

# ATTACHMENT 1

## **VENICE BEACH BUSINESS IMPROVEMENT DISTRICT RENEWAL ASSESSMENT ENGINEER'S REPORT**

*Being Renewed for a 5-year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

*Prepared by  
Edward V. Henning  
California Registered Professional Engineer # 26549  
Edward Henning & Associates*

**March 23, 2021**

**FINAL**

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

## ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Venice Beach Business Improvement District (VBBID) being renewed for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

*Prepared by Edward V. Henning, California Registered Professional Engineer # 26549*



A handwritten signature in blue ink, appearing to read "Edward V. Henning", written over a horizontal line.

RPE #26549 March 23, 2021

Edward V. Henning

Date

*(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)*

### **Introduction**

This report serves as the detailed engineer’s report required by Section 4(b) of Article XIID of the California Constitution to support the benefit property assessments to be levied within the proposed VBBID in the City of Los Angeles, California being renewed for a five (5) year term. The discussion and analysis contained within this Report constitutes the required nexus of rationale between assessment amounts levied and special benefits derived by real properties within the proposed renewed VBBID.

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### **Background**

The VBBID is a property-based benefit assessment type district being renewed for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the Act). Due to the benefit assessment nature of assessments levied within a property and business improvement district (PBID), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative benefit received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

### **Supplemental Article XIID Section 4(b) California Constitution** **Procedures and Requirements**

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the VBBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were chaptered into law as Article XIID Section 4(b) of the California State Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the VBBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the VBBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

**Finding 1. From Section 4(a): Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed**

**Setting**

The VBBID is located in the coastal community of Venice Beach located in the southwest region of the City of Los Angeles. According to the Venice Chamber of Commerce, Venice Beach is the #2 tourist destination in Southern California (second only to Disneyland.) The property uses within the boundaries of the VBBID which will receive special benefits from VBBID funded programs and services are currently a mix of commercial, industrial, government and residential. The property zoning within the boundaries of the VBBID includes commercial, industrial and open space. All properties zoned residential are currently excluded. If existing properties in the VBBID are rezoned to R4 or R5, such rezoning would make those properties eligible for assessment and VBBID services at the time of the next VBBID renewal. If such rezoned properties desired VBBID services sooner, the Owners’ Association would undertake a good faith effort to develop a separate agreement for services that would mirror the future services and assessment for the parcel(s) in question, until such time as the parcel could be added to the VBBID during its next renewal.

Ocean Front Walk (aka the Boardwalk), a mixed-use, oceanfront, pedestrian-oriented, tourist-dominated corridor and generally includes all commercially and industrially zoned properties along the Ocean Front Walk, Pacific, Main Street, Hampton Drive and 3<sup>rd</sup> Ave corridors between the Los Angeles-Santa Monica city boundary on the north and Venice Boulevard on the south. The iconic Ocean Front Walk is a pedestrian-only street flanked by commercial business. The other streets are open to vehicular traffic, many run parallel to Ocean Front Walk, and are predominantly populated with uses that are related to Ocean Front Walk and its tourism.

The VBBID is dominated by commercial and government owned parcels, with a small but significant number of industrially-zoned parcels. The industrially-zoned parcels of the VBBID are principally occupied by a) commercial businesses, b) office space, c) guest/vacation rental units and/or d) live/work (mixed use) condominiums units, sometimes over retail (some of which are also operated as vacation rental units.) In these industrial areas, many parcels contain multiple uses within a single parcel (e.g. residential over retail.) Very few parcels operate as traditional industrial uses (e.g. Metro’s bus maintenance facility has been demolished and is currently used as a Bridge Home site for homeless housing.) Each assessed parcel will specially benefit from VBBID programs and services. More detail on how parcels specially benefit from VBBID programs and services can be found in the boundary rationale section on page 9 of this Report and under Work Plan Details on page 18.

The commercial parcels in the VBBID are heavily tourist-related: hotels, vacation rentals, restaurants, bars, entertainment, paid parking, visitor services, and a variety of retail, including sales/rentals of sports and recreation equipment, etc. One of the VBBID goals is to maintain and even increase the tourist base. The western side of Ocean Front Walk, the adjacent grassy knoll and beach, as well as restrooms, parking lots, maintenance facilities and a public library are among the most heavily utilized public facilities in the U.S., and these government-owned parcels constitute as significant a part of Venice’s attractions as the hotels, shops, restaurants and other local businesses that also populate the area. Ownership of this public beachfront property is divided between the City of Los Angeles and the State of California. The state-owned property has been operated under the auspices of the City of Los Angeles pursuant to an agreement signed in 1948. The City maintains full operational control of the state-owned property, and the State is

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not involved in its operation or management. The City is responsible for the VBBID assessment for the state-owned property.

The majority of government owned parcels in the VBBID are heavily utilized by Venice tourists and visitors (public parks, paid parking lots, etc.) but there are some exceptions. These include an LAUSD elementary school parcel that is surrounded by commercially-zoned, tourist-oriented properties, and a Los Angeles Public Library parcel, which, in addition to the Library, also contains a large open space area (pocket park and pedestrian/jogging/biking/skateboarding path) along Venice Boulevard, one of the primary gateways to Ocean Front Walk and Venice Beach. These currently also include Metro’s site, which is utilized for the multiyear Bridge Home Venice (homeless housing) and slated for currently unknown future development.

Due to geographic and legal (PBID Law) limitations, the actual VBBID boundaries within the broadly defined limits described above are irregular in places to coincide with City boundaries, the ocean, and land use zoning. These limitations are incorporated into the VBBID boundaries. Further explanation of the VBBID boundary rationale begins on page 9 of this Report.

The VBBID includes all of the Ocean Front Walk (aka the Boardwalk), a mixed-use, oceanfront, pedestrian-oriented, tourist-dominated corridor. 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 VBBID are zoned solely residential. There are two benefit zones within the VBBID. A list of all parcels included in the proposed renewed VBBID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed VBBID and benefit zones are shown on the map of the proposed renewed VBBID attached as Appendix 2 to this Report.

### **Boundary Description**

The VBBID includes all parcels within the boundaries described below.

*True Point of Beginning:* Beginning at the northwest corner of the VBBID, at the westerly edge of the northern property line of APN 4288029914; thence east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the centerline of Ozone Avenue; thence east along said centerline of Ozone Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Dudley Avenue; thence west along said centerline of Dudley Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; thence east along said north property line of said APN 4286029012 to the centerline of Speedway; thence south along said centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; thence west along said southern property line of said APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; thence south along said eastern property line of said APN 4286029017 to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Horizon Court; thence east along said centerline of Horizon Court to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN

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4238011004; thence east along said northern property line of said APN 4238011004 to the centerline of Park Row; thence north along said centerline of Park Row to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Clubhouse Avenue; thence east along said centerline of Clubhouse Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Thornton Place; thence west along said centerline of Thornton Place to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Rose Avenue; thence west along said centerline of Rose Avenue to the southerly prolongation of the western property line of APN 4286017093; thence north along said western property line of said APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of said APN 4288006013; thence east along said northern property line of said APN 4288006013 to its intersection with the eastern property line of said APN 4288006013; thence south along said eastern property line of said APN 4288006013 to the centerline of Navy Street; thence east along said centerline of Navy Street to the centerline of Main Street; thence north along said centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; thence east along said northern property line of said APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; thence south along said centerline of Hampton Drive to the centerline Rose Avenue; thence east along said centerline Rose Avenue to the centerline of 4<sup>th</sup> Avenue; thence south along said centerline of 4<sup>th</sup> Avenue to the centerline of Vernon Avenue; thence west along said centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; thence north along said western property line of said APN 4286007015 to the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue; thence west along said centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; thence east along said centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; thence east along said centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, thence south along said centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; thence west along said southern property line of said APN 4286010044 to the centerline of Douglas Place; thence south along said centerline of Douglas Place to the centerline of Brooks Avenue; thence west along said centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of Riviera Avenue; then south along said centerline of Riviera Avenue to the centerline of San Juan Avenue; thence west along said centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; thence north along said western property line of said APN 4238010009 to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; thence south along said centerline of the unnamed alley that runs immediately east of and parallel to Main Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; thence south along said eastern property line of said APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; thence south along said

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centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; thence south along said eastern property line of said APN 4238013006 to the centerline of Windward Avenue; thence west along said centerline of Windward Avenue to the centerline of Grand Boulevard; thence east along said centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; thence south along said eastern property line of said APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; thence east along said centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021025; thence south along said eastern property line of said APN 4238021025 to the centerline of Venice Way; thence west along said centerline of Venice Way to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the centerline of 18<sup>th</sup> Avenue; thence west along said centerline of 18<sup>th</sup> Avenue to the southerly prolongation of the western property line of APN 4226010011; thence north along said western property line of said APN 4226010011 and continuing across 17<sup>th</sup> Place and along the western property line of APN 4226010018 to the centerline of 17<sup>th</sup> Avenue; thence west along said centerline of 17<sup>th</sup> Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of 19<sup>th</sup> Avenue; thence west along said centerline of 19<sup>th</sup> Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; thence east along said northern property line of said APN 4226013006 to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of 20<sup>th</sup> Place; thence east along said centerline of 20<sup>th</sup> Place to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; thence east along said northern property line of said APN 4238022001 to the centerline of Strongs Drive; thence south along said centerline of Strongs Drive to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; thence south along said eastern property line of said APN 4238024906 to its intersection with the northern property line of APN 4238024907; thence east along said northern property line of said APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of said APN 4238025902 with the western property line of APN 4238025903; thence north along said western property line of said APN 4238025903 to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of said APN 4238025903; thence south along said eastern property line of said APN 4238025903 to the centerline of South Venice Boulevard; thence west along said centerline of South Venice Boulevard to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; thence south along said eastern boundary of said APN 4226014018 to the centerline of Center Court; thence west along said centerline of Center Court to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; thence north along said western property line of said APN 4226001900 to the centerline of Market Street; thence east along said centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; thence north along said western boundary line of said APN 4226001902 to its intersection with the northern boundary of APN 4226001902; thence east along said northern boundary of said APN 4226001902 to its intersection with the western property line of APN 4226001901, thence north along the western property

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lines of said APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to the intersection of said APN 4288029914 with the northern boundary of said APN 4288029914, the True Point of Beginning.

There are two benefit zones within the VBBID. The exterior perimeter boundaries of Zone 1 and Zone 2 are more specifically described as follows:

### Benefit Zone 1 Description

Beginning at the True Point of Beginning at the westerly edge of the northern property line of APN 4288029914; thence east along the northern property line of APN 4288029914 and continuing along the centerline of Barnard Way to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the centerline of Ozone Avenue; thence east along said centerline of Ozone Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Dudley Avenue; thence west along said centerline of Dudley Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the north property line of APN 4286029012; thence east along said north property line of said APN 4286029012 to the centerline of Speedway; thence south along said centerline of Speedway to the eastern prolongation of the southern property line of APN 4286029013; thence west along said southern property line of said APN 4286029013 to the northern prolongation of the eastern property line of APN 4286029017; thence south along said eastern property line of said APN 4286029017 to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of Horizon Court; thence east along said centerline of Horizon Court to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238011004; thence east along said northern property line of said APN 4238011004 to the centerline of Park Row; thence north along said centerline of Park Row to the centerline of Westminster Avenue; thence east along said centerline of Westminster Avenue to the centerline of Riviera Avenue; thence south along said centerline of Riviera Avenue to the centerline of San Juan Avenue; thence west along said centerline of San Juan Avenue to the southerly prolongation of the western property line of APN 4238010009; thence north along said western property line of said APN 4238010009 to the centerline of Westminster Avenue; thence west along said centerline of Westminster Avenue to the centerline of the unnamed alley that runs immediately east of and parallel to Main Street; thence south along said centerline of the unnamed alley that runs immediately east of and parallel to Main Street and continuing across San Juan Avenue to the northerly prolongation of the eastern property line of APN 4238010016; thence south along said eastern property line of said APN 4238010016 and continuing across Horizon Avenue to the centerline of Granada Court; thence south along said centerline of Granada Court to the northerly prolongation of the eastern property line of APN 4238013006; thence south along said eastern property line of said APN 4238013006 to the centerline of Windward Avenue; thence west along said centerline of Windward Avenue to the centerline of Grand Boulevard; thence east along said centerline of Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021001; thence south along said eastern property line of said APN 4238021001 to the centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard; thence east along said centerline of the unnamed alley that lies immediately south of and parallel to Grand Boulevard to the northerly prolongation of the eastern property line of APN 4238021025; thence south along said eastern property line of said APN 4238021025 to the centerline of Venice Way; thence west along said centerline of Venice Way to the centerline of Pacific Avenue; thence south along said



