



September 30th, 2025

Jinny Pak, Division Manager
Office of the City Clerk
Elections & Business Improvement District Division
555 Ramirez Street, Space 300
Los Angeles, CA 90012

2026 Annual Report for the Los Feliz Village Business Improvement District

Dear Jinny Pak,

As required under our agreement C-200412 with the City of Los Angeles, the Los Feliz Village Advisory Board has reviewed in detail the proposed 2026 budget.

On behalf of the Advisory Board, I would like to present the 2026 Annual Report for the Los Feliz Village Business Improvement District - approved by the Advisory Board September 30, 2025 - to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Sincerely,

A handwritten signature in black ink that reads "Dora Herrera". The signature is written in a cursive style and is positioned above a solid black horizontal line.

Dora Herrera, President
Los Feliz Village BID Advisory Board



Los Feliz Village Business Improvement District
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Los Angeles CA 90029
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2026 Annual Report

Los Feliz Village Business Improvement District

District Name: This report is for the Los Feliz Village Business Improvement District

Fiscal Year of Report: January 01, 2026 to December 31, 2026.

Advisory Board Members:

1. Dora Herrera, President
2. Jennifer Rey, Vice President
3. Ashley Thomas, Secretary
4. Tigran Khachatryan, Treasurer

Boundaries: The Los Feliz Village BID's boundaries for its 2026 operating year include the current boundaries (as defined for the 2025 operating year), with a proposed expansion south along Sunset Boulevard to Fountain Avenue. The full boundaries, including proposed additions, are described as follows:

Hillhurst Avenue, from Los Feliz Boulevard on the north to Hollywood Boulevard on the south (1500-2100 blocks); Hollywood Boulevard, from Hillhurst Avenue on the east to Vermont Avenue on the west (4400 - 4700 blocks); Vermont Avenue, from Hollywood Boulevard on the south to Franklin Avenue on the north (1600 - 1800 blocks); West Sunset Boulevard, from Hillhurst Avenue on the west to Fountain Avenue on the east (4300–4400 blocks); 4400 - 4700 Ambrose Avenue; 4647, 4651, 4655 Kingswell Avenue; 4456, 4500 Los Feliz Boulevard; 4452, 4647, 4651, 4657 Melbourne Avenue; 4647, 4649, 4655 Russell Avenue; 4473 Sunset Drive; 4313 Fountain Avenue; Franklin Avenue, Russell Avenue, Melbourne Avenue, Kingswell Avenue and Prospect Avenue on the east and west sides of Vermont Avenue for a distance of 25 yards; Avocado Street, Ambrose Avenue, Price Street, Finley Avenue, Clarissa Avenue, Franklin Avenue, Russell Avenue, Melbourne Avenue, Kingswell Avenue, Prospect Avenue, Camero Avenue, Clayton Avenue and Sunset on the east and west sides of Hillhurst Avenue for a distance of 25 yards; North Virgil Avenue and Virgil Place on the east and west sides of West Sunset Boulevard for a distance of 25 yards; A map illustrating the Los Feliz Village BID's boundaries for its 2026 operating year is attached as Appendix B*.

Expansion of Boundaries & Assessment Increases: Beginning in 2026, the Los Feliz Village BID will expand its boundaries to include additional blocks of Sunset Boulevard south to Fountain Avenue. This expansion brings the LFVBID boundaries into closer alignment with the Los Feliz Neighborhood Council's District C, officially known as "Los Feliz Village." Businesses along Sunset are already recognized as part of Los Feliz Village through this designation, and their inclusion within the LFVBID ensures consistency in how the commercial core of our community is represented and served.

The expansion adds a quarter mile of corridor, a small footprint to maintain, yet the additional revenue from newly assessed businesses and the first modest assessment increase in 20 years will strengthen the BID's capacity rather than stretch resources thin. Even with this adjustment, the Los Feliz Village BID continues to have some of the most modest assessments of any BID in Los Angeles. For two decades, assessments have remained flat despite inflation, and during periods of economic challenge the LFVBID chose to ease the burden on members by scaling back services instead of raising rates. As a result, gutter cleaning was reduced and spot cleaning through power washing was eliminated. With the expansion and updated assessment structure, these services can be restored and the BID's core programs enhanced.

Benefit Zones: The benefit zones for the Los Feliz Village Business Improvement District will for its 2026 operating year remain unchanged from the BID's 2025 operating year other than the expanded boundaries. There is only one benefit zone.

Improvements and Activities for 2026: The following are the improvements and activities planned for the Los Feliz Village Business Improvement District:

- 1) **Beautification:** Trash collection will continue on a two-day-per-week schedule, with flexibility to adjust as needed. Sidewalk and gutter cleaning will be maintained, and regular spot cleaning through power washing will be restored after being scaled back during recent years of economic challenge. Additional beautification projects, such as decorative lighting and public art, will be pursued in collaboration with community partners.
- 2) **Communication:** The LFVBID will continue to maintain clear and consistent communication with its members. This includes maintaining the BID website for agendas, minutes, and reports, and publishing both digital and physical print newsletters with updates on services and operations. The BID also hosts mixers and other member-focused events that provide opportunities for updates and relationship building. The Q4 mixer additionally serves as the BID's annual all-members meeting and election.

- 3) **Marketing:** The LFVBID will promote Los Feliz Village to the wider community through its outward-facing marketing initiatives. With a strong and growing social media presence, the BID will continue to highlight local businesses, share community events, and engage residents and visitors. Marketing also includes maintaining an online and printed directory of businesses, coordinating seasonal campaigns such as the Holiday Market, Dine Out Los Feliz, and other public-facing promotions, and managing community identity banners that reinforce the visibility and character of Los Feliz Village
- 4) **Administration:** Covers General Liability and Directors and Officers Insurance, Required State Compliance Filings, CPA, bookkeeper, and administrator expenses, legal advice and office supplies.

Total Estimate of Costs for 2026: A breakdown of the total estimated 2026 budget is attached to this report as Appendix A.

