

**CHATSWORTH BUSINESS IMPROVEMENT DISTRICT INC.**

21722 DEVONSHIRE STREET  
CHATSWORTH CALIFORNIA 91311

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[WWW.CHATSWORTHBID.COM](http://WWW.CHATSWORTHBID.COM)

ADMIN@CHATSWORTHBID.COM

April 10, 2017

Mr. Eugene Van Cise  
Office of the City Clerk  
200 N. Spring Street, Room 224  
Los Angeles, CA 30012

Re: Chatsworth Business Improvement District 2017-2018 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 2017-2018 budget.

On behalf of the Advisory Board, I would like to present this Advisory Board approved 2017/2018 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,

A handwritten signature in black ink, appearing to read "Ronald M. Schulkin".

Ronald M. Schulkin  
Advisory Board Chair

# Chatsworth Business Improvement District

## 2017/2018 Annual Report

(The fiscal year is from  
June 1, 2017 to May 31, 2018)

*Prepared by:*  
Marian Gorman  
BID Administrator

**2017/2018 Annual Report**

## Chatsworth Business Improvement District (Chatsworth BID)

Name of Business Improvement District:  
Chatsworth Business Improvement District

Fiscal year:  
June 1, 2017 to May 31, 2018

Advisory Board Members:

1. Steven Muro
2. Ronald Bernheim
3. Ronald Schulkin
4. Julie Lewis
5. Nick Montano
6. Shekhar Chikhalikar

**The advisory board approved this 2017/2018 Annual Report on 4/17/2017**

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 2017/2018 assessments was sent by the Los Angeles City Clerk will be exempt from the 2017/2018 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 2017/2018 is \$135,660 as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$102,660. 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 \$33,000 from the 2016/2017 fiscal year that will be carried forward to the 2017/2018 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.

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. 2017/2018 will be the fourth year in the execution of this plan. Our focus will continue to be on:

- Communication to Stakeholders
- Security Services
- Landscaping

The 2017-2018 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 2017-2018, 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 will continue in 2017-2018. This year the BID will increase the NIGHT-TIME security patrols during the week to 6 hours a night 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 2017-2018, we will continue to pursue streetscape enhancements accomplished in 2016-2017 which include the maintenance of all tree-wells and the benches and trash receptacles to enhance the overall look of the Devonshire corridor.

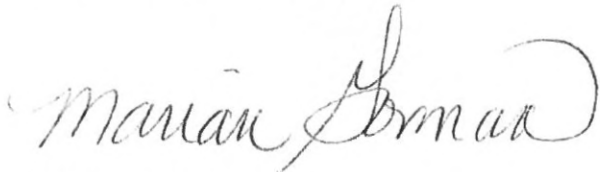
- **Tree Maintenance** - At the direction of the BID, a maintenance company will continue to maintain the trees and the tree wells along the Devonshire Corridor that were originally planted by the BID using an approved maintenance company.
- **Benches and Receptacles** - At the direction of the BID, the maintenance company will continue to clean the benches and receptacles and paint them, as necessary, to remove graffiti or vandalism.
- **ArtBox Project** – The BID will be working with 11:11 Creative Collection on the painting of the street boxes along the Devonshire corridor.
- **DIG (Devonshire Improvement Group) Projects**- The BID will continue its beautification efforts by looking into projects such as Beautification of Median located by train tracts and Installation of Art on the Utility Boxes located along the corridor

E. **New Projects:** 2017-2018 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 2017/2018 planned activities mentioned above are outlined in the 2017/2018 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**



**Ronald Schulkin**  
**BID President**

## Chatsworth Business Improvement District Budget Proposal 2017/2018

### ESTIMATED REVENUE FOR 2015/2016:

Amount carried forward from 2016/2017	\$33,000
Estimated assessments for 2017/2018	\$102,660

<b>Total Estimated Revenue.</b>	<b>\$135,660</b>
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### ESTIMATED EXPENSES FOR 2017/2018:

#### Administration (A)

• Outsource full administrative services:	25,700
Including Marketing, Assistance, Newsletter Production/Publishing/Copying	
• Insurance (Directors and Offices Liability)	\$3,900
• General Postage/Supplies	\$750
• Bank service charges/print checks	\$200
• CPA Tax Preparation	\$1,000
• Reserve funds	\$30,000
• CPA Review	\$3,000
• Web Hosting	\$100

<b>Total Administration Expenses</b>	<b>\$64,650</b>
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#### Communication (B)

• Marketing Tools (Web. Updates, Email Marketing, Social media...)	\$2,160
• Promotional Materials	\$1,500

<b>Total Marketing Expenses</b>	<b>\$3,660</b>
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#### Security/Business Watch ( C )

• Day Time & Night Time Security Patrols	\$55,000
Including Ambassador Program	

<b>Total Security/Business Watch Expenses</b>	<b>\$55,000</b>
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#### Streetscape/Landscape Maintenance (D)

• DIG Projects (Art Boxes, Median,...) & Maintenance	\$4,920
• Tree & Wells Watering & Maintenance	\$1,000
• Bench and Trash Maintenance Services	\$4,000
• American Flag Installations	\$1,450
• Cleaning, Repairs & Maintenance ( e.g. signs )	\$980

<b>Total Streetscape/Landscape Maintenance Expenses</b>	<b>\$12,350</b>
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#### New Projects:

•	\$0
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<b>Total New Projects Expenses</b>	<b>\$0</b>
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<b>Total Estimated Expenses Budget</b>	<b>\$135,660</b>
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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, WHOSESALE, 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