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centerline of Pacific Avenue to the centerline of 18<sup>th</sup> Avenue; thence west along said centerline of 18<sup>th</sup> Avenue to the southerly prolongation of the western property line of APN 4226010011; thence north along said western property line of said APN 4226010011 and continuing across 17<sup>th</sup> Place and along the western property line of APN 4226010018 to the centerline of 17<sup>th</sup> Avenue; thence west along said centerline of 17<sup>th</sup> Avenue to the centerline of Speedway; thence south along said centerline of Speedway to the centerline of 19<sup>th</sup> Avenue; thence west along said centerline of 19<sup>th</sup> Avenue to the centerline of Ocean Front Walk; thence south along said centerline of Ocean Front Walk to the westerly prolongation of the northern property line of APN 4226013006; thence east along said northern property line of said APN 4226013006 to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of 20<sup>th</sup> Place; thence east along said centerline of 20<sup>th</sup> Place to the centerline of Pacific Avenue; thence south along said centerline of Pacific Avenue to the westerly prolongation of the northern property line of APN 4238022001; thence east along said northern property line of said APN 4238022001 to the centerline of Strongs Drive; thence south along said centerline of Strongs Drive to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of APN 4238024906; thence south along said eastern property line of said APN 4238024906 to its intersection with the northern property line of APN 4238024907; thence east along said northern property line of said APN 4238024907 and continuing across Dell Avenue and along the northern property lines of APN 4238025901 and APN 4238025902 to the intersection of the northern property line of said APN 4238025902 with the western property line of APN 4238025903; thence north along said western property line of said APN 4238025903 to the centerline of North Venice Boulevard; thence east along said centerline of North Venice Boulevard to the northerly prolongation of the eastern property line of said APN 4238025903; thence south along said eastern property line of said APN 4238025903 to the centerline of South Venice Boulevard; thence west along said centerline of South Venice Boulevard to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard to the northerly prolongation of the eastern boundary of APN 4226014018; thence south along said eastern boundary of said APN 4226014018 to the centerline of Center Court; thence west along said centerline of Center Court to the centerline of Speedway; thence north along said centerline of Speedway to the centerline of North Venice Boulevard; thence west along said centerline of North Venice Boulevard and continuing across Ocean Front Walk and along the southern property line of APN 4226001900 to its intersection with the western property line of APN 4226001900; thence north along said western property line of said APN 4226001900 to the centerline of Market Street; thence east along said centerline of Market Street to the southerly prolongation of the western boundary line of APN 4226001902; thence north along said western boundary line of said APN 4226001902 to its intersection with the northern boundary of APN 4226001902; thence east along said northern boundary of said APN 4226001902 to its intersection with the western property line of APN 4226001901, thence north along the western property lines of said APN 4226001901 and continuing along the western property lines of APNs 4286027902, 4286028902, 4286029902, 4286030903, 4288029909, 4288029910 and 4288029914 to the intersection of said APN 4288029914 with the northern boundary of said APN 4288029914, the True Point of Beginning.

### Benefit Zone 2 Description

Beginning at the northwest corner of Zone 2, at the intersection of the western and northern property lines of APN 4288006013; thence east along said northern property line of said APN 4288006013 to its intersection with the eastern property line of said APN 4288006013; thence south along said eastern property line of said APN 4288006013 to the centerline of Navy Street; thence east along said centerline

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of Navy Street to the centerline of Main Street; thence north along said centerline of Main Street to the westerly prolongation of the northern property line of APN 4286003001; thence east along said northern property line of said APN 4286003001 and APN 4286003019 and continuing to the centerline of Hampton Drive; thence south along said centerline of Hampton Drive to the centerline Rose Avenue; thence east along said centerline Rose Avenue to the centerline of 4<sup>th</sup> Avenue; thence south along said centerline of 4<sup>th</sup> Avenue to the centerline of Vernon Avenue; thence west along said centerline of Vernon Avenue to the southerly prolongation of the western property line of APN 4286007015; thence north along said western property line of said APN 4286007015 to the centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue; thence west along said centerline of the unnamed alley that lies immediately north of and parallel to Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Vernon Avenue; thence east along said centerline of Vernon Avenue to the centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive; thence south along said unnamed alley that lies immediately east of and parallel to Hampton Drive to the centerline of Indiana Avenue; thence east along said centerline of Indiana Avenue to the unnamed alley that lies immediately east of and parallel to Hampton Drive, thence south along said centerline of the unnamed alley that lies immediately east of and parallel to Hampton Drive to the easterly prolongation of the southern property line of APN 4286010044; thence west along said southern property line of said APN 4286010044 to the centerline of Douglas Place; thence south along said centerline of Douglas Place to the centerline of Brooks Avenue; thence west along said centerline of Brooks Avenue to the centerline of Abbot Kinney Boulevard; thence south along said centerline of Abbot Kinney to the centerline of Westminster Avenue; thence east along said centerline of Westminster Avenue to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Clubhouse Avenue; thence east along said centerline of Clubhouse Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Thornton Place; thence west along said centerline of Thornton Place to the centerline of Pacific Avenue; thence north along said centerline of Pacific Avenue to the centerline of Sunset Avenue; thence east along said centerline of Sunset Avenue to the centerline of Main Street; thence north along said centerline of Main Street to the centerline of Rose Avenue; thence west along said centerline of Rose Avenue to the southerly prolongation of the western property line of APN 4286017093; thence north along said western property line of said APN 4286017093, crossing Navy Street and continuing along the western property line of APN 4288006013 to its intersection with the northern property line of said APN 4288006013, the point of beginning for Zone 2.

In addition, APN 4238018900 is a single non-contiguous parcel that is also located in Zone 2. This parcel is located at the southeasternmost edge of the District. Although said APN 4238018900 is contiguous to Zone 1, its services and assessment are consistent with Zone 2.

### **VBBID Boundary Rationale**

**Western Boundary:** The western boundary of the VBBID is geographically determined by the Venice public beach and the Pacific Ocean. All parcels along the western boundary are government owned parcels (City of Los Angeles and State of California). It is noted that the westerly boundary line is irregular in that it includes only land portions developed with either public uses (such as sports/recreation venues, parks and public parking) or land areas occupied by or available for business concessions and kiosks. Sand/beach portions of the government owned parcels along the western boundary are not included in the

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

Northern Boundary: The northern boundary of the VBBID is geographically determined by the City of Los Angeles City - City of Santa Monica boundary line. Per State PBID Law, parcels outside of one City cannot, without consent of the other City Council, be included within a business improvement VBBID. Since there is no such consent by the City of Santa Monica, parcels located within the City of Santa Monica are not included in the VBBID. No direct or tangible VBBID funded services and improvements will be provided to parcels within the City of Santa Monica nor will any special benefits be conferred upon them. In order to ensure that parcels north of the northern boundary will not specially benefit from VBBID funded services and improvements, no VBBID services and improvements will be provided north of the northern boundary, only to assessed parcels south of the northern boundary within the VBBID.

Eastern Boundary: The eastern boundary of the VBBID is irregular, but generally coincides with where commercial and industrial zoned parcels end and parcels zoned solely residential begin. This boundary includes contiguous parcels that are zoned as commercial, industrial and/or open space and excludes all parcels zoned solely residential and presumed by State Law not to benefit from VBBID improvements or activities.

In addition, there are 3 commercial zoned parcels tangent to assessed parcels within the VBBID but outside the City limit. The VBBID is surrounded by 25 commercial zoned parcels with commercial uses located across streets or alleys on the perimeter of the VBBID. These lie primarily to the east and north of the VBBID and are not included because they are not part of the Venice Beach area.

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

Southern Boundary: The southern boundary generally coincides with the centerline of South Venice Beach Boulevard and is determined by zoning and land uses where properties located to the south of the southern VBBID boundary are zoned solely residential with residential land uses while those north of the southern boundary are primarily government owned parcels zoned with some commercial parcels. The government owned parcels include a Los Angeles Public Library parcel, which is included in the VBBID because, in addition to the Library, it also contains a large open space area (pocket park and pedestrian/jogging/biking/skateboarding path) along Venice Boulevard, which is one of the primary gateways to Ocean Front Walk and Venice Beach. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through VBBID assessments, cannot be assessed and, thus, are not included in the VBBID. In order to ensure that parcels south of the southern boundary will not specially benefit from VBBID funded services and improvements, no VBBID services and improvements will be provided south of the southern boundary segments, only to assessed parcels north of the southern boundary within the VBBID.

Each boundary includes all of the contiguous parcels that are zoned as either commercial, industrial and/or open space within the Venice Beach area, and excludes all parcels zoned solely residential and presumed by State Law not to benefit from VBBID funded services and improvements. There are two benefit zones in the VBBID.

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### Benefit Zone 1 Rationale:

Zone 1 includes the tourist-related commercial core of Venice Beach (i.e. Ocean Front Walk, Windward Avenue and extensive parking lots along North and South Venice Boulevards which are utilized primarily by beachgoers and Boardwalk patrons) and consists of commercial, industrial and open space zoned properties. The Ocean Front Walk, the adjacent grassy knoll and beach, as well as restrooms, parking lots, and maintenance facilities are among the most heavily utilized public facilities in the U.S., and constitute as significant a part of Venice’s attractions as the hotels, shops, restaurants and other local businesses that also populate the area. Ownership of this public beachfront property is divided between the City of Los Angeles and the State of California. The state-owned property has been operated under the auspices of the City of Los Angeles pursuant to an agreement signed in 1948. The City maintains full operational control of the state-owned property, and the State is not involved in its operation or management. The City is responsible for the VBBID assessment for the state-owned property. Zone 1 has heavily-utilized bus stops connecting transit riders to adjacent communities in Los Angeles, Santa Monica, Culver City and Marina del Rey. Tourist related activity and pedestrian traffic is highest Zone 1, and thus these parcels require the highest level of VBBID programs and services (twice the clean and safe service frequencies as Zone 2 parcels). Zone 1 commercial/industrial parcels and publicly owned parcels with commercial uses will receive 100% of their proportionate special benefit from Zone 1 VBBID funded levels of services and will be assessed at the rate of \$0.0882 per square foot of building area, \$0.121275 per square foot of parcel land area and \$31.9725 per linear foot of street frontage as delineated in this Report. Publicly owned/occupied parcels will receive 100% of their proportionate special benefit from Zone 1 VBBID funded levels of services and will be assessed at the rate of \$0.082026 per square foot of building area, \$0.112786 per square foot of parcel land area and \$29.734425 per linear foot of street frontage as delineated in this Report. These rates and the resulting Zone 1 assessment revenue are reflected in the budget allocation of funds for Zone 1 and the corresponding proportionate special benefits conferred on Zone 1 parcels.

### Benefit Zone 2 Rationale:

Zone 2 includes the secondary retail and tourist-related business corridors of Venice Beach (i.e. Main Street, Hampton Avenue and 3<sup>rd</sup> Avenue) and consists of commercial, industrial, and open space zoned properties. Zone 2 also contains one large parcel at the southeast end of the VBBID, which contains the Venice Branch of the Los Angeles Public Library. This parcel is included in Zone 2 because its hours of operation and service level needs are compatible with Zone 2 uses (in contrast to the government owned parcels that lie immediately west of the library, which represent paid parking lots and uses directly tied to Ocean Front Walk, the public park and beach areas, and whose hours of operation and service level needs are compatible with Zone 1 uses.) See page 18 of this Report under Work Plan Details for more discussion of the services provided in Zone 1 and Zone 2. Tourist-related activity and pedestrian traffic is significantly lower in Zone 2 as compared to Zone 1, and thus these parcels require a lower level of VBBID programs and services (50% of the clean and safe service frequencies as Zone 1 parcels). Zone 2 commercial/industrial parcels and publicly owned parcels with commercial uses will receive 100% of their proportionate special benefit from Zone 2 VBBID funded levels of services and will be assessed at the rate of \$0.0882 per square foot of building area, \$0.121275 per square foot of parcel land area and \$15.98625 per linear foot of street frontage as delineated in this Report. Publicly owned/occupied parcels will receive 100% of their proportionate special benefit from Zone 2 VBBID funded levels of services and will be assessed at the rate of \$0.082026 per square foot of building area, \$0.112786 per square foot of parcel land area and \$14.867213 per linear foot of street frontage as delineated in this Report. The one

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parcel owned/occupied by Los Angeles Unified School District will receive 100% of their proportionate special benefit from Zone 2 VBBID funded levels of services and will be assessed at the rate of \$0.03528 per square foot of building area, \$0.030319 per square foot of parcel land area and \$6.3945 per linear foot of street frontage as delineated in this Report. These rates and the resulting Zone 2 assessment revenue are reflected in the budget allocation of funds for Zone 2 and the corresponding proportionate special benefits conferred on Zone 2 parcels.

