

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

BUSINESS IMPROVEMENT DISTRICT
DIVISION
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
(213) 978-1099
FAX: (213) 978-1079

PATRICE LATTIMORE
DIVISION MANAGER

clerk.lacity.org

August 7, 2019

Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council District 12

RE: CHATSWORTH BUSINESS IMPROVEMENT DISTRICT (MERCHANT-BASED)
RECONFIRMATION PROCEDURE FOR THE 2020 FISCAL YEAR (C.F. 13-0765)

Honorable Members:

On September 7, 1999, the City Council adopted Ordinance 172795, which established the Chatsworth Business Improvement District, located in Council District 12 (CF 13-0765). The City is required to conduct reconfirmation proceedings in order to levy a special assessment, which supports each year of District operations. The Chatsworth Business Improvement District will complete its seventeenth operating year on December 31, 2019. The Chatsworth Business Improvement District Advisory Board has submitted an Annual Report and is ready to proceed with the reconfirmation of the Chatsworth Business Improvement District. The Annual Report for the Chatsworth Business Improvement District's eighteenth operating year, beginning January 1, 2020 through December 31, 2020, is presented with this report for Council consideration as "Attachment A."

RECONFIRMATION PROCESS

The reconfirmation process consists of the adoption of an Ordinance of Intention, the approval of the Annual Report from the District's management entity and a public hearing prior to the adoption of an Ordinance, which would authorize the special assessment to fund operations for the next year of the program. We have received and reviewed the Annual Report as submitted by the Chatsworth Business Improvement District Advisory Board and as required by law (Section 36533, California Streets and Highways Code). The report includes the various programs and activities, which would be supported by assessment revenue and interest earnings.

ADVISORY BOARD

The California Streets and Highways Code requires an Advisory Board, appointed by the City Council, to make recommendations for revenue expenditures. The attached Annual Report was approved by the members of the City Council appointed Advisory Board on July 15, 2019. Pursuant to the California Streets and Highways Code, City Council should appoint the members of the Advisory Board, as listed

in the attached Annual Report, to conduct their advisory board member duties as required by the California Streets and Highways Code.

PROPOSED BUDGET

The proposed budget for the Chatsworth Business Improvement District's 2020 operating year is \$115,700.00. This amount includes the anticipated 2020 assessment revenue of \$107,700.00, and approximately \$8,000.00 rolled over from the 2018/2019 Business Improvement District year budget to pay end of the year expenses for 2018/2019 that are billed in 2020. Any remaining surplus funds not used for end of the year expenses will be expended for the 2020 Business Improvement District year improvements and activities expenses. A copy of the budget is included in the Annual Report (Attachment A).

PROPOSED DISTRICT BOUNDARIES

The Chatsworth Business Improvement District's boundaries for its 2020 operating year remain unchanged from the Business Improvement District's 2018/2019 operating year and are generally described as all commercial businesses along Devonshire Street from 20419 to 21930, along Mason Street 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 map illustrating the Chatsworth Business Improvement District's boundaries for its 2020 operating year is included in the Annual Report (Attachment A).

PROPOSED IMPROVEMENTS AND PROGRAMS

The Chatsworth Business Improvement District's activities and programs for the 2020 operating year include, but are not limited to: Administration, Communication, Security/Business Watch, Streetscape/Landscape Maintenance, and New Projects, which would be supported by assessment revenue and are described in its Annual Report (Attachment A).

The proposed improvements and activities will supplement the services already provided by the City of Los Angeles and will not supplant City services. The Owners' Association may contract with third party vendors to perform and complete District improvements and activities, and comply with City and State regulations where applicable. The proposed improvements and activities are completely separate from the day-to-day operations of the City of Los Angeles and the City is not involved with selection of the Districts' vendors.

ASSESSMENT METHODOLOGY

The assessment methodology for the Chatsworth Business Improvement District is based on business categories. Businesses are categorized based on their type of business, and each category is assessed a flat rate. The assessments range by categories from \$120 to \$1,200 annually.

A full description of the assessment methodology with the classification of businesses and assessment schedule is included in the Annual Report (Attachment A). The assessment rates determined by this assessment methodology reflect the specific benefits to the payors from the services provided.

EXEMPTION UNDER PROPOSITION 26

On November 2, 2010, voters in the State of California passed Proposition 26, which broadened the definition of taxes and which require approval by two-thirds of each house of the Legislature or by local voter approval. However, Proposition 26 provides for exemptions.

Under Proposition 26, assessments for specific benefits are not defined as taxes and are exempt under Article XIII C §1(e)(1) which states, "A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege." For the City Council to find that the Chatsworth Business Improvement District is exempt from Proposition 26, it must find that 1) the assessment dollars are used in a manner that creates a clear and direct link between the services provided and the benefit to the assessed business; 2) no business other than the assessed businesses will benefit from the assessment and services; and 3) the assessment imposed does not exceed the reasonable cost to the local government of conferring the benefit.

The assessments for the Chatsworth Business Improvement District provide specific benefits directly to the payor. The specific benefits to the payor are the administration, security/business watch, streetscape/landscape maintenance, and new project services provided directly to assessed businesses within the Chatsworth Business Improvement District. These services will, in turn, provide specific benefits to the payors in the form of improved area aesthetics, which has the goal of increasing customers and visitors to the district. This will result in retail and commercial business to payors located within the District boundaries. The services are solely funded by the assessments collected and are provided only to the businesses that pay the assessments. Services are not provided to businesses that do not pay the assessments or to businesses located outside of the District boundaries. Such services cannot be provided without charging the assessment. Furthermore, the assessments are calculated based on the reasonable cost of providing the services to the payor and, thus, do not exceed the reasonable cost to the local government in conferring the benefit.

Government Code section 53758 was recently enacted to, among other things, clarify the definition of specific benefit. The discussion provided herein regarding the specific benefit to payors is consistent with Government Code section 53758.

CONTRACTING WITH NON-PROFIT SERVICE PROVIDER

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter sections 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character" and "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

From its first operating year, the Chatsworth Business Improvement District has been administered by the Chatsworth B.I.D., Inc., a California non-profit mutual benefit corporation, which oversees expenditures and manages and implements improvements and activities related to the Business Improvement District. Through its longstanding presence in the Chatsworth community and as administrator of the Business Improvement District during its fifteen years of operation, the Chatsworth B.I.D., Inc. possesses unique knowledge and expertise of the Chatsworth Business Improvement District and has a vested interest in its success. Therefore, the City Clerk finds that it would be undesirable and impractical to comply with the competitive bidding requirements or to select another entity to administer the District.

