.00	\$0.00	\$724.56
91	5543008007	2	13,460.00	\$399.09	0.00	\$0.00	\$399.09
92	5543009021	2	37,462.00	\$1,110.75	0.00	\$0.00	\$1,110.75
93	5543009025	2	124,582.00	\$3,693.86	296.00	\$8.21	\$3,702.07
94	5543009900	2	81,022.00	\$2,402.30	0.00	\$0.00	\$2,402.30
95	5543009901	2	21,336.00	\$632.61	0.00	\$0.00	\$632.61
96	5543009902	2	17,860.00	\$529.55	0.00	\$0.00	\$529.55
97	5543010017	2	125,453.00	\$3,719.68	0.00	\$0.00	\$3,719.68
98	5543010900	2	1,228.00	\$36.41	0.00	\$0.00	\$36.41
99	5543011010	2	78,844.00	\$2,337.72	0.00	\$0.00	\$2,337.72
100	5543011901	2	503,554.00	\$14,930.38	0.00	\$0.00	\$14,930.38
101	5543012018	2	109,771.00	\$3,254.71	0.00	\$0.00	\$3,254.71
102	5543012022	2	52,359.00	\$1,552.44	269.00	\$7.46	\$1,559.90
103	5543012023	2	58,366.00	\$1,730.55	179.00	\$4.97	\$1,735.52
104	5543012024	2	32,230.00	\$955.62	101.00	\$2.80	\$958.42
105	5543012025	2	60,113.00	\$1,782.35	186.00	\$5.16	\$1,787.51
106	5543012900	2	9,148.00	\$271.24	0.00	\$0.00	\$271.24
107	5543013001	1	17,598.00	\$1,043.56	160.00	\$8.88	\$1,052.44
108	5543013002	1	24,785.00	\$1,469.75	0.00	\$0.00	\$1,469.75
109	5543013009	1	7,144.00	\$423.64	55.00	\$3.05	\$426.69
110	5543013012	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
111	5543013013	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
112	5543013014	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
113	5543013015	1	39,335.00	\$2,332.57	95.00	\$5.27	\$2,337.84
114	5543014011	1	4,661.00	\$276.40	49.00	\$2.72	\$279.12
115	5543014012	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
116	5543014013	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
117	5543014014	1	19,515.00	\$1,157.24	150.00	\$8.32	\$1,165.56
118	5543014015	1	12,981.00	\$769.77	100.00	\$5.55	\$775.32
119	5543015019	1	8,368.00	\$496.22	0.00	\$0.00	\$496.22
120	5543015020	1	6,403.00	\$379.70	0.00	\$0.00	\$379.70
121	5543015021	1	26,354.00	\$1,562.79	0.00	\$0.00	\$1,562.79
122	5543017018	1	238,709.00	\$14,155.44	0.00	\$0.00	\$14,155.44
123	5543018021	1	40,646.00	\$2,410.31	0.00	\$0.00	\$2,410.31
124	5543020023	1	26,223.00	\$1,555.02	0.00	\$0.00	\$1,555.02
125	5589030027	2	6,882.00	\$204.05	0.00	\$0.00	\$204.05
126	5589030030	2	28,485.00	\$844.58	0.00	\$0.00	\$844.58
127	5589030032	2	33,860.00	\$1,003.95	0.00	\$0.00	\$1,003.95
128	5589031016	2	25,700.00	\$762.00	0.00	\$0.00	\$762.00

Map Key	APN	Zone	Parcel Size (sq ft)	Parcel Size Assessment	Vermont Frontage (ft)	Frontage Assessment	Total Assessment
129	5589031025	2	11,935.00	\$353.87	0.00	\$0.00	\$353.87
130	5589031026	2	11,761.00	\$348.71	0.00	\$0.00	\$348.71
131	5589031036	2	19,602.00	\$581.20	0.00	\$0.00	\$581.20
132	5589038036	2	9,239.00	\$273.94	0.00	\$0.00	\$273.94
	<b>TOTAL</b>			<b>\$197,773.32</b>		<b>\$576.62</b>	<b>\$198,349.94</b>