A list of all parcels included in the proposed renewed VBBID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed VBBID and benefit zones are shown on the map of the proposed renewed VBBID attached as Appendix 2 to this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report. All VBBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the VBBID boundaries and none will be provided outside of the VBBID. Each assessed parcel within the VBBID will proportionately specially benefit from the VBBID funded programs and services (i.e. Clean and Safe, Communications and Special Projects, and Administration and Management). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of individually assessed parcels and businesses/uses on them within the VBBID. The VBBID confers special benefits on each and every individually assessed parcel by deterring crime, reducing litter, improving aesthetics and marketing goods and services available from assessed parcels and the businesses/uses on them within the VBBID, all necessary in a competitive properly managed business district. All VBBID 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 proposed renewed VBBID.

The VBBID includes 455 parcels of which 453 are identified as assessable within two benefit zones and which are listed in the Assessment Roll included as Appendix 1. A Boundary Map showing the VBBID boundaries and Benefit Zones is included as Appendix 2.

**Finding 2. From Section 4(a): Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable.**

### **QUANTITATIVE BENEFIT ANALYSIS**

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. 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. 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 district or to the public at large.

The property uses within the boundaries of the VBBID that will receive special benefits from VBBID funded programs and services are currently a mix of commercial, industrial, government and residential.

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Services, programs and improvements provided and funded by the VBBID (i.e. Clean and Safe, Communications and Special Projects, and Administration and Management) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the VBBID as described in the Work Plan Details starting on page 18 of this Report.

The proposed renewed VBBID programs, improvements and services and Year 1 – 2022 budget allocation by Zone are shown in the Table below:

**VBBID Year 1 (2022) Special Benefit Assessment Budget by Zone**

BENEFIT ZONE	CLEAN & SAFE PROGRAMS	COMMUNICATIONS & SPECIAL PROJECTS	ADMINISTRATION & MANAGEMENT	TOTAL	%
%	72%	9%	19%	100%	
1	\$1,004,343	\$125,543	\$265,035	\$1,394,921	68.3982%
2	\$464,033	\$58,004	\$122,453	\$644,490	31.6018%
TOTAL	\$1,468,376	\$183,547	\$387,488	\$2,039,411	100.00%

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

In the case of the VBBID, the very nature of the purpose of this VBBID is to fund supplemental programs, services and improvements to assessed parcels within the VBBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the VBBID are for services, programs and improvements directly benefiting each individual assessed parcel within the VBBID. No VBBID funded services, activities or programs will be provided outside of the VBBID boundaries.

While every attempt is made to provide VBBID services and programs to confer benefits only to those identified assessed parcels within the VBBID, Article XIID Section 4(b) of the California State Constitution, stipulates that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the VBBID, or spillover onto parcels surrounding the VBBID, or to the public at large who might be passing through the VBBID with no intention of transacting business within the VBBID or interest in the VBBID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 1-5% of the total costs. There are three methods that have been used by this Assessment Engineer for determining general and special benefit values within assessment districts:

(1) The parcel by parcel allocation method

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- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services pursuant to Article XIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the VBBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the VBBID, general benefit to the public at large within the VBBID and general benefit to parcels outside the VBBID.

### General Benefit – Assessed Parcels within VBBID

VBBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed VBBID parcels and are only provided for the special benefit to each and every assessed parcel within the VBBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on the 453 assessed parcels within the VBBID are distinct and special but in the case of the VBBID, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the VBBID funded programs and services are specially geared to the unique needs of each assessed parcel within the VBBID and are directed specially only to these assessed parcels within the VBBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the VBBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the VBBID equates to \$5,099 or (.25% x \$2,039,411).

### General Benefit – Public At Large

While the VBBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed VBBID properties and are only provided for the special benefit to each and every assessed parcel within the VBBID, these VBBID funded programs may also provide an incidental general benefit to the public at large within the VBBID. Assessment Engineering experience in California has found that generally well over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within the PBID, while the public at large just passing through is typically much less than 5%. Based on this experience curve and the focused nature of the proposed VBBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Assessment Engineer that general benefit factors for each of the VBBID funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the chart below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to \$24,881 as delineated in the following Table:

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### **Year 1 – 2022 VBBID GENERAL BENEFITS TO PUBLIC AT LARGE**

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
CLEAN & SAFE PROGRAMS	\$1,468,376	1.50%	0.0150	\$22,026
COMMUNICATIONS & SPECIAL PROJECTS	\$183,547	0.50%	0.0050	\$918
ADMINISTRATION & MANAGEMENT	<u>\$387,488</u>	0.50%	0.0050	<u>\$1,937</u>
TOTAL	\$2,039,411			\$24,881

### **Spillover General Benefits to Parcels Outside of VBBID**

While VBBID programs and services will not be provided directly to parcels outside the VBBID boundaries, it is reasonable to conclude that VBBID services may confer an indirect general benefit on certain parcels adjacent to the VBBID boundaries. An inventory of the VBBID boundaries finds that the VBBID is surrounded by hundreds of parcels, of which 28 are commercially zoned with commercial uses. The remaining parcels adjacent to the VBBID are zoned solely residential and precluded by State Law from being assessed. There are also 2 non-identified (i.e. not assessed) parcels within the proposed renewed VBBID that are basically State owned beaches with no uses other than public recreation. It is the opinion of this Assessment Engineer that the 2 non-identified parcels within the VBBID as well as the hundreds of residentially zoned parcels adjacent to the VBBID, have no general benefits conferred upon them.

The 28 parcels outside the VBBID boundaries adjacent to or across streets or alleys from assessed parcels within the VBBID can reasonably be assumed to receive some indirect general benefit as a result of VBBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Assessment Engineer that a benefit factor of 1.0 be attributed to the 453 identified assessed parcels within the VBBID; a benefit factor of 0.05 be attributed to general benefits conferred on the 3 commercial parcels tangent to assessed parcels within the VBBID; and a benefit factor of 0.005 be attributed to general benefits conferred on the 25 commercial non-tangent parcels across a street or alley from assessed parcels within the proposed renewed VBBID. The cumulative dollar value of this general benefit type equates to \$1,261 (\$675 + \$586) as delineated in the Table below.

### **YEAR 1 – 2022 VBBID Spillover General Benefits**

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified Assessed Parcels in District	453	1.000	453.00	99.9382%	\$2,039,411
Tangent Commercial Parcels Outside District	3	0.050	0.15	0.0331%	\$675
Non-Tangent Commercial Parcels Outside District	25	0.005	<u>0.13</u>	<u>0.0287%</u>	<u>\$586</u>
TOTAL			453.28	100.00%	\$2,040,672



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### Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the VBBID, the public at large and parcels outside the VBBID equates to \$31,241 (\$5,099 + \$24,881 + \$1,261) or 1.5088%. This leaves a value of 98.4912% assigned to special benefit related costs. The general benefit value of \$31,241 when added to the special benefit value of \$2,039,411 (Year 1 – 2022 assessments) equates to a total Year 1 – 2022 program benefit value of \$2,070,652. Remaining costs that are attributed to general benefits cannot be derived from VBBID property assessments and will need to be derived from other sources.

The program special benefit related cost allocations of the VBBID assessment revenues for Year 1 (2022) are shown in the Table on page 22 of this Report. The projected program special benefit related cost allocations of the VBBID assessment revenues for the 5-year VBBID term, assuming a 5% annual assessment rate increase, are shown in the Table on page 23 of this Report.

A breakdown of projected special and general benefits for each year of the 5-year renewal term, assuming a 5% annual assessment rate increase is shown in the following Table:

### **5-year Special + General Benefits** (Assumes max 5% increase per year)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2022	1	CLEAN & SAFE	\$1,004,343	\$15,385	\$1,019,728	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$125,543	\$1,923	\$127,466	9%
		ADMINISTRATION/MANAGEMENT	\$265,035	\$4,060	\$269,095	19%
		SUBTOTAL	\$1,394,921	\$21,368	\$1,416,289	100%
	2	CLEAN & SAFE	\$464,033	\$7,108	\$471,141	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$58,004	\$889	\$58,893	9%
		ADMINISTRATION/MANAGEMENT	\$122,453	\$1,876	\$124,329	19%
		SUBTOTAL	\$644,490	\$9,873	\$654,363	100%
	1&2	CLEAN & SAFE	\$1,468,376	\$22,493	\$1,490,869	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$183,547	\$2,812	\$186,359	9%
		ADMINISTRATION/MANAGEMENT	\$387,488	\$5,936	\$393,424	19%
		<b>TOTAL YEAR 1 - 2022</b>	<b>\$2,039,411</b>	<b>\$31,241</b>	<b>\$2,070,652</b>	<b>100%</b>
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 2 - 2023	1	CLEAN & SAFE	\$1,054,560	\$16,154	\$1,070,714	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$131,820	\$2,019	\$133,839	9%
		ADMINISTRATION/MANAGEMENT	\$278,287	\$4,263	\$282,550	19%
		SUBTOTAL	\$1,464,667	\$22,436	\$1,487,103	100%
	2	CLEAN & SAFE	\$487,235	\$7,463	\$494,698	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$60,904	\$933	\$61,837	9%

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		ADMINISTRATION/MANAGEMENT	\$128,576	\$1,970	\$130,546	19%
		SUBTOTAL	\$676,715	\$10,366	\$687,081	100%
	1&2	CLEAN & SAFE	\$1,541,795	\$23,617	\$1,565,412	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$192,724	\$2,952	\$195,676	9%
		ADMINISTRATION/MANAGEMENT	\$406,863	\$6,233	\$413,096	19%
		<b>TOTAL YEAR 2 - 2023</b>	<b>\$2,141,382</b>	<b>\$32,802</b>	<b>\$2,174,184</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 3 - 2024	1	CLEAN & SAFE	\$1,107,288	\$16,962	\$1,124,250	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$138,411	\$2,120	\$140,531	9%
		ADMINISTRATION/MANAGEMENT	\$292,201	\$4,476	\$296,677	19%
		SUBTOTAL	\$1,537,900	\$23,558	\$1,561,458	100%
	2	CLEAN & SAFE	\$511,597	\$7,836	\$519,433	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$63,949	\$980	\$64,929	9%
		ADMINISTRATION/MANAGEMENT	\$135,005	\$2,069	\$137,074	19%
		SUBTOTAL	\$710,551	\$10,885	\$721,436	100%
	1&2	CLEAN & SAFE	\$1,618,885	\$24,798	\$1,643,683	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$202,360	\$3,100	\$205,460	9%
		ADMINISTRATION/MANAGEMENT	\$427,206	\$6,545	\$433,751	19%
		<b>TOTAL YEAR 3 - 2024</b>	<b>\$2,248,451</b>	<b>\$34,443</b>	<b>\$2,282,894</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 4 - 2025	1	CLEAN & SAFE	\$1,162,652	\$17,810	\$1,180,462	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$145,332	\$2,226	\$147,558	9%
		ADMINISTRATION/MANAGEMENT	\$306,811	\$4,700	\$311,511	19%
		SUBTOTAL	\$1,614,795	\$24,736	\$1,639,531	100%
	2	CLEAN & SAFE	\$537,177	\$8,228	\$545,405	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$67,146	\$1,029	\$68,175	9%
		ADMINISTRATION/MANAGEMENT	\$141,755	\$2,172	\$143,927	19%
		SUBTOTAL	\$746,078	\$11,429	\$757,507	100%
	1&2	CLEAN & SAFE	\$1,699,829	\$26,038	\$1,725,867	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$212,478	\$3,255	\$215,733	9%
		ADMINISTRATION/MANAGEMENT	\$448,566	\$6,872	\$455,438	19%
		<b>TOTAL YEAR 4 - 2025</b>	<b>\$2,360,873</b>	<b>\$36,165</b>	<b>\$2,397,038</b>	<b>100%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 5 - 2026	1	CLEAN & SAFE	\$1,220,785	\$18,701	\$1,239,486	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$152,599	\$2,337	\$154,936	9%
		ADMINISTRATION/MANAGEMENT	\$322,152	\$4,935	\$327,087	19%
		SUBTOTAL	\$1,695,536	\$25,973	\$1,721,509	100%
	2	CLEAN & SAFE	\$564,036	\$8,639	\$572,675	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$70,503	\$1,080	\$71,583	9%

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		ADMINISTRATION/MANAGEMENT	\$148,843	\$2,281	\$151,124	19%
		SUBTOTAL	\$783,382	\$12,000	\$795,382	100%
	1&2	CLEAN & SAFE	\$1,784,821	\$27,340	\$1,812,161	72%
		COMMUNICATIONS/SPECIAL PROJECTS	\$223,102	\$3,417	\$226,519	9%
		ADMINISTRATION/MANAGEMENT	\$470,995	\$7,216	\$478,211	19%
		<b>TOTAL YEAR 5 - 2026</b>	<b>\$2,478,918</b>	<b>\$37,973</b>	<b>\$2,516,891</b>	<b>100%</b>

As is the case with any unexpended/unencumbered funds remaining at the end of a renewal term, if the VBBID is not renewed again for 2027, such funds would be returned to VBBID property owners in accordance with City policy and State PBID Law.