Business Type Definitions:

- **Retail:** Businesses that exclusively or partially derive income from the sale of goods and services to the public.
- **Restaurant:** Businesses that sell prepared foods and drinks.
- **Theaters:** Includes motion picture and performing arts theaters.
- **Financial Institutions:** Includes banks, savings and loans, credit unions, and other institutions that provide regulated financial services.
- **Production & Media:** Businesses engaged in film, television, digital content creation, post-production services, music production, or creative studios related to media and entertainment.
- **Car Rental Services:** Businesses whose primary revenue is derived from short-term vehicle rentals to the public or private companies.
- **Parking Lot Management:** Businesses whose core function is the operation, management, or leasing of off-street paid parking facilities.
- **Property Management – 50+ Units:** Property management companies responsible for managing residential or commercial buildings with 50 or more rental units within the BID boundaries.
- **Non-profits:** Organizations incorporated as non-profit corporations.
- **Office/Professional Services:** Personal/professional services businesses (e.g., attorneys, CPAs) with a total of no more than two people employed by the business, including the provider of the professional services.
- **All Others:** Includes medical, dental, chiropractors, acupuncturists, beauty/barber/nail shops/salons

Amount of Surplus or Deficit from previous Fiscal Year: Based on projected expenditures for the 2025 fiscal year, the District is not expected to have surplus carried over to the 2026 budget.

Amount of Contributions from other sources: The District anticipates receiving contributions from other sources to complete capital improvement projects not fully funded by assessment dollars; such as murals, and the district-wide decorative light project estimated to cost \$75k once complete. To date, over \$64k in lights have been installed over the span of five years with funding contributions from CD4, CD13, the Los Feliz Neighborhood Council and the Los Feliz Improvement Association in addition to BID assessment funds. The District will continue fundraising efforts in 2026 to complete the project. Additionally, the District anticipates receiving contributions from other sources as sponsorship of the yearly Holiday Market event.

New Businesses: New businesses that open within the LFVBID boundaries after the ordinance for levying assessments for 2026 has been adopted by the Los Angeles City Council will be exempt from the 2026 assessment; they will be subject to assessments in future years.

Los Feliz Village BID Assessment Method and Basis

Business Type*	Number of Employees (including business owner)	Annual Assessment
Retail, Restaurants, Theaters	0 to 5	\$275
	6 to 10	\$375
	11 to 25	\$475
	26 or more	\$575
Production & Media	0 to 5	\$275
	6 to 10	\$375
	11 or more	\$475
Car Rental Services		\$675
Parking Lot Management		\$675
Property Management (50+ units)		\$675
Financial Institutions		\$875
Non-profits		\$125
Office/Professional	No more than 2, total	\$125
All Others	0 to 5	\$225
	6 to 10	\$325
	11 to 25	\$425

*See page 3 for Business Type Definitions

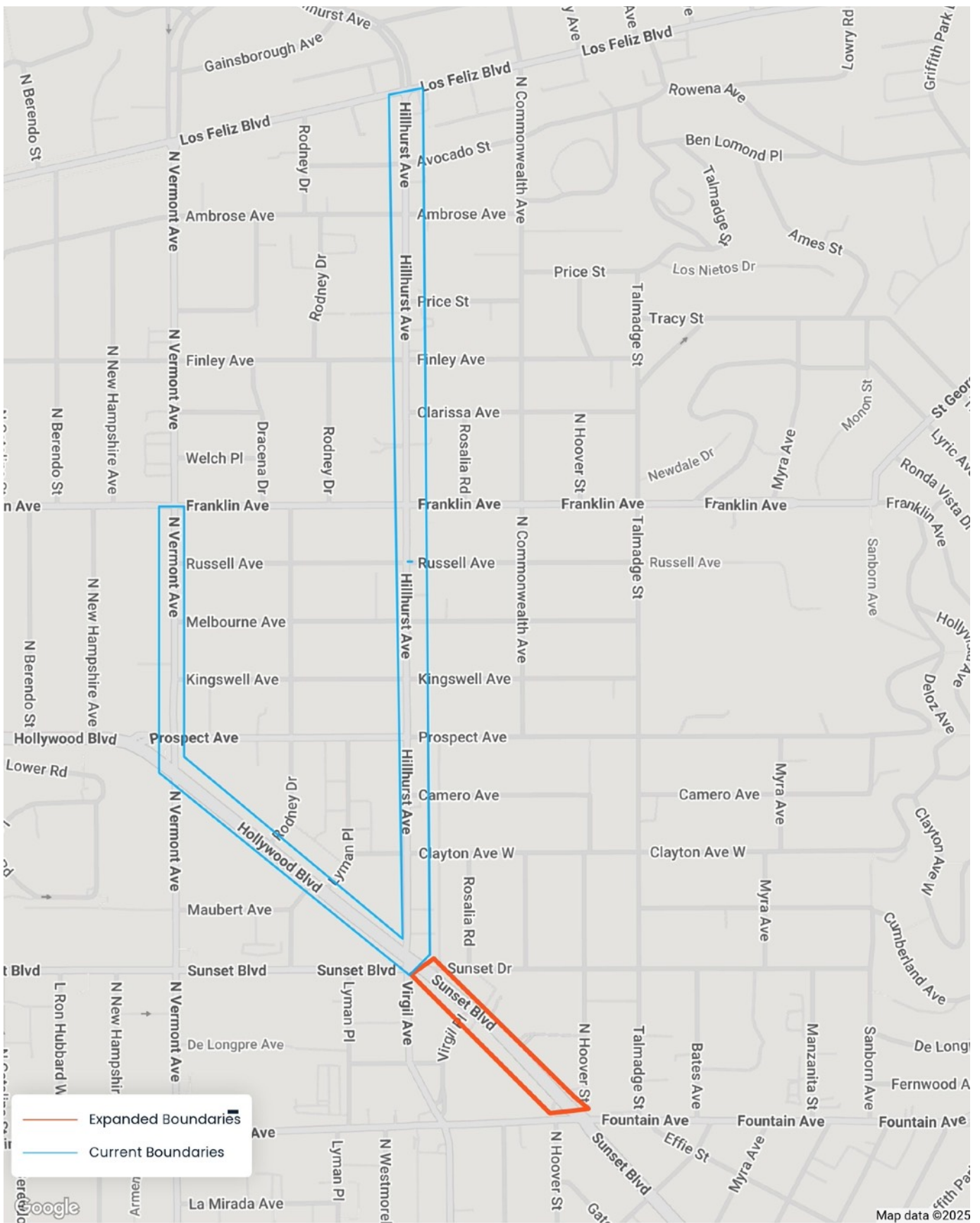
1. BID assessment will be based on business size as determined by the number of full time or full time equivalent employees (e.g., two half time employees = one full time employee), agents, or subcontractors working or based at the business premises within the BID.
2. Assessment for business owners with multiple business licenses at the same address will be based on the single highest category (e.g., assessment for retail and profession/occupation licenses for the same business owner at the same address will be set at the retail assessment level).
3. Business owners with multiple business locations within the BID will be assessed separately at each location.
4. Multiple independent business owners at the same address will be assessed separately at their respective rates, except those businesses set up under a master broker or business manager such as realtors, insurance offices, beauty/barber and nail shops/parlors where each agent or subletting individual will be considered an “employee” of the master broker or business manager whose BID assessment will be based on the total number of such agents or subletting individuals.
5. The So Cal Gas station on Hollywood/Vermont will have a reduced assessment of \$275 due to their dual membership with the East Hollywood BID.
6. Non-profits will be assessed at \$125 and Office/Professional services with no more than 2 employees will be assessed at \$125.