**Attachment 3:**  
**Chatsworth 2017/2018 Stakeholders**

<b>Business Name</b>	<b>Business Address</b>	<b>2017/18 Asmt</b>
Sharky's Mexican Grill	20419 Devonshire St	\$360
Nail Spa	20423 Devonshire St	\$240
Earls Donut House	20429 Devonshire St	\$360
Colors Beauty Bar	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	\$360
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
Budget Wireless	20521 Devonshire St	\$240
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
Villa Del Sol Mexican Restaurant	20539 Devonshire St	\$360
Fantastic Sam's	20541 Devonshire St	\$240
Leslies Swimming Pool Supply	20543 Devonshire St	\$360
Mason Fine Jewelers	20551 Devonshire St	\$360
Opportunities For Learning	20553 Devonshire St	\$180
UPS Store #4934	20555 Devonshire St	\$360
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
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
All About Printing	20936 Devonshire St #E	\$180
Fate Hospice Care Inc	20945 Devonshire St #101B	\$180
NBP Computer Products	20945 Devonshire St #101C	\$360
Palacios Real Estate Services / Wp Home Loans	20945 Devonshire St #101D	\$180
Cathexis Therpeautic Imagery	20945 Devonshire St #101E	\$240
Virto Commerce	20945 Devonshire St #102	\$240
Gentle Home Health Care	20945 Devonshire St #103	\$180
Field Law Firm	20945 Devonshire St #105	\$180
HHC Health Care	20945 Devonshire St #106	\$180
Tri-Star Financial	20945 Devonshire St #107	\$180
State Farm Insurance	20945 Devonshire St #202	\$180
Network-911.com	20945 Devonshire St #204	\$240
Rands Hands Massage Therapy	20945 Devonshire St #205	\$240
Law Offices of Paul D Spear	20945 Devonshire St #206	\$180
Shirley Advanced Skin Care	20945 Devonshire St #207C	\$240
Paul Shively & Associates	20945 Devonshire St #208	\$180
Chatsworth Veterans Resource Center	20946 Devonshire St #101	\$120
Safari Surf/Sport	20946 Devonshire St #102	\$360
Villanueva Mexican Grill	20951 Devonshire St	\$360
Technical Link	20953 Devonshire St #7	\$240
Ronald Schulkin Cpa	20953 Devonshire St #8	\$180
Tender Touch Hospice Care	20953 Devonshire St #9	\$240
Express Shoe Lab	20955 Devonshire St	\$240
Omino Sushi Japanese Cuisine	20957 Devonshire St	\$360
LA Lashes & Nail Spa	20961 Devonshire St	\$240
Corner Smoke Shop	20963 Devonshire St	\$360
Computer Resource Specialists	21000 Devonshire St #101B	\$180
Law Offices of Gregory Caplan	21000 Devonshire St #101C	\$180
ELT Motors	21000 Devonshire St #101C	\$240
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
David Glaubiger	21000 Devonshire St #112	\$180
RP Digital Services LLC	21000 Devonshire St #112A	\$240
Real Property Management West San Fernando Valley	21000 Devonshire St #200	\$180
SBC Consultants Inc	21000 Devonshire St #201	\$180
Mindset Multimedia	21000 Devonshire St #203	\$240
Northridge Medical Transportation	21000 Devonshire St #203	\$180
Photography with Heart & Video	21000 Devonshire St #205	\$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
Heaven Tours Inc	21006 Devonshire St #201	\$180
Allied Realty	21006 Devonshire St #203	\$180
Quick Fun in the School	21006 Devonshire St #203A	\$180
Approved Traffic School Online	21006 Devonshire St #203B	\$180
Top Shelf Insurance	21006 Devonshire St #204A	\$180
Access Home Care	21006 Devonshire St #208	\$240
Bodywise	21006 Devonshire St #209	\$180
Cycle Crazz	21008 Devonshire St	\$180
M & C Custom Upholstery	21008 Devonshire St	\$240
Mailworks Etc	21012 Devonshire St	\$240
Bombay Market	21014 Devonshire St	\$360
Bombay Brow Bar	21016 Devonshire St	\$240
Bam Thai Spa	21018 Devonshire St	\$240
San Fernando Valley Heart Ins	21021 Devonshire St #101	\$180
Mega Builders	21021 Devonshire St #102	\$240
Farmers Insurance	21021 Devonshire St #102	\$180
Jeffrey Schoenherr Law Offices	21021 Devonshire St #103	\$180
Golden Oaks Hospice Inc	21021 Devonshire St #108	\$180
Blue Butterfly Hospice Inc	21021 Devonshire St #201	\$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
Ideal Care Home Health Service	21021 Devonshire St #203	\$180
Cascade Financial Technology Corp	21021 Devonshire St #204	\$240
Techson Electronics	21021 Devonshire St #205	\$360
Primrose Home Health	21021 Devonshire St #206	\$180
Chatsworth Family Dental Group	21029 Devonshire St	\$180
The Hungry Ninja	21032 Devonshire St #101	\$360
Shear Trends Barber & Salon	21032 Devonshire St #102	\$240
Burrito Factory	21032 Devonshire St #103	\$360
Infinity Nails & Spa	21032 Devonshire St #104	\$240
Toasted Tan & Spa	21032 Devonshire St #105	\$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
Advanced Tech Supply	21032 Devonshire St #203	\$180
State Farm Insurance	21032 Devonshire St #204	\$180
Mustard Seed Fellowship	21032 Devonshire St #205	\$120
Dan Goldberg Appraisals	21032 Devonshire St #206	\$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
California Sun Lines	21032 Devonshire St #216	\$180
Anthem Music Lessons	21033 Devonshire St	\$240
Curly Gates Hair & Nails	21035 Devonshire St	\$180
Allcare Center	21039 Devonshire St	\$180
Berkshire Hathaway Homeservices California Properties	21049 Devonshire St #100	\$180
Econtek	21049 Devonshire St #101	\$180
Freedom Church	21049 Devonshire St #106	\$120
Castlehead Escrow Inc	21049 Devonshire St #201	\$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
Triad Financial Insurance	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	\$240
Cap60	21053 Devonshire St #201	\$240
Hammond & Hammond	21053 Devonshire St #202	\$180
Tariq Elite / King Flex Ent	21053 Devonshire St #203	\$240
State Farm Insurance	21053 Devonshire St #205	\$180
Feldman Farmers Insurance	21053 Devonshire St #206	\$180
Cameo Draperies & Blinds	21102 Devonshire St	\$360
Ihop 780	21103 Devonshire St	\$360
Luxe Hookah Lounge	21104 Devonshire St	\$360
Super Relax Foot and Body Spa	21108 Devonshire St	\$240
Ameci Pizza/Pasta	21110 Devonshire St	\$360
Bike Guy	21112 Devonshire St	\$360
Vivi Thai Massage And Wellness	21113 Devonshire St	\$240
Farmers Insurance	21115 Devonshire St	\$180
CQ Auto Parts	21116 Devonshire St	\$360

