

ORDINANCE NO. 188608

An ordinance of the City of Los Angeles confirming the annual report and levying of special assessments upon businesses located within the **Chatsworth Business Improvement District** (District) for the fiscal and program year beginning January 1, 2025 through December 31, 2025, as provided for in Section 36500 *et seq.*, of the California Streets and Highways Code (Act).

WHEREAS, on September 7, 1999 the City Council adopted Ordinance No. 172795, establishing the Parking and Business Improvement District known as the Chatsworth Business Improvement District; and

WHEREAS, the Advisory Board for the District has caused to be prepared the required annual report for the District for fiscal year 2025; and

WHEREAS, the annual report for fiscal year 2025 has been reviewed and has been found to meet or exceed the minimum requirements of Section 36533 of the Act and by the Office of the City Clerk; and

WHEREAS, during a public meeting on March 18, 2025 the City Council adopted Ordinance No. 188563, an Ordinance of Intention, to confirm the annual report for the District for fiscal year 2025; and

WHEREAS, during the same public meeting the City Council did declare its intention to confirm the annual report and to levy special assessments upon businesses located within the District for fiscal year 2025; and,

WHEREAS, the adoption of this ordinance follows a public hearing, as provided for in Section 36535 of the Act.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. FINDINGS. The City Council hereby finds and declares that:

A. At the public hearing held before the City Council May 7, 2025, 2025, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012, the City Council heard and considered all written and verbal protests regarding the confirmation of the annual report and levying of special assessments.

B. There was no majority protest, as defined by Section 36525 of the Act, by the owners of businesses in the District to be assessed.

C. A special assessment for the District for fiscal year 2025 is hereby authorized to be levied upon businesses located within the boundaries of the District.

D. Having evaluated the improvements and activities to be provided in the District by the levy of the assessment, as described below in Section 5 of this ordinance and further described in the District annual report, this Council thus determines that these improvements and activities confer benefit on the businesses located within the District.

E. Businesses in the District established by Ordinance No. 172795 and by this ordinance shall be subject to any amendments to the Act.

Sec. 2. ANNUAL ASSESSMENT. The City Council has authorized, by its adoption of this ordinance, the levy of a special assessment on all businesses in the District, in the amounts and according to the classifications set forth in the annual report prepared by the District's Advisory Board and filed with the City Clerk. The subject annual report for fiscal year 2025 has been reviewed and approved by the Office of the City Clerk.

Sec. 3. DISTRICT BOUNDARIES. The Chatsworth Business Improvement District's boundaries for its 2025 operating year remain unchanged from the Business Improvement District's 2024 operating year. A description of the boundaries are as follows: all commercial businesses along Devonshire Street from 20419 to 21930, along Mason Avenue from 10116 to 10370 on the even side and 10241 to 10317 on the odd side, and along Old Depot Plaza Road from 10030 to 10050. A full description of the boundaries and a map are included in the Annual Report on file with the City Clerk.

Sec. 4. METHOD AND BASIS OF LEVYING THE SPECIAL ASSESSMENT. For fiscal year 2025, the assessment methodology for the District is based on types of businesses and non-profit organizations. A full description of the assessment methodology is included in the Annual Report on file with the City Clerk.

Sec. 5. USE OF REVENUE. The improvements and activities to be provided in the District will be funded by the levy of the special assessment. The revenue from the levy of the special assessment within the District shall not be used to provide improvements or activities outside of the District, or for any purposes other than the purposes specified in Ordinance No. 188563. The improvements and activities to be provided in the District include, but are not limited to: Administration, Communications, Security / Business Watch, Landscape & Local Art Installation, and New Projects. Safety Ambassador Program, Street/Sidewalk Maintenance Program, Marketing and Promotional Program, and Administrative Program and other activities as identified in Sections 36510 and 36513 of the Act.

Sec. 6. ADVISORY BOARD.

A. The City Council has appointed an Advisory Board pursuant to the Act, in order to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on proposed improvements and activities, and on the method or the basis for levying assessments.

B. The Advisory Board shall cause to be prepared a report for each fiscal year for which assessments are to be levied. The report shall be filed with the City Clerk and shall comply with all requirements of Section 36533 of the Act.

Sec. 7. CHANGES TO THE ANNUAL REPORT BY THE CITY COUNCIL.

During the course or upon the conclusion of the public hearing required to levy the special assessment for the subject fiscal year, the City Council may order changes on any of the matters provided in the annual report, including changes in the proposed assessments, the proposed improvements and activities to be funded with the revenues derived from the levy of the special assessment, and the proposed boundaries of the District and any benefit zones within the District. The City Council shall not change the boundaries of the District to include any territory that will not, in its judgment, benefit from the improvements or activities.

Sec. 8. SPECIAL FUND. The special assessment authorized by this ordinance shall be billed and collected by the City, with all funds collected to be placed in a special fund known as the "Chatsworth Business Improvement District Fund" (Fund). All interest and other earnings attributable to the assessments, contributions and other revenue deposited in the Fund shall be credited to the Fund.

Sec. 9. BILLING AND COLLECTION OF ASSESSMENT. After the effective date of this ordinance, the billing and collection of the special assessment will be accomplished by the mailing of assessment notices (Statement of Assessment Due) to each business owner in the District, to the address shown on City records, with the assessments becoming due 45 calendar days from the notice date on the Statement of Assessment Due.

Sec. 10. PENALTY FOR DELINQUENT PAYMENT. No business owner shall fail to pay or refuse to pay the special assessment hereby imposed. Any business owner who fails to pay the special assessment levied shall receive a notice of failure to pay (Notice of Delinquent Assessment) on or about the 46th calendar day from the notice date on the Statement of Assessment Due.

If the business owner has not paid the full assessment, the City shall add a penalty of 10% of the assessment amount on the 46th day and every 30 days thereafter, until which time the assessment and applicable penalties are paid in full. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction. The penalty amount to be added shall not exceed 50% of the base assessment amount.

Sec. 11. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

Signed with ClerkSign
By *Dan Whitley* 
Apr 18, 2025 11:13 AM
DANIEL WHITLEY
Deputy City Attorney

Date 04/18/2025

File No. 13-0765-S1

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

B. Santos

MAYOR

Karen Bass

Ordinance Passed May 7, 2025

Approved 05/19/2025

Ordinance Published: 05/27/2025
Ordinance Effective Date: 06/27/2025