### **VBBID WORK PLAN**

#### **Overview**

The programs and activities to be funded by the VBBID include Clean and Safe, Communications and Special Projects, and Administration and Management. The property uses within the boundaries of the VBBID that will receive special benefits from VBBID funded programs, services and improvements are currently a unique mix of commercial, industrial, government and residential. Services, programs and improvements provided and funded by the VBBID are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the VBBID. The varying programmed service levels in each benefit zone are delineated within each work plan element description.

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

The very nature of the purpose of the VBBID is to fund supplemental programs, services and improvements to assessed parcels within the VBBID 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 VBBID are for services, programs and improvements directly benefiting each individual assessed parcel within the VBBID. No VBBID funded services, activities or programs will be provided outside of the VBBID boundaries.

The program special benefit cost allocations of the VBBID assessment revenues for Year 1 (2022) are shown in the Table on page 22 of this Report. The projected program special benefit cost allocations of the VBBID assessment revenues for the 5-year VBBID renewal term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 23 of this Report.

### **WORK PLAN DETAILS**

The services to be provided by the VBBID are all designed to contribute to the cohesive commercial, residential and government fabric and to ensure economic success and vitality of the VBBID. The assessed parcels in the VBBID will specially benefit from the VBBID programs in the form of increasing commerce

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and improving economic success and vitality through meeting the VBBID Goals: to improve safety, sanitation, beautification, landscaping, and to attract and retain businesses and services, generate more pedestrian and visitor traffic 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 VBBID to specially benefit each and every individually assessed parcel within the VBBID boundaries. VBBID services, programs and improvements will not be provided to parcels outside the VBBID boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

*1) Clean & Safe Programs*      \$1,468,376      72%

*Clean* encompasses all sidewalk, curb and other right-of-way services in the VBBID and includes: sweeping, litter removal, bulky item removal, emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the VBBID (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

*Safe* encompasses all patrol/ambassadorial services in the VBBID and includes: personnel on foot, bike, or other vehicles (e.g. segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), emergency public safety-based crowd management (directing the public away from hazards, accidents, etc.), crime prevention activities, safety escorts (e.g. escorting an employee from workplace to vehicle, escorting someone in need to the LAPD substation within the VBBID) and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.

The goal of both clean and safe programs is the same: to establish and maintain a clean, safe, beautiful and welcoming VBBID by providing these services to all the individually assessed parcels in the VBBID. Ongoing homeless outreach and social service referrals are expected to be a significant component of the clean and safe program. The VBBID may identify social service partner(s) to implement their homeless outreach program. The special benefits conferred by these programs are discussed later in this section. Various levels of clean and safe activities will be required over time to maintain the VBBID.

To assist the Owners’ Association in budgeting and the deployment of resources, an incident-tracking software/database will be maintained to track calls for clean and safe services for individually assessed parcels in the VBBID. This data will help ensure that negative public safety trends are identified quickly and can be addressed efficiently and effectively so that crime, litter and blight do not deter pedestrian activity and commerce. The database will be developed and expanded as funds are available to implement this goal.

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Zone 1 shall receive twice the frequency of clean and safe services as Zone 2. Although the future Board of Directors shall consider and approve the actual deployment schedule, in general, Zone 1’s highest demand for most services occurs from late morning through the night. Exceptions include select cleaning functions, such as pressure washing and graffiti removal which are both usually best conducted in the early morning, prior to business openings. Since VBBID formation, Zone 2’s safe demands have shifted to become much heavier in the afternoons and early evening. This is, in part due to the increased unhoused population in Zone 2, and the hours of greatest activity within that population. Clean demands remain heavier in the morning, but with more frequent call-based requests in the afternoons as well. Also, Zone 1’s service demand fluctuates more day-to-day (with highest demands occurring Thursday – Saturday afternoon/evening/night, on holidays, and seasonally, from early Spring through late Fall.) Zone 2’s service demand is much more consistent across each day of the week, and throughout the year. Zone 1’s needs are most heavily determined by intense visitor/tourist traffic which peaks in the warmer months, and on weekends throughout the year. Zone 2’s needs are more driven by local employees, residents and visitors; tourism is a factor, but plays a much smaller role in Zone 2 demand.

Clean programs will assist in enhancing the image of each individual assessed parcel in the VBBID. For commercial and industrial parcels clean programs are designed to increase vehicular and pedestrian traffic within the VBBID that is intended to increase commerce and customer activity, attract and retain new business and patrons for assessed commercial and industrial parcels within the VBBID boundaries, and may increase commercial/industrial rents and occupancies. In the case of assessed publicly owned parcels and facilities, VBBID funded clean programs provide cleaner entrances and perimeters for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed commercially or industrially-zoned residential uses, VBBID funded clean programs improve the aesthetic appeal of each assessed residential type parcel for tenants, visitors and landlords, which, in turn, is intended to increase residential occupancies.

Safe programs will assist in creating a safer and more secure environment for each individual assessed parcel in the VBBID. For commercial and industrial parcels, VBBID funded safe programs are designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, as well as increase commercial rents and commercial occupancies for the assessed parcels commercial and industrial parcels within the VBBID boundaries. In the case of assessed publicly owned parcels and facilities, VBBID funded safe programs and are designed to provide safer entrances and perimeters of publicly owned parcels and facilities for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed commercially or industrially-zoned residential uses, VBBID funded safe programs are designed to improve the security of each residential type parcel for tenants, visitors and landlords, which, in turn, is intended to increase residential occupancies. Each assessed parcel will proportionally specially benefit from the security programs and services.

2) <i>Communication &amp; Special Projects</i>	\$183,547	9%
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*Communication & Special Projects* includes activities such as: production of a quarterly (minimum frequency) newsletter that shall be distributed to all property owners in the VBBID, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the VBBID as a great place to live, work or visit through a website and/or social media. To the extent that funds are

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available, it could also include holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the VBBID, its residents, businesses, services and amenities.

This component, communication & special projects, 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 VBBID. This special benefit program is designed to attract more commercial customers and clients, employees, tenants and investors which may, in turn, increase business volumes, sales transactions, commercial occupancies and commercial rental income for each commercial/industrial parcel and business within the VBBID. Publicly owned/occupied parcels and facilities (except select City parcels which have commercial operations such as paid public parking) will not fully specially benefit from this program element and thus, shall not be fully assessed for these programs. This is discussed in more detail on pages 24-27 of this Report. Communication & Special Projects will only be provided for those individually assessed parcels located within the VBBID boundaries.

<i>3) Administration and Management</i>	<i>\$387,488</i>	<i>19%</i>
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*Administration & Management* includes activities such as: personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to VBBID property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with VBBID formation, as well as City and/or County fees associated with their oversight of the VBBID and the Owners’ Association’s compliance with the terms of its contract with the City, and the implementation of the VBBID Management District Plan.

This component is key to the proper expenditure of VBBID assessment funds and the administration of VBBID programs and activities that are intended to promote business within the VBBID boundaries through increased commerce and the attraction and retention of new business. The VBBID Management District Plan program exists only for the purposes of the VBBID and will only be provided for matters pertaining to each individual assessed parcel within the VBBID boundaries. All parcels and land use types within the VBBID will specially benefit from this key program element which supports each of the special benefits conferred by each of the program elements described above.

In summary, all VBBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the VBBID boundaries and none will be provided outside of the VBBID. Each assessed parcel within the VBBID will proportionately specially benefit from the Clean and Safe Programs, Communications and Special Projects and Administration and Management. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of assessed parcels within the VBBID by deterring crime, reducing litter, maintaining landscaping and physical improvements and professionally marketing goods, services and spaces available within the VBBID, all necessary in a competitive properly managed contemporary business district. All VBBID 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 VBBID.

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### **WORK PLAN BUDGET**

Each identified assessed parcel within the VBBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of VBBID funded services provided within each benefit zone. The projected VBBID program special benefit (assessments) allocation budget for Year 1 (2022) is shown in the following Table:

**VBBID Year 1 (2022) Special Benefit Assessment Budget by Zone**

<b>BENEFIT ZONE</b>	<b>CLEAN &amp; SAFE PROGRAMS</b>	<b>COMMUNICATIONS &amp; SPECIAL PROJECTS</b>	<b>ADMINISTRATION &amp; MANAGEMENT</b>	<b>TOTAL</b>
%	72%	9%	19%	100%
1	\$1,004,343	\$125,543	\$265,035	\$1,394,921
2	<u>\$464,033</u>	<u>\$58,004</u>	<u>\$122,453</u>	<u>\$644,490</u>
TOTAL	\$1,468,376	\$183,547	\$387,488	\$2,039,411

In order to carry out the VBBID programs outlined in the previous section, a Year 1-2022 assessment budget of \$2,039,411 is projected. Since the VBBID is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the VBBID. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel and subject to approval by the Property Owner’s Board, is incorporated into the projected program costs and assessment rates for the proposed 5-year VBBID renewal term.

Annual funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements in accordance with City policy. Detailed annual budgets will be prepared by the Owners’ Association Board and included in the 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 5-year term of the proposed renewed VBBID. 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. Such reallocation will be included in the Annual Planning Report for the approval by the Los Angeles City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments will be expended in the budget category in accordance with City policy.

A 5-year projected VBBID special benefit budget is shown in the following Table:

## VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

### **YEAR 1-5 PROJECTED VBBID ASSESSMENT BUDGET SUMMARY (Special Benefits)**

(Assumes max 5% increase per year)

YEAR	BENEFIT ZONE	CLEAN & SAFE PROGRAMS	COMMUNICATIONS & SPECIAL PROJECTS	ADMINISTRATION & MANAGEMENT	TOTAL
	%	72%	9%	19%	100%
<b>1</b>	1	\$1,004,343	\$125,543	\$265,035	\$1,394,921
<b>2022</b>	2	<u>\$464,033</u>	<u>\$58,004</u>	<u>\$122,453</u>	<u>\$644,490</u>
	TOTAL	\$1,468,376	\$183,547	\$387,488	\$2,039,411
<b>2</b>	1	\$1,054,560	\$131,820	\$278,287	\$1,464,667
<b>2023</b>	2	<u>\$487,235</u>	<u>\$60,904</u>	<u>\$128,576</u>	<u>\$676,715</u>
	TOTAL	\$1,541,795	\$192,724	\$406,863	\$2,141,382
<b>3</b>	1	\$1,107,288	\$138,411	\$292,201	\$1,537,900
<b>2024</b>	2	<u>\$511,597</u>	<u>\$63,949</u>	<u>\$135,005</u>	<u>\$710,551</u>
	TOTAL	\$1,618,885	\$202,360	\$427,206	\$2,248,451
<b>4</b>	1	\$1,162,652	\$145,332	\$306,811	\$1,614,795
<b>2025</b>	2	<u>\$537,177</u>	<u>\$67,146</u>	<u>\$141,755</u>	<u>\$746,078</u>
	TOTAL	\$1,699,829	\$212,478	\$448,566	\$2,360,873
<b>5</b>	1	\$1,220,785	\$152,599	\$322,152	\$1,695,536
<b>2026</b>	2	<u>\$564,036</u>	<u>\$70,503</u>	<u>\$148,843</u>	<u>\$783,382</u>
	TOTAL	\$1,784,821	\$223,102	\$470,995	\$2,478,918

The VBBID assessments may increase for each individual parcel each year during the 5-year effective 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 within the budgeted categories. The Owners’ Association Board of the Directors (Property Owners’ Association of the VBBID) shall determine the percentage increase, if any, to the annual assessment, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the VBBID 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 proposed renewed VBBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with City policy. VBBID assessment funds may be used to pay for costs related to the following VBBID renewal term. If the VBBID is not renewed for 2027 or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with City policy.



**Finding 3. From Section 4(a): (Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.**

Each identified assessed parcel within the VBBID will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed VBBID (i.e. Clean and Safe, Communications and Special Projects, and Administration and Management), it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones.

The calculated assessment rates are applied to the actual measured quantities of each parcel and thereby are proportional to each and every other identified assessed parcel within the VBBID as a whole and the Benefit Zone in which it is located. Larger buildings and/or parcels or those with longer street frontage and/or ones located in Zone 1 are projected to impact the demand for services and programs to a greater extent than smaller ones and/or located in Zone 2 and, thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the VBBID Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program related costs.

**Finding 4. From Section 4(a): No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.**

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed VBBID, they are also considerably less than other options considered by the VBBID Renewal Committee. The actual assessment rates for each parcel within the VBBID directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within two benefit zones.

**Finding 5. From Section 4(a): Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....**

The State Constitution - Article XIID Section 4(b) 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 are 33 identified and assessed publicly owned parcels within the VBBID for which VBBID funded special benefit programs, services and improvements will be provided. Of the 33 assessed publicly owned parcels, 24 are owned by the City of Los Angeles, 7 by the State of California, 1 by the Los Angeles

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Unified School District (LAUSD), and 1 by the Metropolitan Transit Authority (LACMTA).

