

ORDINANCE NO. 2023 - _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, CONFIRMING THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND LEVYING THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT'S ASSESSMENT FOR 2024.

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 December 11, 2000, the City Council of the City of Culver City (the "City Council") approved and adopted Ordinance No. 2000-027 that repealed, in part, Ordinance No. 98-011 and established the Downtown Culver City Business Improvement District; and,

WHEREAS, on October 23, 2023, the City Council approved the annual report (including the work program and budget) prepared by the Downtown Culver City Business Improvement District Advisory Board and adopted a related Resolution of Intent which set December 11, 2023 as the date for a public hearing to continue the Downtown Culver City Business Improvement District; and,

WHEREAS, on December 11, 2023, after conducting a duly noticed public hearing, the City Council confirmed the Downtown Culver City Business Improvement District Advisory Board's annual report and, after determining there was no majority protest, decided to continue the Downtown Culver City Business Improvement District and to levy the related assessments; and,

1 WHEREAS, California Streets and Highways Code Section 36541(a) requires
2 the adoption of this ordinance in order to levy the assessments for calendar year 2024.

3 NOW, THEREFORE, the City Council of the City of Culver City, California,
4 DOES HEREBY RESOLVE as follows:

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

6 2. The City Council hereby confirms the Culver City Business Improvement
7 District Advisory Board's annual report, as filed by the board or as modified by the City
8 Council during the public hearing of December 11, 2023.

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

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

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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21
22

23 APPROVED and ADOPTED this ____ day of _____ 2023.
24
25

26 _____
27 ALBERT VERA, Mayor
28 City of Culver City, California

1
2 ATTEST:

APPROVED AS TO FORM:

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4
5 JEREMY BOCCHINO, City Clerk


6 HEATHER S. BAKER, City Attorney

for

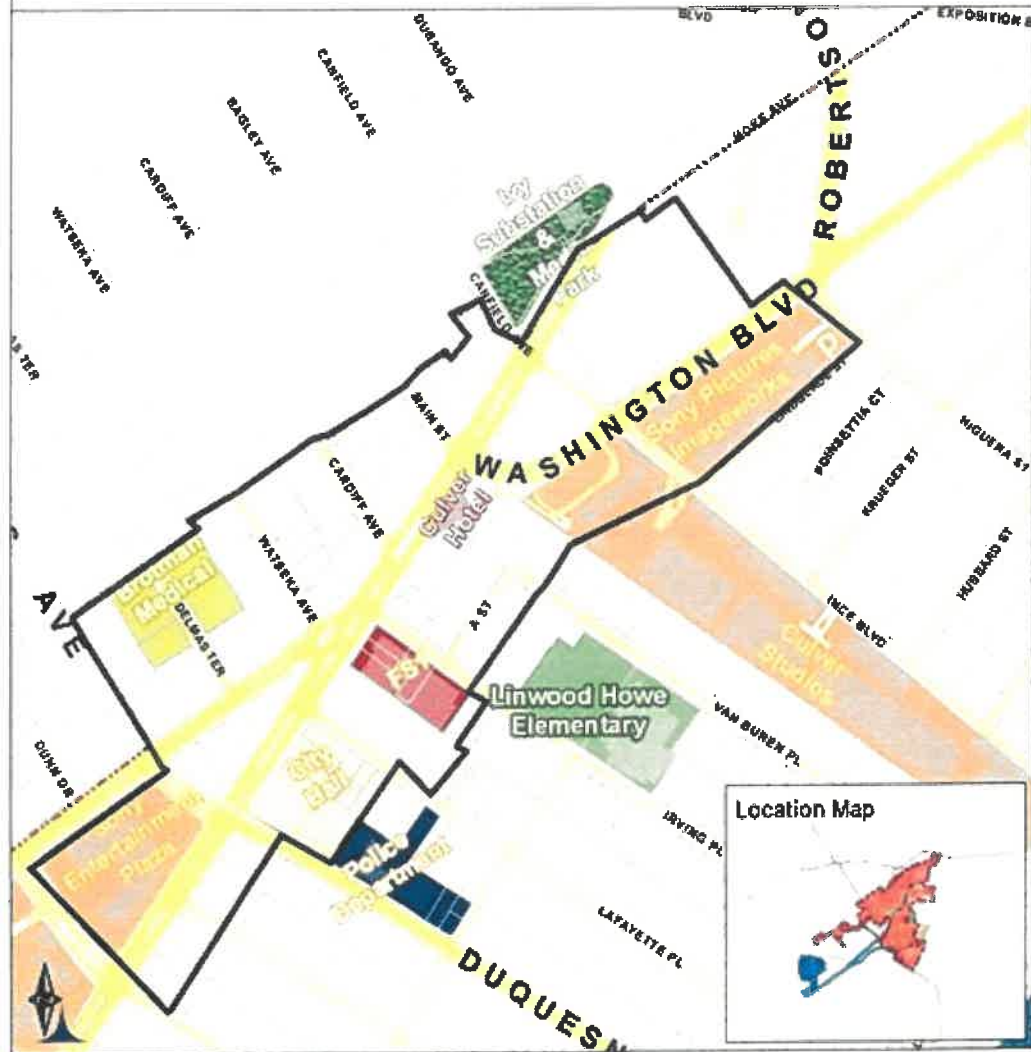
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EXHIBIT A