Black Anchor Barber Shop	21117 Devonshire St	\$240
Fumble Recovery	21119 Devonshire St	\$180
God Over Dollar	21119 Devonshire St	\$120
Taco Bell	21120 Devonshire St	\$720
Accurate Vision Inc	21120 Devonshire St #101	\$240
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
Green Scenes	21220 Devonshire St #102	\$180
ESS Partners Inc	21220 Devonshire St #104	\$360
Devoted Home Health Services Inc	21220 Devonshire St #201	\$180
J & V Real Estate	21220 Devonshire St #202A	\$180
Written Communications	21220 Devonshire St #202B	\$180
Body Basics Inc	21220 Devonshire St #205	\$360
All Valley Home Care	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
Russ' Automotive	21300 Devonshire St	\$240
Miron's Auto Electric & Air Conditioning	21300 Devonshire St #1	\$240
Chatsworth Auto Upholstery	21300 Devonshire St #17	\$240
R1 Motosport	21300 Devonshire St #5	\$240
The Wrench	21300 Devonshire St #7	\$240
O'Reilly Auto Parts #2666	21309 Devonshire St	\$360
Roxy 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 Inn Chatsworth	21340 Devonshire St	\$720
Rodeo King of Ramada	21340 Devonshire St #B	\$180
Westend Tavern	21356 Devonshire St	\$360
America's Best Karate and Krav Maga	21360 Devonshire St	\$240
Farmers Insurance	21405 Devonshire St #202	\$180
Socal Automotive Group	21405 Devonshire St #206	\$240
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
Hypnophysics Hypnotherapy	21405 Devonshire St #217	\$180
Loving Life Home Care	21405 Devonshire St #227	\$180
Viva La Fiesta	21407 Devonshire St	\$360
Purcell/Noppe Associates	21408 Devonshire St	\$180
Paris Nails	21411 Devonshire St	\$240