For publicly owned/occupied parcels and facilities within the VBBID (other than as delineated herein for LAUSD property), each of these parcels specially benefit from VBBID funded programs, services and improvements, but differently than commercial/industrial parcels. It is the opinion of this Assessment Engineer that publicly owned parcels and facilities within the VBBID will specially benefit from clean and safe programs and related management, similar to the special benefits conferred on commercial/industrial parcels. The special benefits include cleaner and safer facility frontages for their employees, students, visitors, vendors and other users of these public locations and facilities. These publicly owned parcels will be assessed for 100% of the proportionate special benefits conferred upon them.

It is the opinion of this Assessment Engineer that several City owned/occupied and all State-owned parcels and one Metro-owned parcel will NOT benefit from special projects and a portion of communications related programs and, thus, will not be fully assessed for them. The identified publicly owned/occupied parcels described in the paragraph below WILL benefit from the informational content of the VBBID website and newsletter and WILL be assessed for this portion of the communications & special projects programs, estimated to be 2% of the overall budget. Since the special projects & communications portion of the budget is 9%, this means that publicly owned/occupied parcels will specially benefit at 93% (91%+2%) of the special benefit conferred on commercial/industrial parcels and publicly owned parcels with commercial uses on them. Thus, assessment rates for these publicly owned/occupied parcels will be set at 93% of the commercial zone rates. These identified parcels will pay for 100% of the proportionate special benefits conferred upon them.

The parcels referred to above include all of parcels fronting Ocean Front Walk, an access-way to the Venice canals, a dog park, a senior center and a former bus maintenance yard/current temporary homeless housing site that do not specially benefit from the marketing and promotion of the district to the extent that parcels with commercial uses do. These parcels also include all of the City-owned parcels and State-owned parcels fronting Ocean Front Walk that comprise the Venice Boardwalk and the beachfront property to the west of the Boardwalk. These parcels are collectively operated as a free public park, and do not benefit from the marketing and promotion of the VBBID or increased visitors to the area to the same extent that parcels with commercial uses do. Similarly, the pedestrian access-way to the Venice Canals, the dog park and the Senior Center do not benefit from the marketing and promotion of the VBBID or increased visitors to the area to the same extent that parcels with commercial uses do. Metro (the LA County regional transportation agency) owns a former bus maintenance yard in the VBBID. It is currently operated as a temporary homeless housing site; as this site operates with subsidies and does not make a profit, it also does not benefit from increased patronage due to marketing and promotion of the VBBID to the same extent that parcels with commercial uses do. None of these public uses benefit from increased visitor and patron traffic in the way that commercial businesses and certain other publicly owned with commercial uses in the VBBID do (e.g. paid parking lots). These parcels are identified in the table on page 27 of this Report.

For publicly owned parcels with commercial activities or uses on them (i.e. paid public parking, vendor space, pay to play recreation facilities, etc.), it is the opinion of this Assessment Engineer that these parcels will specially benefit from all VBBID funded programs, services and improvements, including communications and special project programs and shall be assessed in a similar manner and at the same

## VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

rates as commercial/industrial parcels in the VBBID. These publicly owned parcels will be assessed for 100% of the proportionate special benefits conferred upon them. These parcels are also identified in the table on page 27. It is noted that the City-owned parcels along Ocean Front Walk shall receive full clean and safe and management services for all boardwalk frontage, all improvements (restrooms, buildings,) all paved/concrete areas (walkways, etc.) and the extensive grassy knoll that abuts Ocean Front Walk. Any sand portion of these parcels shall not be patrolled and serviced nor, in turn, assessed.

### LAUSD Property

Based on a review of clean and safe services that the Los Angeles Unified School District (LAUSD) regularly provides for the 1 parcel (elementary school) that they own and occupy within Zone 2 of the District, along with the fact that the site is minimally occupied or utilized during holiday and summer recesses yet still serviced by LAUSD when not in session, as well as the finding that government owned and occupied parcels do not benefit from special projects and a portion of communications related programs, it is the opinion of this Assessment Engineer that this LAUSD parcel will specially benefit as follows:

1. 40% of the special benefit conferred on building area and street frontage for commercial/industrial parcels and publicly owned parcels with commercial uses on them. Thus, assessment rates will be set at 40% of the commercial zone rates.
2. 25% of the special benefit conferred on parcel land area for commercial/industrial parcels and publicly owned parcels with commercial uses on them. Thus, assessment rates will be set at 25% of the commercial zone rates.

These adjusted assessments fund supplemental VBBID clean and safe services that coincide with the levels of perimeter clean and safe services already provided by LAUSD for this parcel. The special benefits include cleaner and safer facility entrances and perimeters for their employees, students, visitors, vendors and other users of this public facility. Although the LAUSD parcel requires a different frequency of services than other individually assessed parcels in the district, the LAUSD parcel will pay for 100% of the proportionate special benefits conferred upon it.

### Summary

Each identified and assessable publicly owned parcel within the VBBID will proportionately specially benefit as delineated herein from the VBBID funded supplemental clean and safe and management programs, services and improvements. For identified assessable publicly owned parcels and facilities, each of these parcels specially benefit from VBBID funded programs and services from cleaner and safer facility frontages for their employees, students, visitors, vendors and other users of these public locations and facilities. These services are designed to improve the safety and cleanliness for visitors, their employees and users of public facilities on publicly owned parcels within the VBBID by reducing crime, litter and debris, all considered necessary to employment, visitation and use of public facilities.

There is no compelling evidence that these identified and assessed publicly owned parcels would not proportionately specially benefit from VBBID funded programs, services and improvements and, thus, will be assessed as delineated herein. The Table below lists all publicly owned parcels within the VBBID and their Year 1 (2022) assessment amounts.

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## PUBLICLY OWNED PARCELS

Zone	APN	Parcel Address	Property Owner	Use	Assessed fully for C/SP?*	% of lot assessed? **	Parcel Assessment	% of Total
Zone 1	4288029900	NONE	LA CITY	PUBLIC PARK / BEACH	NO	0%	\$1,184.92	0.06%
Zone 1	4226001900	26 W MARKET ST	L A CITY	PUBLIC PARK / BEACH	NO	67%	\$57,306.83	2.81%
Zone 1	4226001901	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$33,609.63	1.65%
Zone 1	4226002900	2300 OCEAN FRONT WLK	L A CITY	PUBLIC PARK / BEACH	NO	25%	\$78,754.77	3.86%
Zone 1	4238014900	1608-1610 S PACIFIC AVE	L A CITY	VACANT/COMMERCIAL	YES	100%	\$8,202.92	0.40%
Zone 1	4238024900	2102 S PACIFIC AVE	L A CITY	PUBLIC PARKING	YES	100%	\$17,823.73	0.87%
Zone 1	4238024902	128 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$9,057.76	0.44%
Zone 1	4238024903	206 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$3,245.12	0.16%
Zone 1	4238024905	216 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$2,899.29	0.14%
Zone 1	4238024906	302 E VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,449.64	0.07%
Zone 1	4238024907	319 E SOUTH VENICE BL	L A CITY	PUBLIC PARKING	YES	100%	\$27,536.48	1.35%
Zone 1	4238024908	2106 S CANAL ST	L A CITY	PUBLIC PARKING	YES	100%	\$4,487.03	0.22%
Zone 1	4238024909	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$775.28	0.04%
Zone 1	4238024910	210 N VENICE BLVD	L A CITY	PUBLIC PARKING	YES	100%	\$1,449.64	0.07%
Zone 1	4238024911	125 S VENICE BLVD	L A CITY	CANAL ACCESSWAY	NO	100%	\$4,913.36	0.24%
Zone 1	4238025901	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$4,491.14	0.22%
Zone 1	4238025902	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$24,444.00	1.20%
Zone 1	4238025903	NONE	L A CITY	PUBLIC PARKING	YES	100%	\$7,256.66	0.36%
Zone 1	4286027902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	20%	\$18,798.01	0.92%
Zone 1	4286028902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	5%	\$14,375.47	0.70%
Zone 1	4286029902	NONE	L A CITY	PUBLIC PARK / BEACH	NO	10%	\$19,760.06	0.97%
Zone 1	4286030903	NONE	L A CITY	PUBLIC PARK / BEACH	NO	60%	\$29,601.72	1.45%
Zone 2	4238018900	NONE	L A CITY	PUBLIC PKG, LIBRARY	NO	100%	\$68,463.52	3.36%
Zone 2	4238002900	1234 S PACIFIC AVE	L A CITY	DOG PARK/SEN. CTR	NO	100%	\$30,444.68	1.49%
			<i>L A CITY TOTAL</i>				<i>\$470,331.66</i>	<i>23.06%</i>
Zone 2	4238002902	1010 ABBOT KINNEY BL	L AUSD	WESTMINSTER ELEM	NO	N/A	\$26,483.01	1.30%
			<i>LAUSD TOTAL</i>				<i>\$26,483.01</i>	<i>1.30%</i>
Zone 2	4286015900	100 SUNSET AVE	LACMTA	TEMPORARY HOUSING	NO	100%	\$37,757.85	1.85%
			<i>LACMTA TOTAL</i>				<i>\$37,757.85</i>	<i>1.85%</i>
Zone 1	4226001902	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$11,476.48	0.56%
Zone 1	4226001903	1502-1522 S OCEAN FW	STATE OF CALIF	PUBLIC PARK / BEACH	NO	100%	\$22,846.96	1.12%
Zone 1	4288029909	120 OCEAN FW	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$5,613.26	0.28%
Zone 1	4288029910	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$827.51	0.04%
Zone 1	4288029916	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029906	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$0.00	0.00%
Zone 1	4288029914	NONE	STATE OF CALIF	PUBLIC PARK / BEACH	NO	0%	\$368.11	0.02%
			<i>STATE OF CA TOTAL</i>				<i>\$41,132.32</i>	<i>2.02%</i>
			<b>ALL PUBLICLY OWNED PARCELS</b>				<b>\$575,704.84</b>	<b>28.23%</b>

\* Publicly owned parcels with commercial uses specially benefit fully from communications/special projects (C/SP) while publicly owned/occupied parcels specially benefit partially from C/SP.

\*\* Public beach (sand) portions of parcels are not assessed or serviced

**Finding 6. From Section 4(b): All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.**

This report serves as the detailed engineer’s report to support the benefit property assessments proposed to be levied within the proposed renewed VBBID.

**Finding 7. From Section 4(c): The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.**

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the VBBID Management District Plan and this Report. The proposed renewed VBBID and resultant assessment levies will continue for 5-years and may be renewed again at that time. The purposes for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage of each VBBID assessed parcel within two benefit zones.

### **Assessment Formula Methodology**

#### **Step 1. Select Basic Benefit Unit(s)**

##### **Background - Assessment Formula Development**

The method used to determine special benefits derived by each identified assessed property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the VBBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. It is noted that special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the PBID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis and require adjusting.

Based on the process described above, an assessment formula is developed which is derived from a singular or composite assessment factor or factors. Within the assessment formula, different factors may be assigned different weights or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the district properties; only direct or special benefits related costs may be used. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a net cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and

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convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments or their properties benefit differently than other properties in the PBID. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments or differently as determined by the Assessment Engineer. (See pages 24-27 of this Report for discussion regarding publicly owned parcels within the VBBID).

From the estimated net program costs, the value of a net unit cost can be computed by dividing the total amount of estimated net program costs by the total number of benefit units for each assessment factor. The amount of assessment for each parcel can be computed at this time by multiplying the net unit cost times the number of benefit units per assessment factor per parcel. This is known as spreading the assessment in that all net program costs are spread/allocated proportionally amongst all benefitting properties within the PBID.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or stepped-down services.

### **VBBID Assessment Formula**

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed VBBID (i.e. Clean and Safe, Communications and Special Projects, and Administration and Management) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel within two benefit zones.

The benefit units will be expressed as a function of building square footage (Benefit Unit A); land square footage (Benefit Unit B) and street frontage (Benefit Unit C) within two benefit zones. Based on the shape of the proposed renewed VBBID, as well as the nature of the VBBID 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 building area, land area and street frontage of each parcel within two benefit zones.

Building area, land area and street frontage are a common method of fairly and equitably spreading special benefit costs to the beneficiaries of assessment funded services, programs and improvements. These factors directly relate to the degree of special benefit each assessed parcel will receive from VBBID funded activities within each benefit zone.

In the opinion of this Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 70% of the total VBBID revenue (68.398229%) when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of this Assessment Engineer, the targeted weight of Zone 2 revenue to match the projected costs of Zone 2 services, should generate approximately 30% of the total VBBID revenue (31.601771%) when adjusted for precise parcel measurements and program costs and service levels).

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Building area (Benefit Unit-A) is a direct measure of each parcel’s corresponding impact or draw on VBBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 10% of the total VBBID revenue (8.352117%) when adjusted for precise parcel measurements and program costs and service levels).