Exhibit "A"

Address Ranges for the Downtown Culver City Business Improvement District

Cardiff Avenue:	3846 to 3865	Main Street:	3819 to 3850
Culver Boulevard:	9240 to 10098	Van Buren Place:	3927 to 3928
Delmas Terrace:	3828	Washington Blvd:	9000 to 9820, 10000
Hughes Avenue:	3828	Watseka Avenue:	3816 to 3871
Irving Place:	4043		



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EXHIBIT B

Exhibit "B"

**Downtown Culver City Business Improvement District
2024 Fee Structure**

Business Type	City Business License Code	2024 BID Fee (USD - \$)
<u>TYPE A</u>		
Retail		
1- 1,000 sq. ft.	036-144, 396, 399, 402	\$432
1,001-2,500 sq. ft.		\$721
2,501-5,000 sq. ft.		\$1,080
5,001-10,000 sq. ft.		\$2,156
> 10,000 sq. ft.		\$3,593
Hotels	456, 480	\$2,156
Bar/Restaurant:	390, 654-690	
0-50 seats		\$1,438
51-100 seats		\$2,156
> 100 seats (total seats, both indoor & outdoor)		\$2,875
Computer Graphics & Computer Services	152, 200	\$721
Martial Arts Studio, Health Studios, Hair Salon	744, 276	
1-25,000		\$721
>25,000		\$1,438
Independent Contractor		\$107
Micro-Business in a Shared Workspace		\$107
<u>TYPE B</u>		
Theaters	858	\$3.41/seat
Live Performance	858	\$2.34/seat
<u>TYPE C</u>		
All others, not listed	036-144, 396, 399, 402	
1 - 2,500 sq. ft.		\$432
2,501 -5,000 sq. ft.		\$1,080

5,001-15,000 sq. ft.	\$2,156
15,001-25,000 sq. ft.	\$2,875
25,001-35,000 sq. ft.	\$3,594
35,001- 50,000 sq. ft.	\$5,752
50,001- 100,000 sq. ft.	\$7,190
>100,000 sq. ft.	\$8,627

TYPE D

Banking Institutions	342	\$2,156
Media Production Facilities	490, 498	
< 5,000 sq. ft.		\$1,438
5,001-15,000 sq. ft.		\$2,156
15,001-25,000 sq. ft.		\$2,875
25,001-35,000 sq. ft.		\$3,594
35,001- 50,000 sq. ft.		\$5,752
50,001- 100,000 sq. ft.		\$7,190
>100,000 sq. ft.		\$8,627
Recording Studios	554	\$1,438
Utilities		\$1,438
Hospitals and Clinics	780	\$2,875

TYPE E

Commercial Rentals	432	
< 5,000 sq. ft.		\$1,438
5,001-15,000 sq. ft.		\$2,156
15,001-25,000 sq. ft.		\$2,875
25,001-35,000 sq. ft.		\$3,594
35,001- 50,000 sq. ft.		\$5,752
50,001- 100,000 sq. ft.		\$7,190
>100,000 sq. ft.		\$8,627

Note:

1. Fee for individual business owners with multiple business licenses/operations at the same address will be based on the single highest 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.