APPENDIX A – LOS FELIZ VILLAGE BID 2026 BUDGET PROPOSAL

Total Estimated Revenue 2026 - \$100,175

Total 2026 LFVBID Expenditures	
2025 Assessments (rollover)	\$0.00
2026 Assessments	\$100,175
Sale of Merchandise & Ad Space	\$1,500.00
City Clerk Recovery Fee	-\$4,007
Reserve/Uncollected Assessments	-\$15,026.25
Total Income	\$82,641.75
Beautification	
Trash Collection	\$40,800.00
Street sweeping & Gutter Cleaning (porter service)	\$7,200.00
Village Lighting (Power & Maintenance)	\$2,500.00
Powerwashing	\$5,000.00
Subtotal	\$55,500.00
Communications	
Website/email hosting	\$500.00
Mailers/Postcards	\$2,500.00
Subtotal	\$3,000.00
Marketing & Public Relations	
Banner (Storage, Hanging & Permits)	\$5,500.00
Member Meetings & Mixers	\$200.00
Branded Outreach Materials	\$300.00
Holiday Event	\$1,500.00
Subtotal	\$7,500.00
Administration	
Staff Administrator	\$6,000.00
Insurance	\$2,800.00
CPA	\$3,300.00
Bookkeeper	\$1,800.00
Legal	\$500.00
Donations & Contributions	\$100.00
Taxes, Licenses & Filings	\$500.00
Office Supplies	\$241.75
Total Administration	\$15,241.75
Total	\$82,641.75