Land area (Benefit Unit-B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on VBBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 20% of the total VBBID revenue (19.578986%) when adjusted for precise parcel measurements and program costs and service levels).

Street frontage (Benefit Unit-C) is a direct measure of each parcel’s corresponding impact or draw on VBBID funded activities. Street frontage includes all public street frontages, including public alleys. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 70% of the total VBBID revenue (72.068896%) when adjusted for precise parcel measurements and program costs and service levels).

### **Step 2. Quantify Total Assessable Benefit Units**

Taking into account all identified specially benefiting parcels within the VBBID and their respective benefit units - the rates, cumulative quantities and assessment revenues by factor and zone as well as land use and ownership types are shown in the following set of Tables:

#### **Year 1 – 2022 - Total Assessable Benefit Units**

BENEFIT ZONE	BLDG AREA (SQ FT)	LAND AREA (SQ FT)	STREET FRONTAGE (LIN FT)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	892,629	1,657,131	35,586	220	218
2	1,086,090	1,944,875	23,601	235	235
TOTAL	1,978,719	3,602,006	59,187	455	453

#### **Year 1 – 2022 Total Projected Assessment Revenue**

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE
1	\$78,730	\$196,070	\$1,120,121	\$1,394,921
2	\$91,604	\$203,226	\$349,660	\$644,490
TOTAL	\$170,334	\$399,296	\$1,469,781	\$2,039,411
1	3.860428%	9.614050%	54.923750%	68.398229%
2	4.491689%	9.964936%	17.145146%	31.601771%
TOTAL	8.352117%	19.578986%	72.068896%	100.00%

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## Year 1 – 2022 - Commercial/Industrial Parcels - Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (SQ FT)	LAND AREA (SQ FT)	STREET FRONTAGE (LIN FT)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	892,629	1,080,151	27,703.77	204	202
2	<u>985,223</u>	<u>1,184,963</u>	<u>15,684.58</u>	<u>231</u>	<u>231</u>
TOTAL	1,877,852	2,265,114	43,388.35	435	433

## Year 1 – 2022 Commercial /Industrial Parcels - Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE
1	\$78,730	\$130,995	\$885,759	\$1,095,484
2	<u>\$86,897</u>	<u>\$143,706</u>	<u>\$250,738</u>	<u>\$481,341</u>
TOTAL	\$165,627	\$274,701	\$1,136,497	\$1,576,825
1	3.860429%	6.423179%	43.432106%	53.7157%
2	<u>4.260888%</u>	<u>7.046447%</u>	<u>12.294630%</u>	<u>23.6020%</u>
TOTAL	8.121317%	13.469626%	55.726736%	77.3177%

## Year 1 – 2022 - Gov’t Owned/Occupied Parcels (Except LAUSD) - Assessable Benefit Units

BENEFIT ZONE	BLDG AREA (SQ FT)	LAND AREA (SQ FT)	STREET FRONTAGE (LIN FT)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	0	576,979.93	7,881.84	16	16
2	<u>24,580</u>	<u>442,359.70</u>	<u>5,701.00</u>	<u>3</u>	<u>3</u>
TOTAL	24,580	1,019,339.63	13,582.84	19	19

## Year 1 – 2022 Gov’t Owned/Occupied Parcels (Except LAUSD) - Projected Assessment Revenue

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE	%
1	\$0	\$65,075	\$234,362	\$299,437	68.6620%
2	<u>\$2,016</u>	<u>\$49,892</u>	<u>\$84,758</u>	<u>\$136,666</u>	<u>31.3380%</u>
TOTAL	\$2,016	\$114,967	\$319,120	\$436,103	100.00%
1	0.000000%	3.190873%	11.491653%	14.6825%	
2	<u>0.098852%</u>	<u>2.446393%</u>	<u>4.156005%</u>	<u>6.7013%</u>	
TOTAL	0.098852%	5.637266%	15.647658%	21.3838%	



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### **Year 1 – 2022 - LAUSD Parcel - Assessable Benefit Units**

BENEFIT ZONE	BLDG AREA (SQ FT)	LAND AREA (SQ FT)	STREET FRONTAGE (LIN FT)	# OF PARCELS	# OF ASSESSABLE PARCELS
1	0	0	0	0	0
2	76,287	317,552	2,215	1	1
TOTAL	76,287	317,552	2,215	1	1

### **Year 1 – 2022 LAUSD Parcel - Projected Assessment Revenue**

BENEFIT ZONE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE REVENUE	TOTAL REVENUE
1	\$0	\$0	\$0	\$0
2	\$2,691	\$9,628	\$14,164	\$26,483
TOTAL	\$2,691	\$9,628	\$14,164	\$26,483
1	0.000000%	0.000000%	0.000000%	0.0000%
2	0.131950%	0.472097%	0.694514%	1.2986%
TOTAL	0.131950%	0.472097%	0.694514%	1.2986%

### **Step 3. Calculate Assessable Benefit Units for Each Property.**

The amount of assessable benefit units for each identified benefiting parcel within the proposed renewed VBBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, 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 or building records, it does 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 VBBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the VBBID may confirm the data with the LA County Assessor’s office. If VBBID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the VBBID assessment may be corrected.

### **Step 4. Determine Assessment Formula**

In the opinion of this Assessment Engineer the assessment formula for the proposed renewed VBBID is as follows:

Assessment = Building Area (Sq Ft) x Unit A Zone Rate, plus  
Land Area (Sq Ft) x Unit B Zone Rate, plus  
Street Frontage (Lin Ft) x Unit C Zone Rate

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The proposed Year 1-2022 assessment rates for the various land use and ownership types for the renewed VBBID are shown in the three Tables below:

### **Commercial/Industrial and Publicly Owned Parcels with Commercial Uses**

#### **Year 1 –2022 Assessment Rates**

<b>BENEFIT ZONE</b>	<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LIN FT)</b>
<u>YR 1-2022</u>			
1	\$0.0882	\$0.121275	\$31.9725
2	\$0.0882	\$0.121275	\$15.98625

### **Publicly Owned and Occupied Parcels**

#### **Year 1 –2022 Assessment Rates**

<b>BENEFIT ZONE</b>	<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LIN FT)</b>
<u>YR 1- 2022</u>			
1	\$0.082026	\$0.112786	\$29.734425
2	\$0.082026	\$0.112786	\$14.867213

### **LAUSD Parcel**

#### **Year 1 –2022 Assessment Rates**

<b>BENEFIT ZONE</b>	<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LIN FT)</b>
<u>YR 1- 2022</u>			
2	\$0.03528	\$0.030319	\$6.3945

### **Special Assessment Circumstances**

#### **1. Commercial and Mixed-Use Condominiums**

Condominiums within the VBBID shall be assessed based on actual land area covered, condo building pad area and direct street frontage for each unit. Because such uses are typically developed as part of a

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multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

### Multi-Floor Commercial Only Condominiums

- Building pad area assessed at respective building area rate
- Land assessed at land area rate but pro-rated for each unit relative to total number of units
- Frontage assessed at frontage rate but pro-rated for each unit relative to total number of units

### Multi-Floor Mixed-Use Condominiums

- Commercial and residential condo building pad area assessed at respective commercial building area rate
- Land assessed at land area rate, pro-rated for each unit relative to total number of units
- Frontage assessed at frontage rate, pro-rated for each unit relative to total number of units

### 2. Publicly Owned/Occupied Parcels and Facilities

See pages 24-27 of this Report for discussion of assessments to be levied on these parcels and the special benefits conferred on them.

### 3. Publicly Owned Parcels with Commercial Uses

See pages 24-27 of this Report for discussion of assessments to be levied on these parcels and the special benefits conferred on them.

### **Changes to Building Size, Parcel Size and/or Street Frontage**

Any changes in building and parcel size and street frontage(s) as a result of new construction, demolition, 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 building or parcel adjustments.

### **Other Future Development**

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (publicly 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. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new ballot procedure in order to approve any such changes. The complete Year 1 – 2022 assessment roll of all parcels to be assessed by the VBBID is included in this Report as Appendix I.

### **Assessment Formula Unit Rates**

Using figures from the Benefit Units Tables and the Projected Assessment Revenue Tables on pages 30-32 of this Report, the assessment rates and weighted multipliers for each factor, zone and land use/ownership types are calculated as follows:

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### **Commercial/Industrial and Publicly Owned Parcels with Commercial Uses**

#### **ZONE 1**

##### **Commercial Building Area Rate**

$$(\$2,039,410.64 \times 3.860429\%)/892,629 \text{ units} = \$0.0882/\text{Sq Ft}$$

##### **Commercial Land Area Rate**

$$(\$2,039,410.64 \times 6.423179\%)/1,080,151 \text{ units} = \$0.121275/\text{Sq Ft}$$

##### **Commercial Street Frontage Rate**

$$(\$2,039,410.64 \times 43.432106\%)/27,703.77 \text{ units} = \$31.9725/\text{Lin Ft}$$

#### **ZONE 2**

##### **Commercial Building Area Rate**

$$(\$2,039,410.64 \times 4.260888\%)/985,223 \text{ units} = \$0.0882/\text{Sq Ft}$$

##### **Commercial Land Area Rate**

$$(\$2,039,410.64 \times 7.046447\%)/1,184,963 \text{ units} = \$0.121275/\text{Sq Ft}$$

##### **Commercial Street Frontage Rate**

$$(\$2,039,410.64 \times 12.29463\%)/15,684.58 \text{ units} = \$15.98625 / \text{Lin Ft}$$

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### **Publicly Owned/Occupied Parcels**

#### **ZONE 1**

##### **Publicly Owned/Occupied Building Area Rate**

$$\$0.0882/\text{Sq Ft (Zone A Comm Bldg. Rate)} \times 93\% = \$0.082026/\text{Sq Ft}$$

##### **Publicly Owned/Occupied Land Area Rate**

$$\$0.121275/\text{Sq Ft (Zone A Comm Land Rate)} \times 93\% = \$0.112786/\text{Sq Ft}$$

##### **Publicly Owned/Occupied Frontage Rate**

$$\$31.9725/\text{Lin Ft (Zone A Comm Frontage Rate)} \times 93\% = \$29.734425/\text{Lin Ft}$$

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### ZONE 2

#### Publicly Owned/Occupied Building Area Rate

$$\$0.0882/\text{Sq Ft (Zone B Comm Bldg. Rate)} \times 93\% = \$0.082026/\text{Sq Ft}$$

#### Publicly Owned/Occupied Land Area Rate

$$\$0.121275/\text{Sq Ft (Zone A Comm Land Rate)} \times 93\% = \$0.112786/\text{Sq Ft}$$

#### Publicly Owned/Occupied Street Frontage Rate

$$\$31.9725/\text{Lin Ft (Zone A Comm Frontage Rate)} \times 93\% = \$14.867213/\text{Lin Ft}$$

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### Los Angeles Unified School District (LAUSD) Parcel

#### ZONE 2

#### LAUSD Building Area Rate

$$\$0.0882/\text{Sq Ft (Zone B Comm Bldg. Rate)} \times 40\% = \$0.03528/\text{Sq Ft}$$

#### LAUSD Land Area Rate

$$\$0.0882/\text{Sq Ft (Zone B Comm Land Rate)} \times 25\% = \$0.030319/\text{Sq Ft}$$

#### LAUSD Street Frontage Rate

$$\$0.121275/\text{Sq Ft (Zone A Comm Frontage Rate)} \times 40\% = \$6.3945 / \text{Lin Ft}$$

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### **Step 5. Estimate Total VBBID Costs**

The total projected 5-year special benefits for 2022 – 2026 of the VBBID are shown in the Table on page 23 of this Report assuming a maximum increase per year, commensurate to special benefits received by each assessed parcel.

### **Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution)**

Total Year 1 special and general benefit related costs are estimated at \$2,039,411. General benefits are factored at 1.5088% of the total benefit value (see Finding 2 in this Report) with special benefits set at

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98.4912%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.5088% general benefit value is computed to be \$31,241 with a resultant 98.4912% special benefit limit computed at \$2,039,411. Based on current property data and land uses, this is the maximum amount of Year 1 (2022) revenue that can be derived from property assessments from the subject VBBID.

All program costs associated with general benefits will be derived from sources other than VBBID assessments.