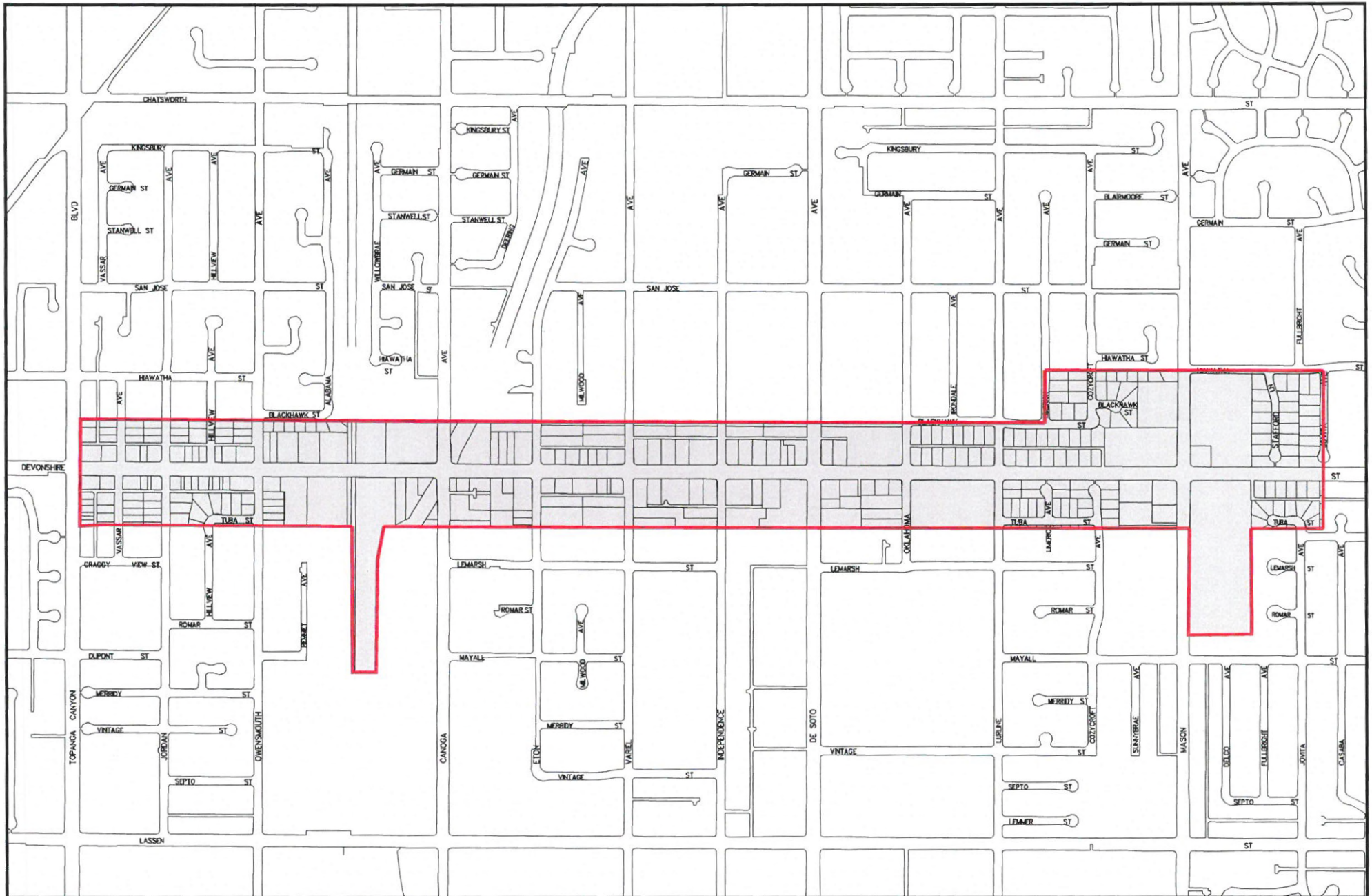
Care-a-Lot Pharmacy	21413 Devonshire St	\$240
Angel's Barber Shop	21415 Devonshire St	\$240
Kitchen And Flooring Emporium	21417 Devonshire St	\$240
Chatsworth Veterinary Cntr	21418 Devonshire St	\$180
Chatsworth Plaza Dental	21423 Devonshire St	\$180
Ralphs # 710 Grocery Co	21431 Devonshire St	\$720
Devonshire West Cleaners	21505 Devonshire St	\$240
Optometrics of Chatsworth	21507 Devonshire St	\$180
Strands Salon & Day Spa	21509 Devonshire St	\$240
Straw Hat Pizza	21511 Devonshire St	\$360
Anytime Fitness	21525 Devonshire St	\$360
Munch Box	21532 Devonshire St	\$360
ISB Food Group LLC	21534 Devonshire St #A	\$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	\$180
Lucky Relax Spa	21534 Devonshire St #E	\$240
Pet Café	21534 Devonshire St #F	\$240
Crank Addictive Cycling	21534 Devonshire St #G	\$360
Ciggy's for Less	21534 Devonshire St #H	\$240
Cell Plus	21534 Devonshire St #I	\$360
Fruzion	21534 Devonshire St #J	\$360
Extra Space Storage	21536 Devonshire St	\$360
LBA Insurance Services	21601 Devonshire St #105	\$180
Mass Inc	21601 Devonshire St #108	\$180
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
Tender Touch Home Care	21601 Devonshire St #206	\$180
Chatsworth Insurance	21601 Devonshire St #207	\$180
BusyCPA	21601 Devonshire St #217	\$180
Jerrel W Dunsworth	21601 Devonshire St #218	\$180
BDM Mortgage Services	21601 Devonshire St #219	\$240
Vinco Tax Services	21601 Devonshire St #301	\$180
R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	\$180
Dycam Development Company	21601 Devonshire St #310	\$180
Ita LLC	21601 Devonshire St #312	\$180
Brenner & Associates Inc	21601 Devonshire St #320	\$180
Travel Lodge	21603 Devonshire St	\$720
Chatsworth Liquor	21615 Devonshire St	\$360
Tawakal Halal Meat And Deli	21617 Devonshire St	\$240
Nice And Clean Coin Laundry	21621 Devonshire St	\$360
The Candy Cat	21625 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	\$240