APPENDIX B – LOS FELIZ VILLAGE BID 2026 BOUNDARIES



LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2026 ASSESSMENT ROLL

Prop./Legal Owner	Site Address	DBA	2026 Assessment Amount
2121 Hillhurst LLC	2121 Hillhurst Ave	Encanto	\$ 375.00
4600 Sunset Blvd Inc	4600 Hollywood Blvd	Cheetah	\$ 375.00
ABM Industry Groups, LLC	1922 Hillhurst Ave	ABM Parking Services	\$ 675.00
Ace Parking Management Inc	4531 Hollywood Blvd		\$ 675.00
Advanced Fresh Concepts Franchise Corp	2035 Hillhurst Ave	AFC Sushi	\$ 375.00
Aijaz Balkhi	4655 Kingswell Ave #203	IT Solutions & Services Network	\$ 125.00
Albert Gonzales	1766 N Vermont Ave	Replay Sunglasses	\$ 275.00
Alcove Inc	1929 Hillhurst Ave	Alcove Cafe	\$ 475.00
Alena Shure	1822 Hillhurst Ave	Alena Grae Bodywork	\$ 125.00
Alexandra Clarey	2116 Hillhurst Ave	Cheechs Pizza	\$ 275.00
Alice D Kant	1904 Hillhurst Ave	Hillhurst Thai Spa	\$ 325.00
Alina Oganyan DDS	1727 N Vermont Ave #109	Alina Oganyan DDS	\$ 225.00
Alison B Deane	1756 N Vermont Ave	Leap	\$ 275.00
All Time Restaurant LLC	2040 Hillhurst Ave	All Time	\$ 375.00
Allen's Flower Market	4313 Fountain Avenue		\$ 275.00
Allstate Care	1917 Hillhurst Ave Ste C		\$ 225.00
American Stores Company LLC	2035 Hillhurst Ave	Albertsons #6387	\$ 575.00
Anthony Fanara	1858 N Vermont Ave	Palermo Italian Restaurant	\$ 475.00
Anthony W Tahan	1938 Hillhurst Ave	Law Office of Anthony W. Tahan	\$ 125.00
Apro LLC	4456 Los Feliz Blvd	76 Station #177	\$ 375.00
Arcstone Financial Inc	1917 Hillhurst Ave #205	Arcstone Financial Mortgage	\$ 875.00
Armen Dzhugaryan	2000 Hillhurst Ave #A	Hollywood Star Smog Check	\$ 225.00
Arshavir Balasanyan	4500 Los Feliz Blvd	Grant Partners Group	\$ 225.00
Arthur Louis Inc	4655 1/2 Hollywood Blvd	Works of Art Hair Studio	\$ 225.00
Arutyun Nadzharyan	1755 Hillhurst Ave	Los Feliz Shoe Repair	\$ 275.00
Asian Pacific Health Care Venture Inc	1530 Hillhurst Ave	Non Profit Community Clinic	\$ 425.00
Aura Marina Santizo	1760 N Vermont Ave	Mynor's Parking Services	\$ 125.00
Aura Marina Santizo	1917 Hillhurst Ave	Mynor's Parking Services	\$ 125.00
Aura Marina Santizo	1929 Hillhurst Ave	Mynor's Parking Services	\$ 125.00
Aureum Hair Studio	4614 Hollywood Blvd		\$ 225.00
Aurisha Smolarski LMFT	4620 Hollywood Blvd	Aurisha Smolarski LMFT	\$ 125.00
Baja California Tacos Inc	1904 1/2 Hillhurst Ave		\$ 375.00
Bank of America	1715 N Vermont Ave	Bank of America	\$ 875.00
Bank of America	4510 Franklin Ave	Bank of America	\$ 875.00
Bar One	1816 N Vermont Ave Ste B		\$ 275.00
Benny Pirian	1666 N Vermont Ave	Hollywood Car Wash Co	\$ 475.00
Best Pizza LLC	1670 N Vermont Ave	Best Fckn Hot Chicken	\$ 275.00
Beyond Skin	4647 Melbourne Ave	Beyond Skin	\$ 225.00
BFTIE LLC	1650 Hillhurst Ave	Best Fish Taco In Ensenada	\$ 375.00
Bianca Chandon Inc	1710 Hillhurst Ave #202	Bianca Chandon Inc	\$ 275.00
Blue Bottle Coffee Inc	2066 Hillhurst Ave	Blue Bottle Coffee	\$ 375.00
Bnrad Studio	4618 1/2 Hollywood Blvd		\$ 275.00
Bo Gabriel	4620 Hollywood Blvd	Bo Gabriel Therapy	\$ 125.00
Boichik Bagels	4655 Hollywood Blvd		\$ 375.00
Bolormaa Chuluunbileg	1868 N Vermont Ave	Bi-Color Nail Boutique LLC	\$ 325.00
Box Brothers Inc	1920 Hillhurst Ave	Box Brothers Los Feliz	\$ 375.00
Breakwater Studios LLC	1730 N Vermont Ave	Breakwater Studios	\$ 225.00
Brian Cohen	4659 Hollywood Blvd	Vintage On Hollywood	\$ 275.00
Brian Der Vartanian Cpa	1670 Hillhurst Ave #200	Der Vartanian & Associates	\$ 125.00
Bring On the Music Inc	4652 Hollywood Blvd	Silverlake Conservatory of Music Inc ATTN: Glen Frank	\$ 375.00
Bryan Burk	4644 Hollywood Blvd	Dark Horse Tatoo	\$ 375.00
Cafe Los Feliz Inc	2118 Hillhurst Ave	Cafe Los Feliz Inc	\$ 375.00
California Fish Grill	4531 Hollywood Blvd #G		\$ 375.00
Candid Home Health Care, Inc.	1670 Hillhurst Ave #205	Candid Home Health Care, Inc. - Kristine Yegoryan	\$ 225.00
Canvas Inc	4610 Hollywood Blvd	Canvas Inc	\$ 325.00
Cap n Cork Inc	1674 Hillhurst Ave	Cap & Cork Jr Market	\$ 275.00
Carmen Derkrikonian	1616 Hillhurst Ave	Komitas Day Care	\$ 225.00
Carolina P Loredo DDS	4655 Kingswell Ave #202	Carolina P Loredo DDS	\$ 125.00
Casa G Productions	1717 Hillhurst Ave	Yoga Vibe	\$ 225.00
Casa Leo	4500 Los Feliz Blvd Ste C		\$ 375.00
Castle Body Shop Inc	1620 Hillhurst Ave	Castle Body Shop	\$ 275.00
Cedars-Sinai Medical Care Foundation /C	1922 Hillhurst Ave		\$ 425.00
Chabad of Los Feliz	4640 Hollywood Blvd	Chabad of Greater Los Feliz	\$ 325.00
Christine L Kerian Esq	1670 Hillhurst Ave #204	Harmony Family Law Mediation Group	\$ 125.00
Church of Scientology	2131 Hillhurst Ave	Mission of Los Feliz	\$ 375.00
Ciao Cherub	4514 Hollywood Blvd		\$ 275.00
Cine Visuals LLC	4640 Hollywood Blvd #B	Cine Visuals	\$ 275.00
Citibank	1859 Hillhurst Ave	Citi Lease Accounting	\$ 875.00
Civico Los Feliz LLC	2064 Hillhurst Ave	Civico 2064	\$ 375.00
Classic Care Home Health Inc	2018 Hillhurst Ave		\$ 125.00
Clear Mind Full Heart	4620 Hollywood Blvd	Douglas Friedman LCSW	\$ 125.00
CML & Co Coffee / Handles	4459 W SUNSET BLVD		\$ 375.00
Coinstar Asset Holdings LLC	2035 Hillhurst Ave	Coinstar	\$ 125.00
Coldwell Banker	1917 Hillhurst Ave #101	Coldwell Banker	\$ 875.00
Colonial Drug Inc	1727 N Vermont Ave #107	Colonial Drug Inc	\$ 275.00
Company Laboratory LLC	1670 Hillhurst Ave #103		\$ 275.00
Cranial Technologies Inc.	1965 Hillhurst Ave #200		\$ 125.00
CRE-LM-CA-OC2R	1702 N Vermont Ave	US Bank - Los Feliz	\$ 875.00
Crem Investments LLC	4683 Hollywood Blvd	Face Facial Bar	\$ 225.00
Crossroads Trading Co Inc	4470 W SUNSET BLVD		\$ 375.00
Darlington Capital LLC	4435 SUNSET BLVD		\$ 225.00
Deco Deco	1937 Hillhurst Ave		\$ 275.00
DEL TACO	4376 W. Sunset Blvd		\$ 475.00
Dina Daleo	1933 1/2 Hillhurst Ave #B	Dina Daleo Psyd	\$ 125.00
Diorama Media	1708 Hillhurst Ave #101		\$ 125.00
District One Barber's West Incorporated	4712 Franklin Ave	District One Barber's West Incorporated	\$ 225.00
Donoyan Insurance Agency Inc	1727 N Vermont Ave #207	Allstate Insurance	\$ 225.00
Earth Organic LLC	1753 Hillhurst Ave	Earth Organic Juice Bar	\$ 275.00
Eastside Holding LP	2128 Hillhurst Ave	Little Dom's	\$ 375.00
Edward Cardenas	4655 Kingswell Ave #207	Eastside Editorial	\$ 125.00

LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2026 ASSESSMENT ROLL

Prop./Legal Owner	Site Address	DBA	2026 Assessment Amount
Edward K Hom	1814 Hillhurst Ave	Edward K Hom DDS	\$ 225.00
Efma Almario DDS Apdc	1655 Hillhurst Ave #103	Efma Almario DDS Apdc	\$ 325.00
EGN Inc	1757 N Vermont Ave	Capriccio On Vermont	\$ 375.00
Eiman Shekarchi & Farzam Fahimdezhban	1727 N Vermont Ave #102	The Sidewalk Grill	\$ 375.00
Ekay	1770 N Vermont Ave	Y Que Trading Post	\$ 275.00
Emin Chobanyan	1700 Hillhurst Ave	General Parking Group	\$ 125.00
EMS Training Services of Hollywood	4655 Kingswell Ave #203		\$ 125.00
Enterprise Rent-A-Car Co of LA	1608 Hillhurst Ave	Enterprise Rent-A-Car #3219	\$ 675.00
Eric Kant	1906 Hillhurst Ave	Pho VT	\$ 275.00
Everytable PBC	1915 Hillhurst Ave	Everytable	\$ 375.00
Farfalla Trattoria Inc	1978 Hillhurst Ave	Farfalla Trattoria	\$ 475.00
FELLOW BARBER	4451 W SUNSET BLVD		\$ 325.00
Firehouse Hospitality Goup LLC	4628 Hollywood Blvd	Firehouse Hospitality Goup LLC	\$ 375.00
Florist Art by Mia	4659 Melbourne Ave	Florist Art by Mia	\$ 275.00
Format Entertainment	4610 Hollywood Blvd		\$ 125.00
Framed Ewe	2068 Hillhurst Ave	Framed Ewe	\$ 375.00
Fred Eric EtAl	1850 N Vermont Ave	Freds 62 LLC	\$ 475.00
Fred Setayesh	1810 Hillhurst Ave	Sahara Salon	\$ 225.00
Fumimaro M Ishimori	1804 Hillhurst Ave	Maro Coiffure	\$ 225.00
G and H Inc	1900 Hillhurst Ave	Subway	\$ 475.00
Gaea Woods Psychotherapy	4622 Hollywood Blvd #A		\$ 125.00
Gayane Magzanyan	1917 Hillhurst Ave #201	Crescent Chiropractic and Wellness	\$ 125.00
George Hanna DDS Inc	1655 Hillhurst Ave #101	George Hanna DDS	\$ 325.00
Gget Los Feliz LLC	4630 Hollywood Blvd	Go Get Em Tiger	\$ 475.00
Ghada Richa	1700 Hillhurst Ave	Desert Rose Bar & Lounge	\$ 375.00
Give & Chan LLC	1727 N Vermont Ave #103-105	Pattaya Bay Thai Restaurant	\$ 375.00
Glass Sneaker Productions	4407 W SUNSET BLVD SUITE #1284		\$ 225.00
Goi Vietnamese Eats	1815 Hillhurst Ave		\$ 375.00
Goldburger Sunset LLC	1820 N Vermont Ave	Goldburger	\$ 375.00
Goodwill Industries of Southern Cal	4575 Hollywood Blvd	Goodwill	\$ 475.00
Grigor Sarkissian DDS Apc	1912 Hillhurst Ave #A	Grigor Sarkissian DDS Apc	\$ 225.00
H Capital	1804 1/2 Hillhurst Ave	Hillhurst Cleaners	\$ 275.00
H/R Block Inc	4667 Hollywood Blvd	H/R Block Inc	\$ 325.00
Hakop Mkhsyan MD	4645 Hollywood Blvd #6	Gev-Arth Family Medical Clinic	\$ 225.00
Handles Ice Cream	4531 Hollywood Blvd #5		\$ 275.00
Haven Los Feliz	1937 1/2 Hillhurst Ave		\$ 225.00
Hillhurst Jin Shin	1670 Hillhurst Ave	Hillhurst Jin Shin	\$ 125.00
Hillhurst Liquor Inc	2060 Hillhurst Ave	Hillhurst Liquor Inc	\$ 275.00
Hip Hopkins Media	4655 Kingswell Ave		\$ 125.00
HL & B Corporation	1715 N Vermont Ave	Beverly Hills Best Valet	\$ 125.00
Hola Comida III LLC	1712 N Vermont Ave	Mirate	\$ 475.00
Hollymont Cleaners Inc	1759 N Vermont Ave	Hollymont Cleaners	\$ 275.00
Home Restaurant Savp Inc	1760 Hillhurst Ave	Home Restaurant	\$ 475.00
Homestate Hollywood LLC	4624 Hollywood Blvd	Homestate	\$ 475.00
Hotel Covell	4626 Hollywood Blvd	Hotel Covell	\$ 475.00
House of Pies Inc	1869 N Vermont Ave	House of Pies	\$ 475.00
Hovik Hovakimian	2020 Hillhurst Ave		\$ 125.00
Hovson Tires & Automotive Center	4385 W. Sunset Blvd		\$ 475.00
Hyojin Japanese Restaurant Inc	2081 Hillhurst Ave #A	Yen Sushi & Sake	\$ 375.00
IJ Lee Inc	1970 Hillhurst Ave	Sushi Ai Los Feliz	\$ 375.00
Illium Pictures	1710 Hillhurst Ave #203		\$ 125.00
Impro Studio	1727 N Vermont Ave #209	Impro Studio	\$ 125.00
Incognito Tattoo, LLC	4714 Franklin Ave	Incognito Tattoo, LLC	\$ 225.00
International Coffee & Tea LLC	2081 Hillhurst Ave	The Coffee Bean & Tea Leaf	\$ 575.00
Ise Automotive Inc	1774 Hillhurst Ave	Ise Automotive Service	\$ 275.00
James D Kelleher	2020 Hillhurst Ave	Los Feliz Properties	\$ 325.00
Jason Rizzo	4620 Hollywood Blvd	Jason Rizzo Marriage and Family Therapist, Inc.	\$ 125.00
JC Dynasty Inc	1813 Hillhurst Ave	Chi Dynasty	\$ 375.00
Jeffrie Maneepetasut DMD	4606 Hollywood Blvd #B	Jeffrie Maneepetasut DMD	\$ 225.00
Jem Project Inc	1936 Hillhurst Ave	Maru Coffee	\$ 375.00
Jems Preschool	4640 Hollywood Blvd		\$ -
Jeni's-California LLC	1954 Hillhurst Ave	Jeni's Splendid Ice Cream	\$ 475.00
Jerma Holdings Inc	1802 1/2 Hillhurst Ave	The Laundry Room	\$ 275.00
Jihwan Park	4645 Melbourne Ave	Punchbowl	\$ 275.00
Jillian Boelke	4620 Hollywood Blvd		\$ 125.00
Jose Manuel Flores Tabares	1760 Hillhurst Ave	Twins Valet Parking	\$ 125.00
JP Morgan Chase Bank NA	4500 Los Feliz Blvd	Debra Neel	\$ 875.00
JS Reserve	1870 N Vermont Ave	Nela Rd	\$ 375.00
Julio Cesar Benez	1856 N Vermont Ave	Artisan LA	\$ 275.00
Kado	1940 Hillhurst Ave		\$ 275.00
Karine Harutyunyan	1775 Hillhurst Ave	My Enchanted Garden	\$ 275.00
Karla Trujillo	1941 Hillhurst Ave	Grey Goose Custom Framing	\$ 275.00
Kathleen Coyle	1808 N Vermont Ave	The Little Knittery	\$ 275.00
Ken Van Fossen	4620 Hollywood Blvd	Ken Van Fossen MFT	\$ 125.00
Kettl	4677 Hollywood Blvd		\$ 375.00
Khandaker Ahmed	1550 Hillhurst Ave #1	LA Accounting and Tax Services	\$ 125.00
Kimheang Chhan	1908 Hillhurst Ave	Daily Donuts	\$ 375.00
Kismet Rotisserie	4666 Hollywood Blvd	Kismet Rotisserie	\$ 375.00
Kristin Schroder	1939 1/2 Hillhurst Ave	Spitfire Girl	\$ 375.00
Lalanya Bridges	1717 Hillhurst Ave	Bridges Prenatal Chiropractic	\$ 125.00
LaserAway	4531 Hollywood Blvd Ste F		\$ 325.00
Laura Doak-Springer	4645 Hollywood Blvd #3	Silver Lake Supply	\$ 125.00
Lauren Wolf Jewelry LLC	4618 Hollywood Blvd	Esqueleto	\$ 275.00
Law Offices of Raymond Hovsepan	1670 Hillhurst Ave #201	Law Offices of Raymond Hovsepan	\$ 125.00
LAZ Karp Associates LLC	1600 N Vermont Ave	LAZ Parking California LLC	\$ 125.00
LAZ Karp Associates LLC	1715 Vermont Ave	LAZ Parking California LLC	\$ 125.00
LAZ Karp Associates LLC	4500 Los Feliz Blvd	LAZ Parking California LLC	\$ 125.00
Le's Nails & Spa	4470 W SUNSET BLVD #106		\$ 325.00
Lee's China Express Inc	1907 Hillhurst Ave	Daily China Express	\$ 475.00
Leon Keleshian	4668 Hollywood Blvd	Omega Ultrasound Diagnostic Center	\$ 125.00

LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2026 ASSESSMENT ROLL

Prop./Legal Owner	Site Address	DBA	2026 Assessment Amount
LF Assoc Inc	1660 Hillhurst Ave	Keller Williams Realty	\$ 425.00
Liberation Inc	1765 Hillhurst Ave	Liberate Emporium	\$ 375.00
Liza Shtromberg	1953 Hillhurst Ave	Liza Shtromberg Jewelry	\$ 275.00
Lorena Quintero	4620 Hollywood Blvd #A	Return To Heart Therapy	\$ 125.00
Los Angeles Emotional Wellness Group Inc	1910 Hillhurst Ave	Los Angeles Emotional Wellness Group Inc	\$ 125.00
Los Feliz Foot and Ankle	1909 Hillhurst Ave		\$ 325.00
Los Feliz Lock & Key, LLC	4647 Russell Ave		\$ 275.00
Los Feliz Pilates LLC	1947 Hillhurst Ave	Los Feliz Pilates LLC	\$ 325.00
Los Feliz Psychic	4649 Russell Ave		\$ 125.00
Los Feliz Smoke Shop Inc	1757 Hillhurst Ave	Los Feliz Smoke Shop	\$ 275.00
Los Feliz Taco Shop 26 Inc	1824 Hillhurst Ave	Tacos Tu Madre	\$ 475.00
Loupiotte Kitchen	1726 N Vermont Ave	Loupiotte Kitchen L.L.C. - Sarah An Bessade	\$ 375.00
Love & Care Hospice	1710 Hillhurst Ave #204		\$ 225.00
Lovebug & Me LLC	1949 Hillhurst Ave	Lovebug & Me LLC	\$ 225.00
LT Acquisition Corp	4500 Los Feliz Blvd	Messhall Kitchen	\$ 475.00
Lucifer's Pizza	1958 Hillhurst Ave	Lucifer's Pizza	\$ 375.00
Lynda's Nails	1727 N Vermont Ave #110		\$ 225.00
Mac Repair Cleaning	1768 N Vermont Ave		\$ 275.00
Margaret Artinian	1751 Hillhurst Ave	Margaux's Beauty Studio	\$ 225.00
Margot Coggins, LMFT	1910 Hillhurst Ave		\$ 125.00
Marine Ter-Pogosyan	4647 Kingswell Ave	Extra Copy	\$ 125.00
Massage Plus Company on the Go Inc	4716 Franklin Ave	Bai Po Thai Massage	\$ 225.00
Math Club Creative	4618 1/2 Hollywood Blvd		\$ 225.00
Meher Der Ohanessian Fincl Svc	1932 Hillhurst Ave	Meher Der Ohanessian Fincl Svc	\$ 225.00
Mendocino Farms LLC	4531 Hollywood Blvd #C		\$ 475.00
Methode Ancestrale LLC	1911 Hillhurst Ave	Lou Wine Shop & Tastings	\$ 375.00
Michael D Johnstone	4657 Hollywood Blvd #E	Johnstone Realtors	\$ 225.00
Michael S Burton Medical Group	2101 Hillhurst Ave	Michael S Burton Medical Group	\$ 225.00
Mind and Body	1822 Hillhurst Ave #1	Mind and Body	\$ 125.00
Minitrue	4647 Kingswell Ave		\$ 125.00
Missak Klitchian MD Inc	4645 Hollywood Blvd #4	Kltchian Missak	\$ 125.00
Misty Legrande	1810 N Vermont Ave	La La Ling Inc	\$ 275.00
Mo Laud Productions Inc	4470 SUNSET DRIVE #342		\$ 125.00
Mortgage Capital Partners	1708 Hillhurst Ave #101		\$ 875.00
Moti Therapy LLC	1965 Hillhurst Ave	Moti Physical Therapy	\$ 425.00
Mustard Seed Café Inc	1948 Hillhurst Ave	Mustard Seed Café Inc	\$ 375.00
Nailtique	1805 Hillhurst Ave		\$ 225.00
NDSAVP Inc	1760 Hillhurst Ave	NDSAVP Inc	\$ 225.00
Nghi Lam LMFT INC	4620 Hollywood Blvd	Nghi Lam LMFT	\$ 125.00
Nicholas Gallo	4661 Hollywood Blvd	Blue Rooster Art Supplies	\$ 275.00
Nicole Bernstein	4665 Hollywood Blvd	Starday Vintage	\$ 275.00
Nina Khazaei	4710 Franklin Avenue	Cherry Pick Vintage	\$ 275.00
Ohana Shave Ice, Inc	4661 Hollywood Blvd	Ululani's Hawaiian Shave Ice	\$ 275.00
Old Gold	4681 Hollywood Blvd		\$ 475.00
P & C Little Blue House LLC	1802 Hillhurst Ave	La Pergoletta Café	\$ 375.00
Pam's Coffy	4473 Sunset Blvd		\$ 275.00
Parapluie Inc	1917 Hillhurst Ave #100	Parapluie Inc	\$ 125.00
Paul S Eventoff & Donna Zweig	1947 Hillhurst Ave	Wizard of Art	\$ 275.00
Paume Los Angeles	1764 N Vermont Ave		\$ 275.00
Payanaga Corporation	1754 N Vermont Ave	Sawadee Thai Spa and Salon	\$ 325.00
Peter Lassen	2080 Hillhurst Ave	Lassens Health Foods	\$ 575.00
Petros & Pargev Opoyan	2042 Hillhurst Ave	Opyans Hair Design	\$ 225.00
Phillip A Ricchiazzi Jr	1917 Hillhurst Ave #205	Healthworks	\$ 325.00
Philz Coffee	2117 Hillhurst Ave		\$ 375.00
Pho Siam Thai Spa	1670 Hillhurst Ave #101	Pho Siam Thai Spa	\$ 225.00
Pierce and Ward LLC	1954 Hillhurst Ave	Pierce and Ward LLC	\$ 375.00
Pino's Sandwiches	1761 N Vermont Ave		\$ 275.00
Portfolio One, Inc	2114 Hillhurst Ave		\$ 225.00
Prospect Home Health Inc	1710 Hillhurst Ave #201	Prospect Home Health	\$ 325.00
Quan Corp	1800 Hillhurst Ave	Drawing Room	\$ 375.00
Rachel Hummel	4614 Hollywood Blvd	Rachel Duhome Hair	\$ 225.00
Radwick Enterprises LLC	1725 Hillhurst Ave	Spitz Los Feliz	\$ 375.00
Reid Osherow	1727 N Vermont Ave #111	The Hanging Company	\$ 275.00
Reiko T Roberts	1800 N Vermont Ave	Squaresville	\$ 375.00
Ritto Inc	1760 N Vermont Ave	Dresden Room	\$ 475.00
Robyn Elizabeth Smith LMFT	4620 Hollywood Blvd #A	Robyn Elizabeth Smith LMFT Inc	\$ 125.00
Roji Sushi	1816 N Vermont Ave		\$ 375.00
Rogue-Bulilan Inc	1905 Hillhurst Ave	R and D Pharmacy	\$ 275.00
Rosemarie R Quimson Cruz DMD Inc	4606 Hollywood Blvd #A	Rosemarie R Quimson Cruz DMD	\$ 125.00
Sacred Light	1939 Hillhurst Ave	Sacred Light	\$ 275.00
Salon Hairroin Inc	4637 Hollywood Blvd	Hairroin Salon	\$ 325.00
Sanh Chi Lam	2048 Hillhurst Ave	Fancy Nails	\$ 225.00
Satellite	1854 Hillhurst Ave		\$ 275.00
Sav-On Pharmacy	2035 Hillhurst Ave	Sav-On Pharmacy	\$ 375.00
Scientology Media Productions	4401 Sunset Blvd		\$ 475.00
Sculpt Silverlake	4443 W Sunset Blvd		\$ 325.00
Sea Minor	1769 Hillhurst Ave	Green Leaves Vegan	\$ 375.00
Shahrzad Mahmoudi Marriage & Family Therapy Inc	4620 Hollywood Blvd #A		\$ 125.00
Shana Kale	4620 Hollywood Blvd	Shana Kale Psychotherapy	\$ 125.00
Signature Home Health Care	1710 Hillhurst Ave #202	Signature Home Health Care	\$ 325.00
Simon Cheng OD	2109 Hillhurst Ave	Blackstone Optometry	\$ 375.00
Skylight Books LLC	1818 N Vermont Ave	Skylight Books	\$ 475.00
Skylight Theatre Company	1816 1/2 N Vermont Ave	Skylight Theatre	\$ 125.00
Smaldino Lutz Curtis & Associates	1662 Hillhurst Ave #A	Smaldino Lutz Curtis & Associates	\$ 325.00
So Cal Gas	1630 N Vermont Ave	So Cal Gas	\$ 275.00
Soap Plant Inc	4633 Hollywood Blvd	Wacko La Luz De Jesus	\$ 475.00
Sogo Hollywood LLC	4634 Hollywood Blvd	Sogo Roll Bar	\$ 375.00
Sonbol T Moini	1727 N Vermont Ave #106	Balance Acupuncture	\$ 125.00
Sotheby's International Realty	1801 Hillhurst Ave	Sotheby's International Realty	\$ 425.00
Southern California Gas Co	1811 Hillhurst Ave	Southern California Gas Co	\$ 125.00

LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT'S 2026 ASSESSMENT ROLL

Prop./Legal Owner	Site Address	DBA	2026 Assessment Amount
Springer Chiropractic Inc	4645 Hollywood Blvd #1	Springer Chiropractic Inc	\$ 225.00
Stacy Lauren-Kon	2016 Hillhurst Ave	Mend Family Acupuncture And Healthcare	\$ 125.00
Starbucks Corp	2138 Hillhurst Ave	Starbucks #27874	\$ 575.00
Starlight Cleaners Inc	1857 Hillhurst Ave	Celebrity Cleaners	\$ 225.00
Studio A Go Go	4685 Hollywood Blvd		\$ 225.00
Studio Metamorphosis	1946 Hillhurst Ave	Studio Metamorphosis	\$ 325.00
Stupid Fly Productions LLC	4618 1/2 Hollywood Blvd	Stupid Fly Media	\$ 275.00
Sumi Siegel	1812 N Vermont Ave	Sumi's	\$ 275.00
Sunnyev, Inc	1902 Hillhurst Ave	Sun Works Tanning LA	\$ 375.00
Sunset Hospice & Pallative Care	1917 Hillhurst Ave Ste 101		\$ 225.00
Sunset Nursery	4368 W. Sunset Blvd		\$ 275.00
SUNSET OPTOMETRIC CENTER	4445 W SUNSET BLVD		\$ 375.00
SUPERCUTS 876	4470 W SUNSET BLVD #108		\$ 325.00
Suzanne Glickman MFT	1940 1/2 Hillhurst Ave	Suzanne Glickman MFT	\$ 125.00
Suzy's Nails	1806 Hillhurst Ave		\$ 225.00
Sylhet Inc	4656 Franklin Ave	Anarbagh Indian Restaurant	\$ 475.00
Symphony in the Glen /C	4655 Kingswell Ave #209		\$ 125.00
Tara Casares	1670 Hillhurst Ave #102	State Farm Insurance	\$ 325.00
The Alley	1816 N Vermont Ave Ste A		\$ 375.00
The Bearded Beagle LLC	4646 Hollywood Blvd	The Bearded Beagle	\$ 275.00
The Guest House	1750 Hillhurst Ave	The Guest House	\$ 375.00
The Kingswell Project LLC	4651 Kingswell Ave	Kingswell Los Feliz Skateboarding	\$ 375.00
The Math Club LLC	4610 Hollywood Blvd		\$ 225.00
The Set	2110 Hillhurst Ave		\$ 375.00
The Sosa Restaurant Group	2056 Hillhurst Ave	Yuca's	\$ 275.00
Thirteenth Church of Christ Scientist	1776 N Vermont Ave	Thirteenth Church of Christ Scientist	\$ 275.00
TIKI TI	4427 W SUNSET BLVD		\$ 275.00
Todd Merrill Lahman	4639 Hollywood Blvd	Sweeney Todd's Barber Shop	\$ 225.00
Tony Soto Perez	1759 Hillhurst Ave #8	Tony Soto Perez	\$ 125.00
Transcendental Meditation	1655 Hillhurst Ave #102	Transcendental Meditation	\$ 125.00
U Turn Seven Corporation	1802 N Vermont Ave	Figaro Bakery - Bistro	\$ 475.00
U-Haul Co of Los Angeles	4550 Hollywood Blvd	Hollywood Moving Center	\$ 675.00
Undesigned Products LLC	1953 1/2 Hillhurst Ave	Carol Young - Undesigned	\$ 275.00
UPS Store	4470 W SUNSET BLVD #107		\$ 375.00
Valvoline	4359 W. Sunset Blvd		\$ 375.00
VDA LLC	2124 Hillhurst Ave	The Reckless Unicorn	\$ 275.00
Venus Hospice	1710 Hillhurst Ave #205		\$ 225.00
Vermont Taqueria 26 Inc	1824 N Vermont Ave	Guac Daddy	\$ 375.00
Viaduct Pictures	1917 Hillhurst Ave #206		\$ 275.00
Vine Auto Center Inc	1654 Hillhurst Ave	Vine Auto Center	\$ 375.00
Vintage Cinemas Inc	1822 N Vermont Ave	Los Feliz Theatres	\$ 375.00
Vintage Cinemas Inc	4473 Sunset Dr	Vista Theater	\$ 375.00
VSM Holding LLC	1866 N Vermont Ave	Bru Artisan Coffee & Tea	\$ 375.00
Ware & Sundaram Professional Med Grp	2107 Hillhurst Ave	The Los Feliz Med Spa	\$ 225.00
Wellness Spaces	2150 Hillhurst Ave		\$ 125.00
West Coast Escrow Co Inc	1917 Hillhurst Ave #101	West Coast Escrow	\$ 875.00
Western Diagnosis & Repair Inc	2000 Hillhurst Ave	Western Diagnosis & Repair	\$ 325.00
Wilde's	1850 Hillhurst Ave		\$ 475.00
Wildpitch, LLC	1714 N Vermont Ave	Hi Tops East	\$ 475.00
Xander Investments Group LLC	1864 1/2 N Vermont Ave	Wunderbar Pilates Los Feliz	\$ 225.00
Yamada Dds Inc	1655 Hillhurst Ave #203	Los Feliz Orthodontics	\$ 325.00
Ye Rustic Inn Inc	1831 Hillhurst Ave	Ye Rustic Inn	\$ 475.00
Yong Ho & Moon Cha Joe	4650 Franklin Ave	7-Eleven, Inc. -26732 Los Feliz BID200	\$ 375.00
You N I With J Inc	1755 N Vermont Ave	Starfish	\$ 375.00
Zarouhi Pambukchyan	1727 N Vermont Ave #108	AM Watch Repair	\$ 275.00
Zen Ki Dojo Los Angeles	1714 Hillhurst Ave	Zen Ki Dojo Los Angeles	\$ 225.00
			\$ 100,175.00