### **Step 7. Calculate Basic Unit Cost**

With a YR 1 - 2022 assessment revenue portion of the budget set at \$2,039,411 (special benefit only), the Benefit Unit Costs (rates) are shown earlier in Step 4. The assessment rates for the various land use and ownership types for the 5-year proposed renewed VBBID term of 2022-2026 based on a 5% increase per year are shown in the three Tables below:

#### **Commercial/Industrial and Publicly Owned Parcels with Commercial Uses** **VBBID – 5-year Projected Assessment Rates** **(Based on a max 5%/Yr. Increase)**

<b>BENEFIT ZONE</b>	<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LIN FT)</b>
<b><u>YR 1-2022</u></b>			
1	\$0.0882	\$0.121275	\$31.9725
2	\$0.0882	\$0.121275	\$15.98625
<b><u>YR 2-2023</u></b>			
1	\$0.09261	\$0.127339	\$33.571125
2	\$0.09261	\$0.127339	\$16.785563
<b><u>YR 3-2024</u></b>			
1	\$0.097241	\$0.133706	\$35.249681
2	\$0.097241	\$0.133706	\$17.624841
<b><u>YR 4-2025</u></b>			
1	\$0.102103	\$0.140391	\$37.012165
2	\$0.102103	\$0.140391	\$18.506083
<b><u>YR 5-2026</u></b>			
1	\$0.107208	\$0.147411	\$38.862773
2	\$0.107208	\$0.147411	\$19.431387

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## **Publicly Owned and Occupied Parcels** **VBBID – 5-year Projected Assessment Rates** **(Based on a max 5%/Yr. Increase)**

<b>BENEFIT ZONE</b>	<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LIN FT)</b>
<u>YR 1-2022</u>			
1	\$0.082026	\$0.112786	\$29.734425
2	\$0.082026	\$0.112786	\$14.867213
<u>YR 2-2023</u>			
1	\$0.086127	\$0.118425	\$31.221146
2	\$0.086127	\$0.118425	\$15.610574
<u>YR 3-2024</u>			
1	\$0.090433	\$0.124346	\$32.782203
2	\$0.090433	\$0.124346	\$16.391103
<u>YR 4-2025</u>			
1	\$0.094955	\$0.130563	\$34.421313
2	\$0.094955	\$0.130563	\$17.210658
<u>YR 5-2026</u>			
1	\$0.099703	\$0.137091	\$36.142379
2	\$0.099703	\$0.137091	\$18.071191

## **LAUSD Parcel** **VBBID – 5-year Projected Assessment Rates** **(Based on a max 5%/Yr. Increase)**

<b>BENEFIT ZONE</b>	<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/LIN FT)</b>
<u>YR 1-2022</u>			
2	\$0.03528	\$0.030319	\$6.3945
<u>YR 2-2023</u>			
2	\$0.037044	\$0.031835	\$6.714225
<u>YR 3-2024</u>			
2	\$0.038896	\$0.033427	\$7.049936
<u>YR 4-2025</u>			

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2	\$0.040841	\$0.035098	\$7.402433
<u>YR 5-2026</u>			
2	\$0.042883	\$0.036853	\$7.772555

### **SAMPLE ASSESSMENT CALCULATIONS:**

1) A 2,700 SF commercial/industrial building on a 5,000 SF lot with 150 linear feet of frontage, located in Zone 1. The Year 1 assessment would be calculated as follows:

2,700 x \$0.0882/square foot of building	=	\$ 238.14
5,000 x \$0.121275/square foot of land	=	\$ 606.38
150 x \$31.9725/linear foot of street frontage	=	<u>\$4,795.88</u>
TOTAL ASSESSMENT	=	\$5,640.40

2) A 2,700 SF commercial, industrial building on a 5,000 SF lot with 150 linear feet of frontage, located in Zone 2. The Year 1 assessment would be calculated as follows:

2,700 x \$0.0882/square foot of building	=	\$ 238.14
5,000 x \$0.121275/square foot of land	=	\$ 606.38
150 x \$15.98625/linear foot of street frontage	=	<u>\$2,397.94</u>
TOTAL ASSESSMENT	=	\$3,242.46

3) A 3,000 SF government owned/occupied building on a 6,000 SF lot with 75 linear feet of street frontage, located in Zone 1. The Year 1 assessment would be calculated as follows:

3,000 x \$0.082026/square foot of building	=	\$ 246.08
6,000 x \$0.112786/square foot of land	=	\$ 676.72
75 x \$29.734425/linear foot of street frontage	=	<u>\$2,230.08</u>
TOTAL ASSESSMENT	=	\$3,152.88

4) A 3,000 SF government owned/occupied building on a 6,000 SF lot with 75 linear feet of street frontage, located in Zone 2. The Year 1 assessment would be calculated as follows:

3,000 x \$0.082026/square foot of building	=	\$ 246.08
6,000 x \$0.112786/square foot of land	=	\$ 676.72
75 x \$14.867213/linear foot of street frontage	=	<u>\$1,115.04</u>
TOTAL ASSESSMENT	=	\$2,037.84



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5) For the LAUSD parcel, 76,287 SF building on 317,539 SF lot with 2,215 linear feet of street frontage, located in Zone 2. The Year 1 assessment would be calculated as follows:

76,287 x \$0.03528/square foot of building	=	\$ 2,691.41
317,539 SF x \$0.030319/square foot of land	=	\$ 9,627.46
2,215 LF x \$6.3945/linear foot of street frontage	=	<u>\$14,163.82</u>
TOTAL ASSESSMENT	=	\$26,482.69

The complete Year 1 – 2022 assessment roll of all parcels to be assessed by the VBBID is included in this Report as Appendix I.

### **Step 8. Spread the Assessments**

The resultant assessment spread calculation results for each parcel within the VBBID are shown in the VBBID Management District Plan and this Report and were determined by applying the VBBID assessment formula to each identified benefiting property.

### **Miscellaneous VBBID Provisions**

#### **Time and Manner of Collecting Assessments:**

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles (Operation Years 2022-2026). The VBBID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. 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 the VBBID Management District Plan.

#### **Bonds:**

No bonds are to be issued in conjunction with this proposed renewed VBBID.

#### **Duration**

As allowed by State PBID Law, the VBBID will have a five (5) year operational term from January 1, 2022 to December 31, 2026. The proposed renewed VBBID operation is expected to begin services on January 1, 2022. If the VBBID is not renewed for 2027, services will end on December 31, 2026.

# APPENDIX 1

## VBBID YR 1 – 2022 ASSESSMENT ROLL

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 Assessment	% of Total
4226001900	\$57,306.83	2.81%
4226001901	\$33,609.63	1.65%
4226001902	\$11,476.48	0.56%
4226001903	\$22,846.96	1.12%
4226002900	\$78,754.77	3.86%
4226003001	\$7,967.37	0.39%
4226003004	\$10,560.42	0.52%
4226003037	\$6,188.05	0.30%
4226004001	\$24,801.49	1.22%
4226005001	\$9,843.09	0.48%
4226005004	\$8,311.70	0.41%
4226005023	\$6,192.82	0.30%
4226006001	\$6,988.00	0.34%
4226006002	\$3,985.46	0.20%
4226006003	\$3,285.60	0.16%
4226006004	\$10,093.23	0.49%
4226007001	\$9,768.29	0.48%
4226007002	\$12,581.75	0.62%
4226007006	\$2,404.64	0.12%
4226007007	\$2,425.81	0.12%
4226007008	\$2,525.56	0.12%
4226007009	\$2,439.04	0.12%
4226007010	\$4,891.31	0.24%
4226007011	\$9,549.40	0.47%
4226007023	\$10,236.73	0.50%
4226008001	\$5,989.75	0.29%
4226008002	\$2,281.96	0.11%
4226008003	\$2,364.37	0.12%
4226008004	\$2,245.57	0.11%
4226008005	\$4,967.43	0.24%
4226008006	\$2,475.60	0.12%
4226008007	\$2,514.53	0.12%
4226008008	\$2,595.04	0.13%
4226008009	\$2,539.86	0.12%
4226008010	\$2,483.54	0.12%
4226008011	\$6,263.31	0.31%
4226008012	\$2,662.54	0.13%
4226008013	\$10,043.78	0.49%
4226008014	\$7,840.13	0.38%
4226008018	\$1,886.61	0.09%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4226008021	\$9,237.63	0.45%
4226008022	\$380.36	0.02%
4226008023	\$5,123.32	0.25%
4226008024	\$8,627.56	0.42%
4226008025	\$7,520.76	0.37%
4226009001	\$16,497.58	0.81%
4226009012	\$2,251.83	0.11%
4226009013	\$2,037.73	0.10%
4226009014	\$4,405.56	0.22%
4226009015	\$3,831.38	0.19%
4226009016	\$1,844.80	0.09%
4226009017	\$1,844.58	0.09%
4226009018	\$6,377.78	0.31%
4226009019	\$6,108.17	0.30%
4226009020	\$32,956.90	1.62%
4226009021	\$2,138.14	0.10%
4226009022	\$6,093.73	0.30%
4226010001	\$9,318.15	0.46%
4226010011	\$2,090.82	0.10%
4226010012	\$2,518.93	0.12%
4226010013	\$2,238.52	0.11%
4226010014	\$6,697.76	0.33%
4226010019	\$2,358.91	0.12%
4226010020	\$2,223.96	0.11%
4226010021	\$6,651.53	0.33%
4226010022	\$4,389.01	0.22%
4226010023	\$7,365.32	0.36%
4226011032	\$8,421.12	0.41%
4226011033	\$9,629.85	0.47%
4226011034	\$3,814.78	0.19%
4226013006	\$6,889.41	0.34%
4226013007	\$5,213.26	0.26%
4226013008	\$2,380.58	0.12%
4226013009	\$2,373.35	0.12%
4226013010	\$2,474.87	0.12%
4226013011	\$2,436.41	0.12%
4226013012	\$2,436.41	0.12%
4226013013	\$3,200.58	0.16%
4226013016	\$8,304.03	0.41%
4226013030	\$4,874.59	0.24%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 Assessment	% of Total
4226014018	\$2,302.97	0.11%
4226014019	\$2,379.08	0.12%
4226014024	\$2,450.35	0.12%
4226014030	\$1,902.11	0.09%
4226014031	\$1,900.26	0.09%
4226014032	\$1,902.11	0.09%
4226014033	\$1,900.26	0.09%
4226014034	\$11,426.13	0.56%
4238002900	\$30,444.68	1.49%
4238002902	\$26,483.01	1.30%
4238010001	\$14,153.12	0.69%
4238010009	\$2,418.80	0.12%
4238010010	\$2,418.80	0.12%
4238010011	\$2,433.79	0.12%
4238010012	\$2,677.77	0.13%
4238010013	\$6,456.96	0.32%
4238010014	\$6,567.61	0.32%
4238010015	\$2,500.79	0.12%
4238010016	\$2,370.95	0.12%
4238011004	\$4,791.73	0.23%
4238011005	\$7,300.23	0.36%
4238011006	\$4,873.05	0.24%
4238011007	\$2,394.63	0.12%
4238011008	\$2,419.33	0.12%
4238011011	\$7,338.24	0.36%
4238011012	\$4,711.56	0.23%
4238011013	\$2,209.41	0.11%
4238011014	\$2,582.32	0.13%
4238011015	\$4,037.97	0.20%
4238011016	\$3,289.86	0.16%
4238011017	\$4,906.92	0.24%
4238011021	\$2,533.28	0.12%
4238011022	\$2,425.32	0.12%
4238011023	\$2,209.41	0.11%
4238011024	\$5,915.75	0.29%
4238011026	\$2,458.75	0.12%
4238011027	\$2,380.96	0.12%
4238011028	\$2,377.70	0.12%
4238011029	\$2,405.92	0.12%
4238011030	\$4,978.89	0.24%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4238011031	\$7,097.01	0.35%
4238011033	\$4,780.44	0.23%
4238011034	\$6,112.25	0.30%
4238011035	\$4,517.60	0.22%
4238011036	\$9,947.73	0.49%
4238011038	\$1,590.55	0.08%
4238011039	\$1,590.55	0.08%
4238011040	\$1,587.55	0.08%
4238011041	\$1,587.55	0.08%
4238011042	\$1,582.08	0.08%
4238011043	\$1,582.08	0.08%
4238012001	\$4,122.90	0.20%
4238012002	\$3,859.39	0.19%
4238012003	\$2,279.73	0.11%
4238012004	\$2,370.48	0.12%
4238012005	\$2,369.80	0.12%
4238012006	\$8,730.55	0.43%
4238013001	\$8,690.59	0.43%
4238013002	\$2,286.87	0.11%
4238013003	\$2,716.22	0.13%
4238013004	\$2,795.54	0.14%
4238013005	\$2,766.89	0.14%
4238013006	\$3,007.62	0.15%
4238014003	\$1,538.30	0.08%
4238014004	\$5,189.89	0.25%
4238014005	\$5,217.86	0.26%
4238014006	\$16,147.46	0.79%
4238014007	\$15,096.05	0.74%
4238014009	\$2,841.01	0.14%
4238014016	\$9,881.13	0.48%
4238014017	\$23,797.42	1.17%
4238014900	\$8,202.92	0.40%
4238018900	\$68,463.52	3.36%
4238021001	\$8,420.23	0.41%
4238021025	\$1,855.28	0.09%
4238021026	\$7,011.81	0.34%
4238022001	\$7,460.02	0.37%
4238024900	\$17,823.73	0.87%
4238024902	\$9,057.76	0.44%
4238024903	\$3,245.12	0.16%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4238024905	\$2,899.29	0.14%
4238024906	\$1,449.64	0.07%
4238024907	\$27,536.48	1.35%
4238024908	\$4,487.03	0.22%
4238024909	\$775.28	0.04%
4238024910	\$1,449.64	0.07%
4238024911	\$4,913.36	0.24%
4238025901	\$4,491.14	0.22%
4238025902	\$24,444.00	1.20%
4238025903	\$7,256.66	0.36%
4286003001	\$3,282.86	0.16%
4286003003	\$1,366.15	0.07%
4286003004	\$1,366.15	0.07%
4286003007	\$4,727.60	0.23%
4286003008	\$2,771.48	0.14%
4286003009	\$5,243.43	0.26%
4286003010	\$1,750.80	0.09%
4286003011	\$3,108.74	0.15%
4286003013	\$1,429.66	0.07%
4286003014	\$1,366.15	0.07%
4286003015	\$7,113.95	0.35%
4286003016	\$3,556.97	0.17%
4286003019	\$7,161.84	0.35%
4286003020	\$6,407.82	0.31%
4286003021	\$6,796.96	0.33%
4286004002	\$10,529.68	0.52%
4286004004	\$4,481.67	0.22%
4286004006	\$22,059.70	1.08%
4286004007	\$8,447.53	0.41%
4286004009	\$17,325.13	0.85%
4286005010	\$40,680.91	1.99%
4286005011	\$19,084.98	0.94%
4286006013	\$3,950.26	0.19%
4286006015	\$4,247.11	0.21%
4286006016	\$1,751.65	0.09%
4286006017	\$2,394.19	0.12%
4286006018	\$3,964.59	0.19%
4286006034	\$50,077.03	2.46%
4286006035	\$7,355.90	0.36%
4286006037	\$779.67	0.04%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4286006038	\$777.91	0.04%
4286006039	\$777.91	0.04%
4286006040	\$777.91	0.04%
4286006041	\$777.91	0.04%
4286006042	\$779.67	0.04%
4286007001	\$4,646.38	0.23%
4286007005	\$4,019.86	0.20%
4286007015	\$7,452.90	0.37%
4286007018	\$2,643.80	0.13%
4286007019	\$2,629.68	0.13%
4286007020	\$2,617.84	0.13%
4286007021	\$2,484.88	0.12%
4286007024	\$4,439.11	0.22%
4286007025	\$7,452.90	0.37%
4286007026	\$2,650.43	0.13%
4286007029	\$5,196.16	0.25%
4286007031	\$7,860.83	0.39%
4286008001	\$3,470.66	0.17%
4286008002	\$1,275.38	0.06%
4286008003	\$1,269.32	0.06%
4286008004	\$1,437.06	0.07%
4286008005	\$1,251.25	0.06%
4286008006	\$1,242.15	0.06%
4286008008	\$1,347.56	0.07%
4286008009	\$1,378.31	0.07%
4286008010	\$2,910.85	0.14%
4286008037	\$702.58	0.03%
4286008038	\$744.65	0.04%
4286009009	\$1,782.28	0.09%
4286009012	\$1,386.95	0.07%
4286009013	\$1,436.34	0.07%
4286009018	\$4,244.93	0.21%
4286009031	\$48.51	0.00%
4286009035	\$3,260.75	0.16%
4286009038	\$321.21	0.02%
4286009039	\$321.21	0.02%
4286009040	\$284.70	0.01%
4286009041	\$284.70	0.01%
4286009042	\$284.70	0.01%
4286009043	\$284.70	0.01%



# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4286009044	\$284.70	0.01%
4286009045	\$284.70	0.01%
4286009046	\$321.21	0.02%
4286009047	\$321.21	0.02%
4286009048	\$321.21	0.02%
4286009049	\$335.24	0.02%
4286009050	\$321.21	0.02%
4286009051	\$321.21	0.02%
4286009052	\$335.24	0.02%
4286009053	\$313.01	0.02%
4286009054	\$313.01	0.02%
4286009055	\$277.38	0.01%
4286009056	\$276.67	0.01%
4286009057	\$277.38	0.01%
4286009058	\$277.38	0.01%
4286009059	\$276.67	0.01%
4286009060	\$277.38	0.01%
4286009061	\$313.01	0.02%
4286009062	\$313.01	0.02%
4286009063	\$313.01	0.02%
4286009067	\$4,106.60	0.20%
4286009070	\$398.65	0.02%
4286009071	\$405.88	0.02%
4286009072	\$398.65	0.02%
4286009073	\$362.13	0.02%
4286009074	\$362.13	0.02%
4286009075	\$397.50	0.02%
4286009077	\$390.45	0.02%
4286009078	\$390.45	0.02%
4286009079	\$390.45	0.02%
4286009080	\$354.81	0.02%
4286009081	\$354.11	0.02%
4286009083	\$398.83	0.02%
4286009084	\$398.83	0.02%
4286009085	\$398.83	0.02%
4286009086	\$398.83	0.02%
4286009087	\$393.27	0.02%
4286009088	\$393.27	0.02%
4286009089	\$393.27	0.02%
4286009090	\$393.27	0.02%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4286009091	\$377.22	0.02%
4286009092	\$377.22	0.02%
4286009093	\$383.13	0.02%
4286009094	\$383.13	0.02%
4286009100	\$481.04	0.02%
4286009101	\$452.29	0.02%
4286009102	\$482.28	0.02%
4286009103	\$461.99	0.02%
4286009104	\$506.09	0.02%
4286009105	\$504.33	0.02%
4286009106	\$500.80	0.02%
4286009107	\$499.04	0.02%
4286009108	\$493.74	0.02%
4286009109	\$490.22	0.02%
4286009110	\$482.28	0.02%
4286009111	\$481.40	0.02%
4286009112	\$476.99	0.02%
4286009113	\$483.16	0.02%
4286009114	\$506.09	0.02%
4286009115	\$432.89	0.02%
4286009116	\$406.43	0.02%
4286009117	\$491.98	0.02%
4286009118	\$471.69	0.02%
4286009119	\$466.40	0.02%
4286009120	\$465.52	0.02%
4286009121	\$454.94	0.02%
4286009122	\$453.17	0.02%
4286009123	\$448.76	0.02%
4286009124	\$536.08	0.03%
4286009125	\$590.22	0.03%
4286009126	\$547.00	0.03%
4286009127	\$551.94	0.03%
4286009128	\$547.88	0.03%
4286009129	\$547.88	0.03%
4286009130	\$547.88	0.03%
4286009131	\$548.06	0.03%
4286009132	\$533.15	0.03%
4286009133	\$558.73	0.03%
4286009134	\$586.95	0.03%
4286009135	\$418.05	0.02%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4286009136	\$359.49	0.02%
4286009137	\$10,515.87	0.52%
4286010029	\$3,498.97	0.17%
4286010036	\$4,792.77	0.24%
4286010044	\$12,999.82	0.64%
4286012016	\$916.05	0.04%
4286012029	\$704.02	0.03%
4286012039	\$5,206.96	0.26%
4286012044	\$947.93	0.05%
4286012045	\$1,770.33	0.09%
4286012046	\$9,486.51	0.47%
4286013031	\$4,651.88	0.23%
4286013034	\$5,372.59	0.26%
4286015900	\$37,757.85	1.85%
4286017026	\$448.60	0.02%
4286017027	\$426.99	0.02%
4286017028	\$426.99	0.02%
4286017029	\$426.99	0.02%
4286017030	\$426.99	0.02%
4286017031	\$426.99	0.02%
4286017032	\$432.02	0.02%
4286017033	\$432.02	0.02%
4286017034	\$426.99	0.02%
4286017035	\$426.99	0.02%
4286017036	\$426.99	0.02%
4286017037	\$426.99	0.02%
4286017038	\$426.99	0.02%
4286017039	\$432.02	0.02%
4286017040	\$432.02	0.02%
4286017041	\$426.99	0.02%
4286017042	\$426.99	0.02%
4286017043	\$426.99	0.02%
4286017044	\$426.99	0.02%
4286017045	\$426.99	0.02%
4286017046	\$426.99	0.02%
4286017047	\$1,295.67	0.06%
4286017048	\$449.48	0.02%
4286017049	\$426.99	0.02%
4286017050	\$426.99	0.02%
4286017051	\$426.99	0.02%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4286017052	\$426.99	0.02%
4286017053	\$426.99	0.02%
4286017054	\$432.02	0.02%
4286017055	\$432.02	0.02%
4286017056	\$426.99	0.02%
4286017057	\$426.99	0.02%
4286017058	\$426.99	0.02%
4286017059	\$426.99	0.02%
4286017060	\$426.99	0.02%
4286017061	\$432.02	0.02%
4286017062	\$432.02	0.02%
4286017063	\$426.99	0.02%
4286017064	\$426.99	0.02%
4286017065	\$426.99	0.02%
4286017066	\$426.99	0.02%
4286017067	\$426.99	0.02%
4286017068	\$426.99	0.02%
4286017069	\$454.95	0.02%
4286017070	\$465.27	0.02%
4286017071	\$454.95	0.02%
4286017072	\$465.09	0.02%
4286017073	\$442.69	0.02%
4286017074	\$442.69	0.02%
4286017075	\$444.89	0.02%
4286017076	\$442.69	0.02%
4286017077	\$442.69	0.02%
4286017078	\$445.60	0.02%
4286017079	\$445.60	0.02%
4286017080	\$442.69	0.02%
4286017081	\$442.69	0.02%
4286017082	\$444.89	0.02%
4286017083	\$442.69	0.02%
4286017084	\$442.69	0.02%
4286017085	\$445.60	0.02%
4286017086	\$445.60	0.02%
4286017087	\$442.69	0.02%
4286017088	\$442.69	0.02%
4286017089	\$444.89	0.02%
4286017090	\$442.69	0.02%
4286017091	\$442.69	0.02%

# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4286017092	\$442.69	0.02%
4286017093	\$9,572.22	0.47%
4286027007	\$2,606.76	0.13%
4286027008	\$2,858.71	0.14%
4286027010	\$9,892.07	0.49%
4286027013	\$17,671.09	0.87%
4286027014	\$15,277.65	0.75%
4286027015	\$2,515.47	0.12%
4286027016	\$2,533.47	0.12%
4286027017	\$2,528.17	0.12%
4286027018	\$2,532.05	0.12%
4286027019	\$2,529.76	0.12%
4286027902	\$18,798.01	0.92%
4286028001	\$15,430.89	0.76%
4286028002	\$4,320.65	0.21%
4286028010	\$2,780.28	0.14%
4286028013	\$2,656.65	0.13%
4286028016	\$2,766.32	0.14%
4286028017	\$9,853.52	0.48%
4286028020	\$2,446.81	0.12%
4286028021	\$2,756.39	0.14%
4286028022	\$2,725.52	0.13%
4286028023	\$2,685.83	0.13%
4286028024	\$2,774.91	0.14%
4286028025	\$2,127.90	0.10%
4286028026	\$2,623.83	0.13%
4286028027	\$2,669.69	0.13%
4286028028	\$2,684.68	0.13%
4286028029	\$2,679.39	0.13%
4286028030	\$2,617.65	0.13%
4286028031	\$2,587.66	0.13%
4286028902	\$14,375.47	0.70%
4286029012	\$3,857.74	0.19%
4286029013	\$7,029.36	0.34%
4286029017	\$5,135.09	0.25%
4286029902	\$19,760.06	0.97%
4286030001	\$6,470.18	0.32%
4286030002	\$6,997.49	0.34%
4286030003	\$2,899.14	0.14%
4286030006	\$6,910.02	0.34%

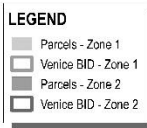
# VENICE BEACH BID – ASSESSMENT ENGINEER’S REPORT

APN	2022 ASSESSMENT	% OF TOTAL
4286030009	\$2,941.00	0.14%
4286030011	\$2,652.13	0.13%
4286030012	\$8,960.73	0.44%
4286030013	\$10,819.43	0.53%
4286030017	\$918.67	0.05%
4286030018	\$1,010.40	0.05%
4286030019	\$1,036.86	0.05%
4286030024	\$5,687.93	0.28%
4286030903	\$29,601.72	1.45%
4288029900	\$1,184.92	0.06%
4288029906	\$0.00	0.00%
4288029909	\$5,613.26	0.28%
4288029910	\$827.51	0.04%
4288029914	\$368.11	0.02%
4288029916	\$0.00	0.00%
	\$2,039,410.64	100.00%

# APPENDIX 2

## VBBID BOUNDARY MAP

## City of Los Angeles





The map shows a grid of streets in San Francisco, with buildings shaded in gray. The streets are labeled with their names, and the buildings are labeled with their address ranges. The map is oriented with the city center at the top. Key streets include Main St, Pacific Ave, and Market St. Numerous building footprints are shown, many of which are labeled with their address ranges. The text "Zone 2" is prominently displayed in the center of the map.

[illegible]