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
Chatsworth Postal Center	21704 Devonshire St	\$240
Darth Vapor	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
By The People Document Preparation Center Inc	21722 Devonshire St	\$180
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
Innovative Promotions	21732 Devonshire St	\$120
Clark Inc	21732 Devonshire St #B	\$180
Emergency Concepts	21740 Devonshire St	\$180
Valley Chiropractic	21740 Devonshire St	\$180
Los Toros Mexican Restaurant	21743 Devonshire St	\$720
Go Build Business	21748 Devonshire St	\$240
Marydales Param Yoga Healing Arts Center	21750 Devonshire St	\$180
CRS Design	21752 Devonshire St	\$180
My Creative Outlet	21754 Devonshire St	\$240
Dr Ramil Macasaet Dmd	21757 Devonshire St #1	\$180
National Planning Corp	21757 Devonshire St #11	\$180
Best Hospice Inc	21757 Devonshire St #11A	\$180
Vmc Medical Collections	21757 Devonshire St #12	\$240
The Transfer Station	21757 Devonshire St #12A	\$240
Caring Hearts Agency Inc	21757 Devonshire St #16	\$180
Rec-Specs	21757 Devonshire St #1A	\$180
Larry Clough Attorney At Law	21757 Devonshire St #2	\$180
Power Medical Collections	21757 Devonshire St #4	\$240
Boomerville-A Century of Speed	21757 Devonshire St #5	\$120
Universal Concrete	21757 Devonshire St #8	\$240
Darkside Motoring	21758 Devonshire St	\$360
Chatsworth Dental Group	21800 Devonshire St #A	\$180
Naya Fresh Body Spa	21800 Devonshire St #B	\$240
Chatsworth Tire	21803 Devonshire St	\$360
Doggone Good Grooming	21812 Devonshire St	\$240
Betty Cates Dance Concern	21814 Devonshire St	\$180
Blue Swan	21816 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

Uber Adventures	21901 Devonshire St	\$240
Hooper Camera Stores	21902 Devonshire St	\$360
Sue Zannes Hair Design	21905 Devonshire St	\$240
Rodney Canter Cpa	21909 Devonshire St	\$180
Tacos El Cosas	21915 Devonshire St	\$360
State Farm Insurance	21919 Devonshire St	\$180
Doughboys Donuts	21921 Devonshire St	\$360
United Oil #175	21924 Devonshire St	\$360
7-Eleven #24596	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
Nail Studio Service	10156 Mason Ave	\$240
Super Relax	10160 Mason Ave	\$240
ASAP Wellness Clinic	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	\$180
Lauras Beauty Supply	10220 Mason Ave	\$360
Smoke Shop	10222 Mason Ave	\$360
House of Shish Kabab	10224 Mason Ave	\$360
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
Mattress World	10316 Mason Ave	\$360
Sevan Chicken #3	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
Corporate Accts Payable TX2-C361	10370 Mason Ave	\$1,200
Chatsworth / Porter Ranch Chamber Of Commerce	10038 Old Depot Plaza Rd	\$180

**\$102,660**





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

### CHATSWORTH

BUSINESS IMPROVEMENT DISTRICT



Not To Scale  
 chatsm.aml Mar 2000



Ordinance 172795  
 Council File 96-1007

Mapped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION