

**ORDINANCE NO. 2024 - \_\_\_\_\_**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, CONFIRMING THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND LEVYING THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT'S ASSESSMENT FOR 2025.

WHEREAS, the Parking and Business Improvement Area Law of 1989 (California Streets and Highway Code §§36500 *et seq.*) authorizes cities to establish parking and business improvement areas for the purpose of imposing assessments on businesses for certain purposes; and,

WHEREAS, on February 22, 2016, the City Council of the City of Culver City ("City Council") approved and adopted Ordinance No. 2016-003 that established the Culver City Arts District Business Improvement District ("Culver City Arts District"); and,

WHEREAS, on October 14, 2024, the City Council approved the annual report (including the work program and budget) prepared by the Culver City Arts District Advisory Board and adopted a related Resolution of Intent which set November 11, 2024 as the date for a public hearing to continue the Culver City Arts District; and,

WHEREAS, on November 11, 2024, after conducting a duly noticed public hearing, the City Council confirmed the Culver City Arts District Advisory Board's annual report and, after determining there was no majority protest, decided to continue the Culver City Arts District and to levy the related assessments; and,

WHEREAS, California Streets and Highways Code Section 36541(a) requires the adoption of this ordinance in order to levy the assessments for calendar year 2025.

1 NOW, THEREFORE, the City Council of the City of Culver City, California,  
2 DOES HEREBY RESOLVE as follows:

3 1. The City Council hereby determines there was no majority protest.

4 2. The City Council hereby confirms the Culver City Arts District Advisory  
5 Board's annual report, as filed by the board or as modified by the City Council during the  
6 public hearing of November 11, 2024.

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8 3. The City Council hereby establishes that assessments shall be levied  
9 on businesses located within the boundaries of the Culver City Arts District, as set forth in  
10 Exhibit "A," which is attached hereto and incorporated herein by reference, and pursuant to  
11 the classifications and amounts set forth in Exhibit "B," which is attached hereto and  
12 incorporated by reference.

13 4. Pursuant to Section 619(b) of the City Charter, this ordinance shall  
14 become effective upon its adoption.

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16 5. Pursuant to Sections 616 and 621 of the City Charter, prior to the  
17 expiration of fifteen days after its adoption, the City Clerk shall cause this ordinance, or a  
18 summary thereof, to be published in the Culver City News and shall post this ordinance or a  
19 summary thereof in at least three public places within the City.

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APPROVED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2024.


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YASMINE-IMANI MCMORRIN, Mayor  
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

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JEREMY BOCCHINO, City Clerk

, for  
\_\_\_\_\_  
HEATHER S. BAKER, City Attorney

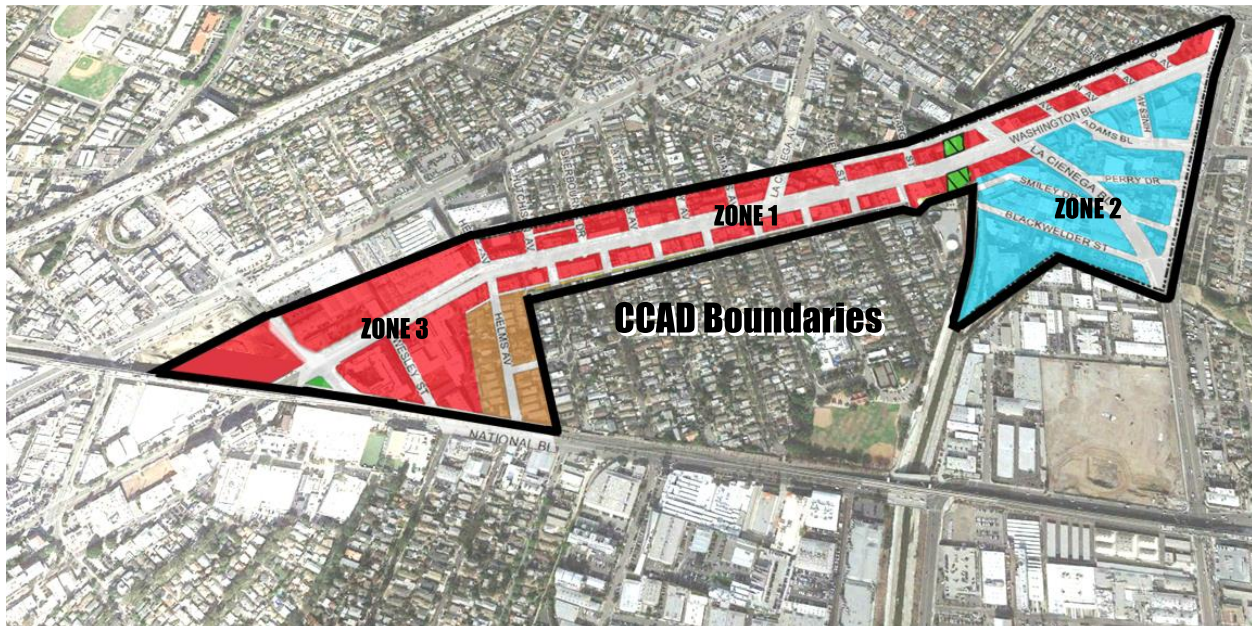
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**EXHIBIT A**

## Arts District Boundaries

The Arts District boundaries include the following:

- Washington Boulevard between the Metro Expo Line and Fairfax Avenue
- National Boulevard between Washington Boulevard and City Boundary (northwest)
- Wesley Street between Washington Boulevard and EXPO Bike Path
- Helms Avenue between National Boulevard and City Boundary (northwest)
- La Cienega Boulevard from Washington Boulevard to Blackwelder Street.
- Fairfax Avenue (west side only) from Washington Boulevard to La Cienega Boulevard  
Adams Street from Washington Boulevard to Fairfax Avenue.
- It also includes all Perry Street, Smiley Drive, Blackwelder Street and Hines Avenue



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## **EXHIBIT B**

## Culver City Arts District (CCAD)

## 2025 BID Fees

Category Type	Business Type	City Business License Code	2025 BID Fee
For businesses along Washington Blvd., La Cienega Blvd., National Blvd., Helms Ave., or Wesley St., the levels are as follows:			
<b>PRIMARY BENEFIT</b>			\$375.00
	Misc. Retail	144	
	Graphic Arts	152	
	Art Galleries	157	
	Interior Decoration	168	
	Advertising/ Marketing	186	
	Talent/ Modeling Agency	205	
	Photography/ Studio	216	
	Public Relations	225	
	Architect	294	
	Restaurant - No Alcohol	390	
	Food Retail	396	
	Liquor Store	399	
	Private School	410	
	Entertainment Industry	488-490	
	Clothing - Retail	126	
	Restaurants	575,678	
	Bar/ Tavern Rentals - back drops/ cameras hotel/ hospitality	126	
	Cannabis/ Distribution	29	
<b>SECONDARY BENEFIT</b>			\$250.00
	Wallpaper/ paint retail	138	
	Sales of real property	160	
	Tailor/ Alteration	162	
	Misc. Trade/ Service	180	
	Consultants Misc	198	
	Photographer	216	
	Property Management	222	
	Professional Services	240	
	Woodworking/ cabinetry/welding	255	
	Beauty Shop	276	
	Accountant CPA	288	
	Attorney	300	
	Dentist	306	
	Therapist/doctor	312	
	Chiropractor/ acupuncture	314	
	Finance/escrow service	324	
	real estate brokers	336-37	
	Travel agency	348	
	Newspaper/ Publications	384	
	Pharmacy	402	
	Apartment Rentals	414	
	Commercial Property sublease	432	
	Manufacturing/ retail/ wholesale	474	
	Computer software development	551	
	telephone service	557	
	Fitness center/ gym/ health spa	774	
	Rentals- motor vehicles	822	
	Animal Hospital	894	
	Jewelry Store	96	
	Arts/Crafts	36	
<b>TERTIARY BENEFIT</b>			\$125.00
	Lumber/ building supplies	102	

Culver City Arts District (CCAD)

2025 BID Fees

	Mail order/ retail	108
	Business office service	192
	Staffing employment	204
	Insurance agent	208
	Coach/ teacher	227
	Computer services	285
	Contractor in city	354
	Automotive repair	420
	Laundry/ dry cleaning	438
	Gasoline station	444
	Computer repair services	505
	Repair services misc	510
	Warehouse <5,000sqft	528
	Warehouse <10,000sqft	540
	Wholesale	522
	Export/ Import	784
	Impound Yard	786
	Towing Service	864
	Automotive Dealers New/Used	882

Category Type	Business Type	City Business License Code	2025 BID Fee
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For those businesses along Smiley Dr., Blackwelder Street, Adams Street, Fairfax Avenue or Perry Drive, the levels are as follows:

PRIMARY BENEFIT			\$281.25
	Misc. Retail	144	
	Graphic Arts	152	
	Art Galleries	157	
	Interior Decoration	168	
	Advertising/ Marketing	186	
	Talent/ Modeling Agency	205	
	Photography/ Studio	216	
	Public Relations	225	
	Architect	294	
	Restaurant - No Alcohol	390	
	Food Retail	396	
	Liquor Store	399	
	Private School	410	
	Entertainment Industry	488-490	
	Clothing - Retail	126	
	Restaurants	575,678	
	Bar/ Tavern Rentals - back drops/ cameras hotel/ hospitality	126	
	Cannabis/ Distribution	29	

SECONDARY BENEFIT			\$187.50
	Wallpaper/ paint retail	138	
	Sales of real property	160	
	Tailor/ Alteration	162	
	Misc. Trade/ Service	180	
	Consultants Misc	198	
	Photographer	216	
	Property Management	222	
	Professional Services	240	
	Woodworking/ cabinetry/welding	255	
	Beauty Shop	276	
	Accountant CPA	288	
	Attorney	300	
	Dentist	306	



Culver City Arts District (CCAD)

2025 BID Fees

	Therapist/doctor	312	
	Chiropractor/ acupuncture	314	
	Finance/escrow service	324	
	real estate brokers	336-37	
	Travel agency	348	
	Newspaper/ Publications	384	
	Pharmacy	402	
	Apartment Rentals	414	
	Commercial Property sublease	432	
	Manufacturing/ retail/ wholesale	474	
	Computer software development	551	
	telephone service	557	
	Fitness center/ gym/ health spa	774	
	Rentals- motor vehicles	822	
	Animal Hospital	894	
	Jewelry Store	96	
	Arts/Crafts	36	

<b>TERTIARY BENEFIT</b>			\$93.75
	Lumber/ building supplies	102	
	Mail order/ retail	108	
	Business office service	192	
	Staffing employment	204	
	Insurance agent	208	
	Coach/ teacher	227	
	Computer services	285	
	Contractor in city	354	
	Automotive repair	420	
	Laundry/ dry cleaning	438	
	Gasoline station	444	
	Computer repair services	505	
	Repair services misc	510	
	Warehouse <5,000sqft	528	
	Warehouse <10,000sqft	540	
	Wholesale	522	
	Export/ Import	784	
	Impound Yard	786	
	Towing Service	864	
	Automotive Dealers New/Used	882	

Notes:

1. Fee for individual business owners with multiple business licenses/operations at the same address will be based on the single highest category reflective of their primary business operation. In the event of a dispute, the CCAD Advisory Board shall review the request and make disposition on the appropriate category.
2. Business Owners with multiple business locations within the BID area will be assessed separately at each location.
3. Commercial rentals will be assessed for each building location, not each tenant space.
4. Multiple independent business owners at the same address will be assessed separately at their respective rates excluding beauty and health service professionals.

The above codes represent known business activity currently within the district. New businesses that are within the district will be assessed on a pro-rata basis. If a business code is not listed above, beneficiary level will be determined by the advisory board or default to a tertiary level until the work plan can be updated.