ASSESSABLE CITY PROPERTY

There are no City-owned properties located within the Chatsworth Business Improvement District boundaries.

FISCAL IMPACT

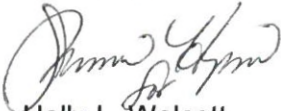
There is no impact on the General Fund. This is a merchant-based Business Improvement District and there are no assessments for City-owned properties within the Business Improvement District.

RECOMMENDATIONS

1. FIND that the assessments imposed by the Chatsworth Business Improvement District for the 2020 fiscal year provide services that directly benefit each of the businesses that pay the assessments.
2. FIND that the services funded by the assessments are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. FIND that the proposed improvements and activities are completely separate from the day-to-day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
6. FIND that the services to be provided by the Owners' Association are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
7. APPROVE the Chatsworth B.I.D., Inc., a California non-profit mutual benefit corporation, to administer the proposed services of the Chatsworth Business Improvement District pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
8. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City of Los Angeles and the Chatsworth B.I.D., Inc. to administer the Chatsworth Business Improvement District, if the Ordinance reconfirming the Business Improvement District is adopted.
9. APPOINT the Chatsworth Business Improvement District Advisory Board Members as listed in the Chatsworth Business Improvement District Annual Report.
10. ADOPT an Ordinance of Intention confirming the Chatsworth Business Improvement District Annual Report and levying an annual assessment for the Chatsworth Business Improvement District's eighteenth operating year, January 1, 2020 to December 31, 2020.

11. DIRECT the City Clerk to schedule, prepare, publish, and mail the public hearing notice, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
12. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Chatsworth Business Improvement District's eighteenth operating period beginning January 1, 2020 to December 31, 2020.

Sincerely,



Holly L. Wolcott
City Clerk

HLW:SDH:PYL:RKS:ev

Attachments: 2020 Annual Report for the Chatsworth Business Improvement District
Draft Ordinance of Intention



CHATSWORTH BUSINESS IMPROVEMENT DISTRICT INC.

Administration Office
2391 Tapo Street
Simi Valley, California 93063

Phone: (818) 678-4969
Admin@ChatsworthBID.com
www.chatsworthBID.com

July 15, 2019

Mr. Eugene Van Cise
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012

Re: Chatsworth Business Improvement District 2020 Annual Report

Dear Mr. Eugene Van Cise,

As required under the Chatsworth Business Improvement District Agreement with the City of Los Angeles, The Chatsworth Business Improvement District **Advisory Board** has reviewed in detail both the year to date activities and proposed 2020 budget.

On behalf of the Advisory Board, I would like to present this Advisory Board approved 2020 Annual Report for the Chatsworth Business Improvement District to the Office of the City Clerk and the Los Angeles City Council for their review and approval.

Sincerely,

Ronald M. Schulkin
Advisory Board Chair

Chatsworth Business Improvement District

2020 Annual Report

The fiscal year is from
January 1, 2020 to December 31, 2020

Prepared by:
Marian Gorman
BID Administrator

2020 Annual Report Chatsworth Business Improvement District (Chatsworth BID)

Name of Business Improvement District:
Chatsworth Business Improvement District

Fiscal year:
January 1, 2020 to December 31, 2020

Advisory Board Members:

1. Steven Muro
2. Ronald Bernheim
3. Ronald Schulkin
4. Julie Lewis
5. Nick Montano
6. R. Grace Rodriguez

The advisory board approved this 2020 Annual Report on 7/15/2019

There are no proposed changes to the boundaries or benefit zones.

New businesses that opened within the Chatsworth BID after the notice of the required public hearing for the ordinance for levying the 2020 assessments was sent by the Los Angeles City Clerk will be exempt from the 2020 assessment; however, they will be subject to assessments in future years. Any businesses that relocate within the BID year and remain within the BID area must pay their assessments and the rolls will be updated.

The estimated cost for providing improvements and activities for 2020 is **\$115,700.00** as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$107,700.00. The assessment methodology and assessment listing for Chatsworth businesses are attached to this report as **Attachment 2**. The Chatsworth BID has an estimated surplus balance of \$8,000 in the general fund, all these funds will be carried forward to the 2020 fiscal year.

To our knowledge, there are no other grants or contributions to be made from other sources other than the assessments levied pursuant to this report.

2020 PLANNED ACTIVITIES:

The BID worked very closely with a strategic planner to develop a long-term plan to improve the Corridor while preserving the history and heritage of our Chatsworth community. 2020 will be the fifth year in the execution of this plan. Our focus will continue to be on:

- Communication to Stakeholders
- Marketing our Stakeholder in the Community
- Security Services
- Landscaping

The 2020 objectives include:

- A. **Administration:** We will outsource administration to By The People Document Preparation Center to accomplish the day-to-day operations of the BID. The administrator will also oversee part-time personnel and all volunteers' work including data entry and the preparation and distribution of all communication materials to stakeholders. The annual CPA review required shall be conducted in this category as well. The Administrator will also support and coordinate programs, events, advertising and promotional programs intended to increase business within the BID among Stakeholders and with the community at large.
- B. **Communication:** For 2020, the BID will continue to improve all aspects of its communication strategy.
 - The highlight of our communication plan will be the Ambassador program which has proven to be an effective communication outreach program. The BID will continue to utilize its hired Security Service to outreach to Stakeholders on a weekly basis.
- C. **Security/Business Watch:** Both the Night Security Patrol Program and Business Watch Program during the afternoon will continue in 2020. This year the BID will continue the increase of the night-time and afternoon security patrols during the week to meet the needs and concerns of its stakeholders highlighted in the results of the survey and focus groups. Patrols will also act as ambassadors to communicate the services of the BID to its stakeholders via brochures and other tools. This program will continue to be this year's focus to enhance Chatsworth as a safer place to work and do business.

D. **Streetscape/Landscape Maintenance**: For 2020, we will continue to pursue streetscape enhancements accomplished in 2018-2019 which include the maintenance of all tree-wells and the benches and trash receptacles to enhance the overall look of the Devonshire corridor.

- **Tree Maintenance** - At the direction of the BID, a maintenance company will continue to maintain the trees and the tree wells along the Devonshire Corridor that were originally planted by the BID using an approved maintenance company.
- **Benches and Receptacles** - At the direction of the BID, the maintenance company will continue to clean the benches and receptacles and paint them, as necessary, to remove graffiti or vandalism.
- **Art Box Project** – The BID will be continue the maintenance of our art boxes with 11:11 Creative Collection, along the Devonshire corridor.
- **DIG (Devonshire Improvement Group) Projects**- The BID will continue its beautification efforts by looking into projects such as the American Flag installation 2 times a year hiring the Chatsworth Kiwanis to put them up and take them down. The board will complete a new project, “Chatsworth Heros” banners installed on the light poles located along the corridor.

E. **New Projects**: 2020 funds for this category will be mainly utilized to enhance the overall look of the corridor. New projects will include grant writing possibilities and the search for other funding sources to help in the implementation of the long term goals of the BID and the safety issues related to slow the flow of traffic.

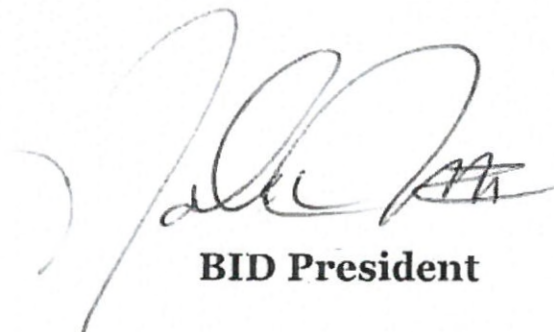
Costs for the 2020 planned activities mentioned above are outlined in the 2020 Budget Proposal which is attached to this report as ***Attachment 1***.

I certify that I represent the non-profit organization of the Chatsworth Business Improvement District, Incorporated and I am authorized to submit this report on behalf of the organization.

Respectfully submitted by:



Marian Gorman
BID Administrator



BID President

Chatsworth Business Improvement District
Budget 2020 CONTRACT
January 1, 2020-December 31, 2020

ESTIMATED REVENUE FOR 2020:

Amount in bank account \$8,000.00

Projected Assessments 2020 \$107,700.00

Total Estimated Revenue.	\$115,700.00
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ESTIMATED EXPENSES FOR 7/1/19-12/30/19:

Administration (A)

- Outsource full administrative services: \$25,000.00
 Including Marketing, Assistance, Newsletter
 Production/Publishing/Copying
- Insurance (Directors and Offices Liability) \$3,900
- General Postage/Supplies \$900
- Bank service charges/print checks \$200
- CPA Tax Preparation \$600
- Phone service \$250
- IRS/STATE TAXES \$500
- CPA Review \$1,800
- Web Hosting \$150

Total Administration Expenses	\$33,300.00
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Communication (B)

- Marketing Tools (Web. Updates, Email Marketing, Social media...) \$700
- Promotional Materials \$4,000

Total Marketing Expenses	\$4,700.00
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Security/Business Watch (C)

- Day Time & Night Time Security Patrols \$55,000.00
 Including Ambassador Program

Total Security/Business Watch Expenses	\$55,000.00
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Streetscape/Landscape Maintenance (D)

- Street art box maintenance \$1,000.00
- DIG Projects (clean streets/clean starts, Median,...) & Maintenance \$5,900
- Bench and Trash Maintenance Services \$3,000
- American Flag Installations \$1,500
- Cleaning, Repairs & Maintenance (e.g. signs) \$800

Total Streetscape/Landscape Maintenance Expenses	\$12,200.00
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New Projects:

- Festival Event \$10,500

Total New Projects Expenses	\$10,500.00
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Total Estimated Expenses Budget	\$115,700.00
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Attachment 2:

PROPOSED BOUNDARIES & ASSESSMENT METHODOLOGY

CHATSWORTH BID - - PROPOSED BOUNDARIES

The following streets and address series comprise the BID areas:

Street	Address Series
Devonshire Street	20419 - 21930
Mason Avenue	10116 – 10370 (Even) 10241 – 10317 (Odd)
Old Depot Plaza Road	10030 - 10050

CHATSWORTH BID - - ASSESSMENT METHODOLOGY

Each business within the Chatsworth BID will be assigned to a category based on the type of business conducted and assessed according to the amount assigned to that category.

The following is a list of assessment amounts that have been assigned to each category of business:

CATEGORY BUSINESS	AMOUNT FOR EACH
A. MAJOR FINANCIAL, UTILITY, & TOURISM RELATED	\$ 1,200.00
B. MAJOR RETAIL	\$ 720.00
C. RETAIL ORIENTED	\$ 360.00
D. SERVICES	\$ 240.00
E. PROFESSIONALS	\$ 180.00
F. MANUFACTURERS, WHOLESALER, NON-PROFITS, ETC.	\$ 120.00
G. AUTOMOTIVE SERVICES	\$ 240.00

CHATSWORTH BID - - ASSESSMENT METHODOLOGY CATEGORIES

The following seven Categories of Business comprise the Chatsworth BID:

- A. Major Financial, Utility, & Tourism Related:** The following Category A businesses include but are not limited to:
Banks; Financial Institutions; Major Theaters (3 locations or more); Hotels with 100 rooms or more
- B. Major Retail Oriented:** Businesses grossing over \$1,000,000 per year according to L.A. annual business license data.
(See Category C for types of businesses included as part of Category B.)
- C. Retail Oriented:** Businesses grossing less than \$999,999 per year according to L.A. annual business license data. The following Category C businesses include but are not limited to:
Amusement Centers; Antique Stores; Art Supply; Auto Retail Supply; Bakery; Bars/Lounges;

Billiard Rooms; Bookstores; Bowling Alleys; Cafes/Esspresso Bars/ Juice Bars; Camera Stores; Cellular Phone Retail Stores; Check Cashing Businesses; Clothing and Apparel Stores; Coffee Shops; Community Newsletters; Commercial Property Owners leasing/renting in the BID; Computer Stores; Department Stores; Drug Stores; Duty Free Stores; Electronic Components and Stereo Stores; Factory Outlet Stores; Galleries; Ice Cream and Yogurt Shops; Jewelry Stores; Liquor Stores; Markets; Micro Breweries; Money Exchange Businesses; Hotels/Motels (under 100 rooms); Musical Instruments and Recorded Music Stores; Office Supply Stores; Parking Lots; Perfume Stores; Pet Supply Stores; Pool/Spa Supply Stores; Restaurants; Second Hand Stores; Shoe Stores; Sports Equipment Retail Stores; Video/Game Stores; Virtual Reality Stores

- D. Services:** The following Category D businesses include but are not limited to:
Auto Rentals; Auto Sales (New or Used); Automotive Retail Parts Replacement;
Barbers/Nails/Beautifications; Carpet Cleaners; Computer/Electronic Repairs; Contractors; Copy Centers; Cosmetic and Skin Related; Dry Cleaners and Laundry; Equipment Rentals; Flooring and Draperies Sales; Floral Related; Furniture Stores/Home Furnishings; Gas and Services Stations; Hardware Related; Limousine Related; Locksmith/Key Maker; Piano Repairers; Mail Centers; Martial Arts Centers; Nursery and Garden Related; Pet Groomers; Pharmacies; Photographers; Photo Developers; Religious Gifts; Shoe Repair/ Shoe Shine Stands; Sport Equipment Repair; Swimming Pool Services; Tanning Salons; Ticket Sellers; TV Repairs
- E. Professionals:** The following Category E businesses include but are not limited to:
Advertising and Public Relations; Animal Hospitals and Vets; Architects; Artists; Attorneys; Auto Brokers; Beauty Schools; Broadcasters; Caterers; Certifies Produce; Child Care Centers; Consultants; Convalescent Homes; CPAs; Dance Studios; Draftsmen and Blueprint and Surveyors; Engineers; Financial/Investment Brokers or Planners; Funeral and Mortuaries; Graphic Artists; Health Care/Medical Doctors; Hospitals; Insurance Brokers and Agents; Interior Designers; Landscapers; Loan Counselors; Messengers; Music Studios; Nursing and Convalescent Homes; Plumbers; Printers/Publications; Property Managers; Real Estate Brokers and Agents; Retirement Homes; Security Services; Software/Web Designers; Tailors; Temporary Services; Traffic Schools; Travel Agent and Related
- F. Manufacturers, Wholesale, Non-Profits, Etc.:** The following Category F businesses include but are not limited to:
Bottling Companies; Charter Bus Companies; Chemical and Janitorial; Common Carries/Buses; Dairies; Distributors; Drapery/Window Treatment Subcontractors; Heating and Air Conditioning; Import/Export Industrial; Interstate sales/shipping; Labor Unions; Linen Supply; Manufacturing; Metal Working; Non-Profit Businesses; Recycling; Refuse; Self-Storage; Silk Screening; Towing; Trade Unions; Trucking Companies; Upholsterers; Vocational Schools; Warehousing; Wholesale Sales
- G. Automotive Services:** The following Category G businesses include but are not limited to:
Auto Body and Paint Shops; Auto Repair/Mechanics Services; Auto Parts Wholesale; Auto Wrecking

Business Name	Business Address	2020 Asmt
Sharky's Mexican Grill	20419 Devonshire St	\$720
Nail Spa	20423 Devonshire St	\$240
Earls Donut House	20429 Devonshire St	\$360
AT&T Wireless Store	20437 Devonshire St	\$240
Starbucks #1671	20440 Devonshire St	\$360
Vons 1671	20440 Devonshire St	\$1,200
Baskin Robbins 31 Ice Cream	20445 Devonshire St	\$360
Arco/ AM PM	20455 Devonshire St	\$720
One West Bank	20505 Devonshire St	\$1,200
House Of Bread	20507 Devonshire St	\$360
Robek's Juice #306	20509 Devonshire St	\$360
Panda Express #433	20515 Devonshire St	\$360
Bank of the West	20516 Devonshire St #A	\$1,200
Bubbles.net	20516 Devonshire St #A2	\$240
Starbucks Coffee #5341	20516 Devonshire St #B	\$360
Western Bagel Too	20516 Devonshire St #D	\$360
Voltage Indoor Cycling	20517 Devonshire St	\$240
Round Table Pizza	20519 Devonshire St	\$360
Citi Lease Accounting	20520 Devonshire St	\$1,200
X-Tend Pilates	20521 Devonshire St	\$180
Edward Dove DDS PC	20523 Devonshire St	\$180
Cafe Orient	20527 Devonshire St	\$360
Encore Nail Lounge	20529 Devonshire St	\$240
Renees Art Studio	20531 Devonshire St	\$240
Pampered Foot Spa	20533 Devonshire St	\$240
Mason Cleaners	20535 Devonshire St	\$240
Horizon Personnel Services	20537 Devonshire St	\$180
Mariscos La Barquita	20539 Devonshire St	\$360
Fantastic Sam's	20541 Devonshire St	\$240
Leslies Swimming Pool Supply	20543 Devonshire St	\$360
Lanza Fitness	20551 Devonshire St	\$360
Sampul Dance Academy	20553 Devonshire St	\$180
UPS Store #4934	20555 Devonshire St	\$360
Sizzler #1238	20557 Devonshire St	\$720
Chabad of Chatsworth	20735 Devonshire St	\$120
Brookdale Chatsworth	20801 Devonshire St	\$240
Salon PS California LLC	20801 Devonshire St	\$240
Burger King 5896	20838 Devonshire St	\$720
De Soto 76	20841 Devonshire St	\$240
J & R Auto Service	20841 Devonshire St	\$240
Kellys Shell	20850 Devonshire St	\$240
Desoto Auto Repair	20850 Devonshire St	\$240
Walgreens #07015	20901 Devonshire St	\$720
Desoto Chevron	20904 Devonshire St	\$240
McDonalds #2257	20932 Devonshire St	\$720
Alpha Chiropractic Center	20933 Devonshire St #102	\$180
Aesthetic Smile Designs	20933 Devonshire St #103	\$180
Atkal Communications	20936 Devonshire St #A	\$360
Left Lane Production Inc	20936 Devonshire St #A1	\$180
All American Security	20936 Devonshire St #A2	\$180
Rentpay Services Inc	20936 Devonshire St #A3	\$180

Speech for Young Toddlers	20945 Devonshire St #101B	\$180
NBP Computer Products	20945 Devonshire St #101C	\$360
Civ USA Inc	20945 Devonshire St #101D	\$180
Virto Commerce	20945 Devonshire St #102	\$240
Gentle Home Health Care	20945 Devonshire St #103	\$180
NPC Investments	20945 Devonshire St #104	\$180
HHC Health Care	20945 Devonshire St #106	\$180
New Savory Sound	20945 Devonshire St #107	\$180
State Farm Insurance	20945 Devonshire St #202	\$180
Network-911.com	20945 Devonshire St #204	\$240
Law Offices of Paul D Spear	20945 Devonshire St #206	\$180
M & R Accounting	20945 Devonshire St #207A	\$180
Brighton Pacific	20945 Devonshire St #208	\$240
Truth Church 7th Day Adventist	20946 Devonshire St	\$120
Chatsworth Veterans Resource Center	20946 Devonshire St #101	\$120
Golden Oak Co-Op	20946 Devonshire St #200	\$180
Villanueva Mexican Grill	20951 Devonshire St	\$360
EMR Solutions	20953 Devonshire St #6	\$180
Ronald Schulkin Cpa	20953 Devonshire St #8	\$180
Tender Touch Hospice Care	20953 Devonshire St #9	\$180
Express Shoe Lab	20955 Devonshire St	\$240
Mutsumi Sushi	20957 Devonshire St	\$360
To Cut Dye For and More	20961 Devonshire St	\$240
Krave Smoke Shop	20963 Devonshire St	\$360
Computer Resource Specialists	21000 Devonshire St #101B	\$180
Zip Reports	21000 Devonshire St #102A	\$240
Nursecare Home Health Inc	21000 Devonshire St #102C	\$180
Professional Income Tax Service	21000 Devonshire St #103	\$180
New Era Tax & Accounting	21000 Devonshire St #103A	\$180
Dental Prosthetics Lab	21000 Devonshire St #104	\$180
Farmers Insurance	21000 Devonshire St #105	\$180
American Golden Security	21000 Devonshire St #106	\$180
MTV Inc	21000 Devonshire St #108	\$180
KLS Travel & Tours	21000 Devonshire St #110	\$180
Law Offices of R Grace Rodriguez	21000 Devonshire St #111	\$180
Law Offices of David Glaubiger	21000 Devonshire St #112	\$180
Ultimate Lending & Tax Services	21000 Devonshire St #114B	\$180
Real Property Management West San Fernando Valley	21000 Devonshire St #200	\$180
Safety Alliance Group	21000 Devonshire St #201	\$180
Northridge Medical Transportation	21000 Devonshire St #203	\$180
Mindset Multimedia	21000 Devonshire St #204	\$240
Ocon & Associates	21000 Devonshire St #207	\$240
James A Pasternak DDS	21000 Devonshire St #209	\$360
c/o Jones Lasalle Ca9-193-14-27	21001 Devonshire St	\$1,200
Speeders Auto Group	21006 Devonshire St #200	\$240
Heaven Tours Inc	21006 Devonshire St #201	\$180
Allied Realty	21006 Devonshire St #203	\$180
Pacific Crest Actuaries LLC	21006 Devonshire St #205	\$180
Access Home Care Services	21006 Devonshire St #208	\$180
Bodywise	21006 Devonshire St #209	\$180
Linx Home Health Care	21006 Devonshire St #210	\$180
Cycle Crazz	21008 Devonshire St	\$180

Sameh Messiha Insurance Services	21010 Devonshire St	\$180
Bombay Market	21014 Devonshire St	\$360
Bam Thai Spa	21018 Devonshire St	\$240
San Fernando Valley Heart Ins	21021 Devonshire St #101	\$180
American Tool	21021 Devonshire St #102	\$180
Jeffrey Schoenherr Law Offices	21021 Devonshire St #103	\$180
Golden Oaks Hospice Inc	21021 Devonshire St #108	\$180
Law Office of Christine M Hearn	21021 Devonshire St #202	\$180
Law Office of Jasmeen Ubhi	21021 Devonshire St #202	\$180
Law & Mediation Offices of Christine McClane	21021 Devonshire St #202	\$180
SNC Law Office	21021 Devonshire St #202	\$180
Blue Butterfly Hospice Inc	21021 Devonshire St #203	\$180
Ideal Care Home Health Service	21021 Devonshire St #203	\$180
Pacer Print Corp	21021 Devonshire St #204	\$180
Law Offices of Mark Tseselsky	21021 Devonshire St #205	\$180
Mega Builders	21021 Devonshire St #205	\$360
Beachwood Home Health	21021 Devonshire St #206	\$180
Chatsworth Family Dental Group	21029 Devonshire St	\$180
Anthem Music Lessons	21031 Devonshire St	\$240
The Hungry Ninja	21032 Devonshire St #101	\$360
Shear Trends Barber & Salon	21032 Devonshire St #102	\$240
Buda Boba	21032 Devonshire St #103	\$360
Infinity Nails & Spa	21032 Devonshire St #104	\$240
Dennish Insurance Services	21032 Devonshire St #106	\$180
Thai Valley	21032 Devonshire St #107	\$360
All Ways Gaming	21032 Devonshire St #109	\$360
Mother India Catering	21032 Devonshire St #111	\$180
Devonshire Animal Hospital	21032 Devonshire St #112	\$240
Medicus Home Health Agency	21032 Devonshire St #202B	\$180
Advanced Tech Supply	21032 Devonshire St #203	\$180
State Farm Insurance	21032 Devonshire St #204	\$180
Honori Inc	21032 Devonshire St #205B	\$180
Instant Home Health	21032 Devonshire St #206	\$180
Eagle Eye Security	21032 Devonshire St #207	\$180
Orr & Associates	21032 Devonshire St #209	\$180
Hammonds & Frey	21032 Devonshire St #210	\$180
Best Rate Insurance Services	21032 Devonshire St #211	\$180
Tree of Life Church	21032 Devonshire St #213	\$120
Excel Academy	21032 Devonshire St #215	\$180
Dan Goldberg Appraisals	21032 Devonshire St #216	\$180
All Nations Church	21032 Devonshire St #217	\$120
Community Choice Home Health	21032 Devonshire St #218	\$180
Albec Company	21033 Devonshire St	\$180
Curly Gates Hair & Nails	21035 Devonshire St	\$180
Allcare Center	21039 Devonshire St	\$180
Berkshire Hathaway Homeservices California Properties	21049 Devonshire St #100	\$180
Keepers International	21049 Devonshire St #102	\$180
Freedom Church	21049 Devonshire St #106	\$120
Chatsworth Hills Insurance Services	21049 Devonshire St #201A	\$180
Castlehead Escrow Inc	21049 Devonshire St #201B	\$180
JF Zimmelman & Associates	21049 Devonshire St #202	\$180
Service Specialties	21049 Devonshire St #203	\$180

Real Tandem	21049 Devonshire St #204	\$360
State Farm Insurance	21049 Devonshire St #205	\$180
State Farm Insurance	21049 Devonshire St #206	\$180
Elim Hide & Meat Corporation	21049 Devonshire St #210	\$180
Fusion Marketing	21049 Devonshire St #211	\$180
Jeanne Kim Psyd	21053 Devonshire St #101	\$180
Neuropsychological Rehab Center	21053 Devonshire St #101	\$180
Sepulveda Dentistry Lab	21053 Devonshire St #102	\$180
KM Waldrip Cpa	21053 Devonshire St #103	\$180
Brent E Vallens Atty At Law	21053 Devonshire St #104	\$180
Statewide Mortgage And Realtor	21053 Devonshire St #105	\$180
Firmalab Inc	21053 Devonshire St #106	\$180
CAP 60	21053 Devonshire St #201	\$240
Hammond & Hammond	21053 Devonshire St #202	\$180
State Farm Insurance	21053 Devonshire St #203	\$180
Tariq Elite / King Flex Ent	21053 Devonshire St #203	\$240
Cameo Draperies & Blinds	21102 Devonshire St	\$360
IHOP	21103 Devonshire St	\$360
Luxe Hookah Lounge	21104 Devonshire St	\$360
Acupuncture and Healing Center	21108 Devonshire Blvd	\$240
Ameci Pizza/Pasta	21110 Devonshire St	\$360
Holy Springs Mission	21112 Devonshire St	\$120
Vivi Thai Massage And Wellness	21113 Devonshire St	\$240
CA Conservation of Performing Arts	21114 Devonshire St	\$180
CQ Auto Parts	21116 Devonshire St	\$360
Black Anchor Barber Shop	21117 Devonshire St	\$240
Taco Bell	21120 Devonshire St	\$720
Social Workout Fitness Studio	21141 Devonshire St	\$180
Devonshire Preschool	21203 Devonshire St	\$240
Hindu Temple & Indian Cultural Center	21213 Devonshire St	\$120
CJ Massage	21215 Devonshire St	\$240
Resilient Smiles Dental Lab	21220 Devonshire St #101	\$180
Green Scenes	21220 Devonshire St #102	\$180
Shield National Security Inc	21220 Devonshire St #103	\$180
ESS Partners Inc	21220 Devonshire St #104	\$180
Best Palliative Care	21220 Devonshire St #202	\$180
J & V Real Estate	21220 Devonshire St #202A	\$180
Written Communications	21220 Devonshire St #202B	\$180
Cave Patrol	21220 Devonshire St #203	\$180
Interim Healthcare	21220 Devonshire St #203	\$240
Professional Security Guard	21220 Devonshire St #204	\$180
Body Basics Inc	21220 Devonshire St #205	\$360
Smart Home Health Care Services	21220 Devonshire St #206	\$180
Hinson Insurance & Financial Services	21220 Devonshire St #208	\$180
Upshot USA Inc	21220 Devonshire St #209	\$360
Baseline Nutritionals Inc	21220 Devonshire St #210	\$360
R & L Property Management	21220 Devonshire St #211	\$180
Marv's Car Wash Coin-Op	21221 Devonshire St	\$240
Hikari Sushi	21230 Devonshire St	\$360
Miron's Auto Electric & Air Conditioning	21300 Devonshire St #1	\$240
Rob's Service Center	21300 Devonshire St #12	\$240
Chatsworth Auto Upholstery	21300 Devonshire St #17	\$240

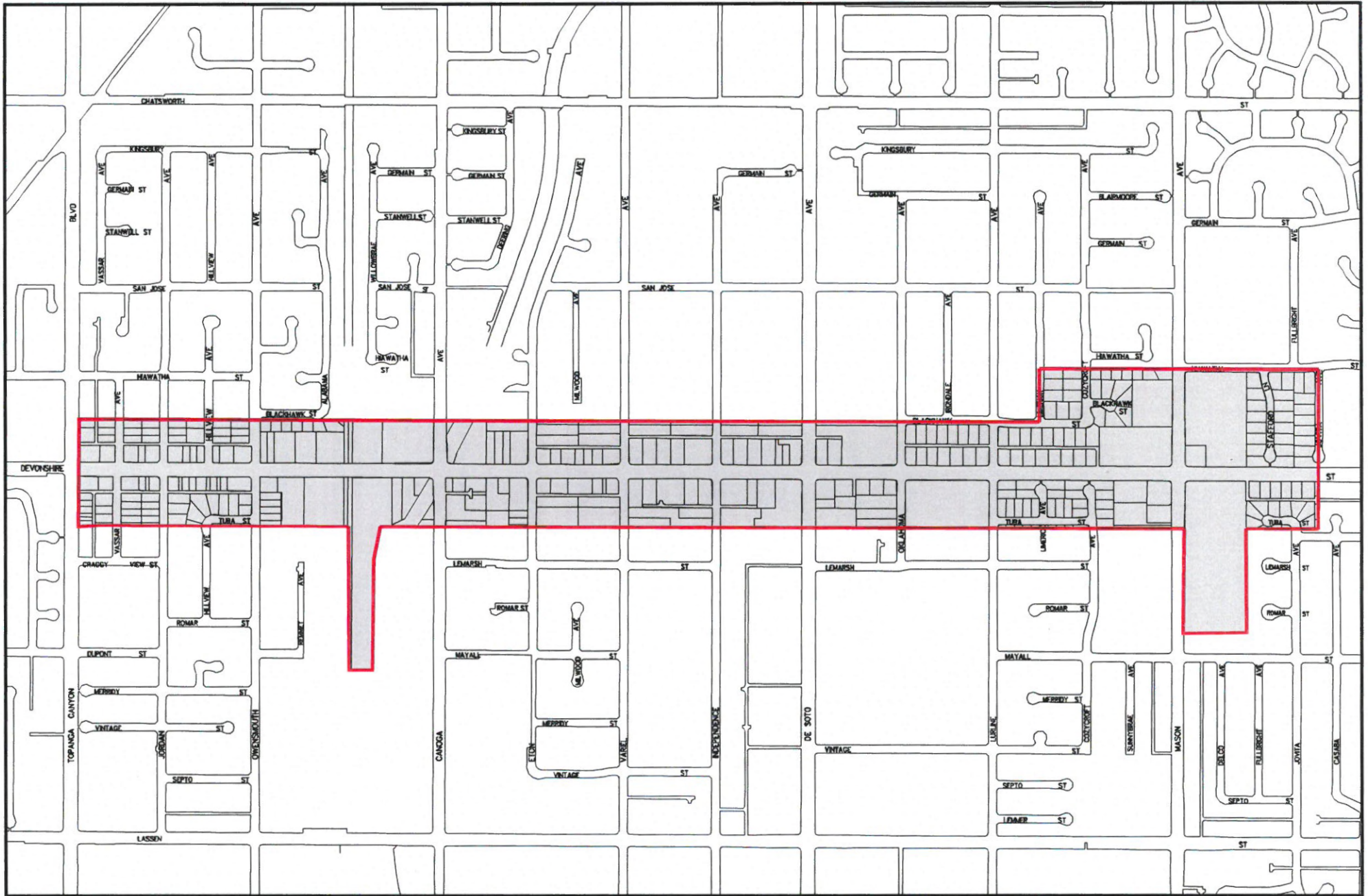
R1 Motosport	21300 Devonshire St #5	\$240
O'Reilly Auto Parts #2666	21309 Devonshire St	\$360
Oceanside Cleaners	21317 Devonshire St	\$240
LA Car Gallery	21323 Devonshire St	\$240
U-Haul Center #711-80	21326 Devonshire St	\$360
Mel O Dee Garden Center	21333 Devonshire St	\$360
Ramada Chatsworth	21340 Devonshire St	\$1,200
Rodeo King of Ramada	21340 Devonshire St #B	\$360
America's Best Karate and Krav Maga	21360 Devonshire St	\$240
Nina Lending	21405 Devonshire St #201	\$180
Farmers Insurance	21405 Devonshire St #202	\$180
RN Development	21405 Devonshire St #205	\$180
Allstate Insurance	21405 Devonshire St #207	\$180
Sood Tax Services Inc	21405 Devonshire St #209	\$180
ACG Auto Brokers	21405 Devonshire St #210	\$240
The Skin Within	21405 Devonshire St #211	\$240
Slap Happy Studios	21405 Devonshire St #212	\$180
Hypnophysics Hypnotherapy	21405 Devonshire St #217	\$180
White Star Properties	21405 Devonshire St #227	\$180
Viva La Fiesta	21407 Devonshire St	\$360
Purcell/Noppe Associates	21408 Devonshire St	\$360
Paris Nails	21411 Devonshire St	\$240
Care-a-Lot Pharmacy	21413 Devonshire St	\$240
Angel's Barber Shop	21415 Devonshire St	\$240
Kitchen And Flooring Emporium	21417 Devonshire St	\$240
VCA Chatsworth Veterinary Center	21418 Devonshire St	\$180
Strands Salon & Day Spa	21419 Devonshire St	\$240
Chatsworth Plaza Dental	21423 Devonshire St	\$180
Dr Ramil Macasaet Dmd	21423 Devonshire St	\$180
Printing with a Twist	21425 Devonshire St	\$240
Keyme Inc	21431 Devonshire St	\$240
Ralphs #710 Grocery Co	21431 Devonshire St	\$1,200
Dollar Tree #07503	21505 Devonshire St	\$1,200
Maru Sushi Bar	21515 Devonshire St	\$360
Anytime Fitness	21525 Devonshire St	\$360
Munch Box	21532 Devonshire St	\$360
Waba Grill Teriyaki House	21534 Devonshire St #B	\$360
Dr Leo Rudoy DDS	21534 Devonshire St #C	\$180
Rumours Salon	21534 Devonshire St #D	\$240
Lucky Relax Spa	21534 Devonshire St #E	\$240
Pet Café	21534 Devonshire St #F	\$360
The Training Lab	21534 Devonshire St #G	\$240
Ciggy's for Less	21534 Devonshire St #H	\$360
Cell Plus	21534 Devonshire St #I	\$360
Fruzion	21534 Devonshire St #J	\$180
Extra Space Storage	21536 Devonshire St	\$360
Ground Breaking Energy	21601 Devonshire St #101	\$180
LBA Insurance Services	21601 Devonshire St #105	\$180
Mass Inc	21601 Devonshire St #108	\$240
Skysilk Inc	21601 Devonshire St #116	\$240
Cpr For Life	21601 Devonshire St #117	\$180
Tom J Hull And Co	21601 Devonshire St #128	\$180

Law Office Of Julia Cantu Chimarusti	21601 Devonshire St #200	\$180
Tender Touch Home Care	21601 Devonshire St #206	\$180
Chatsworth Insurance	21601 Devonshire St #207	\$180
Chatsworth CPA	21601 Devonshire St #217	\$180
Jerrel W Dunsworth	21601 Devonshire St #218	\$180
BDM Mortgage Services	21601 Devonshire St #219	\$720
JK Retailing Inc	21601 Devonshire St #228	\$180
Dycam Development Company	21601 Devonshire St #300	\$360
Vinco Tax Services	21601 Devonshire St #301	\$180
R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	\$180
Ita LLC	21601 Devonshire St #312	\$180
Brenner & Associates Inc	21601 Devonshire St #320	\$180
Bugs Inc	21601 Devonshire St #328	\$360
Travel Lodge	21603 Devonshire St	\$720
Chatsworth Liquor	21615 Devonshire St	\$360
Nice And Clean Coin Laundry	21621 Devonshire St	\$360
Medical Marijuana Collective	21627 Devonshire St #B	\$360
Chatsworth Auto Repair	21630 Devonshire St	\$240
The Cowboy Palace Saloon	21635 Devonshire St	\$360
Chatsworth Auto Body	21638 Devonshire St	\$240
Fast Auto & Payday Loans Inc	21700 Devonshire St	\$360
Phô Saigon 1	21701 Devonshire St #A	\$360
Liz Jones Hair Studio And Skin Spa	21701 Devonshire St #E	\$240
Edward Jones	21701 Devonshire St #F	\$180
Denise's Pet Grooming	21701 Devonshire St #G	\$240
Global Postal Center	21704 Devonshire St	\$240
Indian Grocery Spices and Boutique	21706 Devonshire St	\$360
Thai Spa & Acupuncture	21710 Devonshire St	\$240
Yvonne's Beauty Care	21712 Devonshire St	\$240
Vegan My Thai & Seafood	21714 Devonshire St	\$360
Country Squire Market	21717 Devonshire St	\$360
Barthel Motoren Werke	21718 Devonshire St	\$240
Ayala's Custom Upholstery	21721 Devonshire St	\$240
Village Florist	21722 Devonshire St	\$240
Geogianna's Grooming	21723 Devonshire St	\$240
Chatsworth Florist	21727 Devonshire St	\$240
Silver King	21728 Devonshire St	\$360
Silvers Accountancy Corporation	21730 Devonshire St	\$180
Clark Inc	21732 Devonshire St #B	\$240
Emergency Concepts	21740 Devonshire St	\$180
Valley Chiropractic	21740 Devonshire St	\$180
Los Toros Mexican Restaurant	21743 Devonshire St	\$720
Everyone Can Sing	21744 Devonshire St	\$180
Craftiness	21746 Devonshire St	\$360
Go Build Business	21748 Devonshire St	\$240
Marydales Param Yoga Healing Arts Center	21750 Devonshire St	\$180
My Creative Outlet	21754 Devonshire St	\$240
L J Tee And Accessories	21756 Devonshire St	\$360
Law Offices of Bruce P Wolfe	21757 Devonshire St #10	\$180
LPL Financial	21757 Devonshire St #11	\$180
Best Hospice Inc	21757 Devonshire St #11A	\$180
VMC Medical Collections	21757 Devonshire St #12	\$240

Indelife Services	21757 Devonshire St #14A	\$180
Larry Clough Attorney At Law	21757 Devonshire St #2	\$180
BoomerVille-A Century of Speed	21757 Devonshire St #5	\$180
Best Ever Home Health	21757 Devonshire St #6	\$180
Universal Concrete	21757 Devonshire St #8	\$240
Allied Hospice Care	21757 Devonshire St #9	\$180
Darkside Motoring	21758 Devonshire St	\$360
Chatsworth Dental Group	21800 Devonshire St #A	\$180
Naya Spa	21800 Devonshire St #B	\$240
Chatsworth Tire	21803 Devonshire St	\$360
Chatsworth Heritage	21810 Devonshire St	\$240
Chatsworth Dance Center	21814 Devonshire St	\$180
Les Sisters Restaurant	21818 Devonshire St	\$360
Cali Cuts Barber Shop	21820 Devonshire St	\$240
Union Bank	21821 Devonshire St	\$1,200
Chatsworth Cleaners	21824 Devonshire St	\$240
M's Hair Design	21905 Devonshire St	\$240
Rodney Canter Cpa	21909 Devonshire St	\$180
Topanga Veterinary Clinic	21913 Devonshire St	\$180
Tacos El Cosas	21915 Devonshire St	\$360
Doughboys Donuts	21921 Devonshire St	\$360
United Oil #175	21924 Devonshire St	\$360
7 Eleven Store #24596B	21925 Devonshire St	\$720
Silver Panda	10116 Mason Ave	\$360
H & R Block	10118 Mason Ave	\$180
Rite Aid #5545 c/o Carolyn Young	10120 Mason Ave	\$720
Fitness 19	10130 Mason Ave	\$360
Nail Studio Service	10156 Mason Ave	\$240
Forever Healthy	10158 Mason Ave	\$360
Super Relax	10160 Mason Ave	\$240
Partners Personnel	10162 Mason Ave	\$180
Acupuncture On Health	10164 Mason Ave	\$360
Honshu Sushi	10166 Mason Ave	\$360
Hertz Corporation	10170 Mason Ave	\$360
Lance Dunham DDS	10172 Mason Ave	\$180
Valley Family Optometry	10176 Mason Ave	\$180
San Carlo Italian Import & Deli	10178 Mason Ave	\$360
Elie's Lock And Key	10180 Mason Ave	\$240
Banfield Pet Hospital #5059	10204 Mason Ave	\$180
Automobile Club of Southern California	10210 Mason Ave	\$240
Autzone #6171	10216 Mason Ave	\$360
Lauras Beauty Supply	10220 Mason Ave	\$360
Smoke Shop	10222 Mason Ave	\$360
House of Shish Kabab	10224 Mason Ave	\$360
Inbox Mail & Packaging Center	10226 Mason Ave	\$240
Plush Salon	10228 Mason Ave	\$240
Sherwin Williams Paints	10230 Mason Ave	\$360
Chatsworth Carwash	10241 Mason Ave	\$240
Wells Fargo Bank	10250 Mason Ave	\$1,200
Palace Cleaners	10312 Mason Ave	\$240
Chatsworth Dentistry	10316 Mason Ave	\$180
Cicek's Chicken	10317 Mason Ave	\$360

Logix Federal Credit Union	10324 Mason Ave	\$1,200
Trader Joe's #184	10330 Mason Ave	\$720
Smart & Final #528	10340 Mason Ave	\$720
Kahoots	10360 Mason Ave	\$720
The Flame Broiler Trbk #00126	10364 Mason Ave	\$360
Little Caesar's #5726	10366 Mason Ave	\$360
Subway #11669	10368 Mason Ave	\$360
Debra Neel	10370 Mason Ave	\$1,200
Chatsworth / Porter Ranch Chamber Of Commerce	10038 Old Depot Plaza Rd	\$180

\$107,700



B.I.D. PROPERTIES (MERCHANT BASED - Not all shaded are assessed)



B.I.D. BOUNDARY



Ordinance 172795
Council File 96-1007

Mapped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION

CHATSWORTH

BUSINESS IMPROVEMENT DISTRICT



Not To Scale
chatswm.aml Mar 2000

