

# Chatsworth Business Improvement District

## 2016/2017 Annual Report

(The fiscal year is from  
June 1, 2016 to May 31, 2017)

*Prepared by:*  
Alescia Penn  
BID Administrator

**2015/2016 Annual Report  
Chatsworth Business Improvement District  
(Chatsworth BID)**

Name of Business Improvement District:  
Chatsworth Business Improvement District

Fiscal year:  
June 1, 2016 to May 31, 2017

Advisory Board Members:

1. Steven Muro
2. Ronald Bernheim
3. Marian Gorman
4. Ronald Schulkin
5. Julie Lewis
6. Nick Montano
7. Shekhar Chikhalikar
8. Alescia Penn

**The advisory board approved this 2016/2017 Annual Report on – 6/10/2016**

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 2016/2017 assessments was sent by the Los Angeles City Clerk will be exempt from the 2016/2017 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 2016/2017 is \$132,900 as presented in the Budget Proposal in **Attachment 1**. The total amount of assessments that businesses will be billed is \$102,900. 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 \$30,000 from the 2015/2016 fiscal year that will be carried forward to the 2016/2017 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.

## **2016/2017 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. 2016/2017 will be the third year in the execution of this plan. Our focus will continue to be on:

- Communication to Stakeholders
- Security services
- Landscaping

The 2016-2017 objectives include:

- A. **Administration:** We will outsource administration to the Chatsworth/Porter Ranch Chamber of Commerce 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 2016-2017, 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 2016-2017. This year the BID will increase the DAY-TIME security patrols during the week to 8 hours a day 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 2016-2017, we will continue to pursue streetscape enhancements accomplished in 2015-2016 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:** 2016-2017 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 the power lines.

Costs for the 2016/2017 planned activities mentioned above are outlined in the 2016/2017 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:

**Alescia Penn**  
**BID Administrator**

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

**Attachment 1:**  
**Chatsworth Business Improvement District**  
**Budget Proposal**  
**2016/2017**

**ESTIMATED REVENUE FOR 2015/2016:**

Amount carried forward from 2015/2016	\$30,000
Estimated assessments for 2016/2017	\$104,100

<b>Total Estimated Revenue.</b>	<b>\$134,100</b>
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**ESTIMATED EXPENSES FOR 2016/2017:**

**Administration**

**(A)**

• Outsource full administrative services: Including Marketing, Assistance, Newsletter Production/Publishing/Copying	\$24,000
• Insurance (Directors and Office Liability)	\$3,000
• General Postage/Supplies	\$750
• Bank service charges/print checks	\$200
• CPA Review	\$2,500
• Web Hosting	\$100

<b>Total Administration Expenses</b>	<b>\$30,550</b>
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**Communication**

**(B)**

• Marketing Tools (Web. Updates, Email Marketing, Social media...)	\$3,000
• Promotional Materials	\$1,500

<b>Total Marketing Expenses</b>	<b>\$4,500</b>
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**Security/Business Watch (**

**C)**

• Day Time & Night Time Security Patrols Including Ambassador Program	\$55,000
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<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	\$15,540
• Tree & Wells Watering & Maintenance	\$15,000
• Bench and Trash Maintenance Services	\$6,000
• American Flag Installations	\$1,450
• Cleaning, Repairs & Maintenance ( e.g. signs )	\$980

<b>Total Streetscape/Landscape Maintenance Expenses</b>	<b>\$38,970</b>
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**New Projects:**

- Consulting Services \$3,880

<b>Total New Projects Expenses</b>	<b>\$5,080</b>
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<b>Total Estimated Expenses Budget</b>	<b>\$134,100</b>
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## **Attachment 2:** **Chatsworth 2016/2017 Stakeholders**

<b>Legal Name</b>	<b>DBA</b>	<b>Business Address</b>	<b>2016-17 Asmt</b>
Schwarz and Kern Home Inc	Sharky's Mexican Grill	20419 Devonshire St	\$360
Nail Spa Salon Inc	Nail Spa	20423 Devonshire St	\$240
Buy Eng Ngo / Deret Kao	Earls Donut House	20429 Devonshire St	\$360
Colours Hair Salon	Colours Hair Salon	20437 Devonshire St	\$240
Mary's Nails	Mary's Nails	20437 Devonshire St	\$240
Starbucks #1671	Starbucks #1671	20440 Devonshire St	\$360
The Vons Companies Inc	Vons 1671	20440 Devonshire St	\$1,200
Hanzlah Investments LLC	Baskin Robbins 31 Ice Cream	20445 Devonshire St	\$360
Mason Station Corporation	Arco/ AM PM	20455 Devonshire St	\$360
One West Bank	One West Bank	20505 Devonshire St	\$1,200
Soo Cho	House of Bread	20507 Devonshire St	\$360
EZ Fun 'n Fruitful Enterprises Inc	Robek's Juice #306	20509 Devonshire St	\$360
Panda Express Inc	Panda Express #433	20515 Devonshire St	\$360
Bank of the West	Bank of the West	20516 Devonshire St #A	\$1,200
Bubbles Dry Cleaners	Bubbles.net	20516 Devonshire St #A2	\$240
Starbucks Corporation	Starbucks Coffee #5341	20516 Devonshire St #B	\$360
Western Bagel Company Inc	Western Bagel Too	20516 Devonshire St #D	\$360
Voltage Inc	Voltage Indoor Cycling	20517 Devonshire St.	\$240
Krm Sikh Corp	Round Table Pizza	20519 Devonshire St	\$360
Citibank Cbsac2-0115	Citi Lease Accounting	20520 Devonshire St	\$1,200
Budget Wireless California LLC	Budget Wireless	20521 Devonshire St	\$240
Edward Dove DDS PC	Edward Dove DDS PC	20523 Devonshire St	\$180
Dat Phuc Nguyen	Cafe Orient	20527 Devonshire St	\$360
Danny N Nguyen	Encore Nail Lounge	20529 Devonshire St	\$240
Karen Vadman	Renees Art Studio	20531 Devonshire St	\$240
Sijia Chen	Pampered Foot Spa	20533 Devonshire St	\$240
Patrick Kurkdjian	Mason Cleaners	20535 Devonshire St	\$240
Horizon Personnel Services	Horizon Personnel Services	20537 Devonshire St	\$180
Angelo/Helen D Giambrone	Angelos Ristorante Italiano	20539 Devonshire St	\$360
NSMB Enterprises	Fantastic Sam's	20541 Devonshire St	\$240
Leslies Poolmart Inc	Leslies Swimming Pool Supply	20543 Devonshire St	\$360
Lawrence Ruiz	Casa De Carlos-Chatsworth	20549 Devonshire St	\$360
Mason Fine Jewelers LLC	Mason Fine Jewelers	20551 Devonshire St	\$360
Education Mgmt Systems Inc	Opportunities For Learning	20553 Devonshire St	\$180

Elite Mailing Center	UPS Store #4934	20555 Devonshire St	\$360
Chabad of Chatsworth	Chabad of Chatsworth	20735 Devonshire St	\$120
Emeritus Corporation	Brookdale Chatsworth	20801 Devonshire St	\$240
Salon PS California LLC	Salon PS California LLC	20801 Devonshire St	\$240
C & L 28 Inc	Burger King #5896	20838 Devonshire St	\$720
Hilu Brothers Inc	De Soto 76	20841 Devonshire St	\$240
Rami Borsheh	Desoto Auto Repair	20850 Devonshire St	\$240
Khalil E Khoury	Kellys Shell	20850 Devonshire St	\$240
Walgreen Co	Walgreens #07015	20901 Devonshire St	\$720
Desoto Jegs LLC	Desoto Chevron	20904 Devonshire St	\$240
McDonalds of California Inc	McDonalds #2257	20932 Devonshire St	\$720
Jose A Leiro DC	Alpha Chiropractic Center	20933 Devonshire St #102	\$180
Bernardino B Villadiego DDS	Aesthetic Smile Designs	20933 Devonshire St #103	\$180
Ted Coudsy	Atkal Communications	20936 Devonshire St #A	\$360
Barry Shapiro	All About Printing	20936 Devonshire St #E	\$180
Fate Hospice Care Inc	Fate Hospice Care Inc	20945 Devonshire St #101B	\$180
Juan Carlos Escalante	NBP Computer Products	20945 Devonshire St #101C	\$360
Shawn A Quinlivan	Cathexis Therpeautic Imagery	20945 Devonshire St #101E	\$240
114 Grand Holdings Inc	Virto Commerce	20945 Devonshire St #102	\$240
Gentle Home Health Care	Gentle Home Health Care	20945 Devonshire St #103	\$180
Field Law Firm	Field Law Firm	20945 Devonshire St #105	\$180
Happy Health Care Inc	HHC Health Care	20945 Devonshire St #106	\$180
DATO Property Management	Tri-Star Financial	20945 Devonshire St #107	\$180
Silverstar Financial	Silverstar Financial	20945 Devonshire St #201	\$180
Chris Aubrey	State Farm Insurance	20945 Devonshire St #202	\$180
Network-911.com	Network-911.com	20945 Devonshire St #204	\$240
Rands Hands Massage Therapy	Rands Hands Massage Therapy	20945 Devonshire St #205	\$240
Paul D. Spear	Law Offices of Paul D. Spear	20945 Devonshire St #206	\$180
Shirley Fishman	Shirley Advanced Skin Care	20945 Devonshire St #207C	\$240
Klub Med Inc	Klub Med Inc	20945 Devonshire St #208	\$240
Chatsworth Veterans Resource Center	Chatsworth Veterans Resource Center	20946 Devonshire St #101	\$120
Randy S Beck	Safari Surf/Sport	20946 Devonshire St #102	\$360
Armando Villanueva	Villanueva Mexican Grill	20951 Devonshire St	\$360
A & B Advertising Inc	A & B Advertising Inc	20953 Devonshire St #2	\$180
Dewey Wohl / Julie Wohl	Astral-Ocean Cinema	20953 Devonshire St #4	\$360
Technical Link	Technical Link	20953 Devonshire St #7	\$240
Ronald M Schulkin Cpa Apc	Ronald Schulkin Cpa	20953 Devonshire St #8	\$180
Tender Touch Hospice Care Inc	Tender Touch Hospice Care	20953 Devonshire St #9	\$240
Vanik Hartounian / Vahan Minassi	Express Shoe Lab	20955 Devonshire St	\$240
Omino Inc	Omino Sushi Japanese Cuisine	20957 Devonshire St	\$360
Dang Pham	Bedazzled Nails Spa	20961 Devonshire St	\$240
Bashar Jaber	Corner Smoke Shop	20963 Devonshire St	\$360
Computer Resource Specialists	Computer Resource Specialists	21000 Devonshire St #101B	\$180
Gregory Caplan	Law Offices of Gregory Caplan	21000 Devonshire St #101C	\$180

Zip Reports	Zip Reports	21000 Devonshire St #102A	\$240
Nursecare Home Health Inc	Nursecare Home Health Inc	21000 Devonshire St #102C	\$180
Professional Income Tax Service	Professional Income Tax Service	21000 Devonshire St #103	\$180
New Era Tax & Accounting	New Era Tax & Accounting	21000 Devonshire St #103A	\$180
Leon Shahbol	Dental Prosthetics Lab	21000 Devonshire St #104	\$180
John Rampias	Farmers Insurance	21000 Devonshire St #105	\$180
American Golden Security	American Golden Security	21000 Devonshire St #106	\$180
MTV Inc	MTV Inc	21000 Devonshire St #108	\$180
George LaLa	KLS Travel & Tours	21000 Devonshire St #110	\$180
Renay G Rodriguez	Law Offices of R Grace Rodriguez	21000 Devonshire St #112	\$180
RP Digital Services LLC	RP Digital Services LLC	21000 Devonshire St #112A	\$240
El Basha Inc	Real Property Management West San Fernando Valley	21000 Devonshire St #200	\$180
SBC Consultants Inc	SBC Consultants Inc	21000 Devonshire St #201	\$180
Mindset Multimedia	Mindset Multimedia	21000 Devonshire St #203	\$240
Northridge Medical Transportation LLC	Northridge Medical Transportation	21000 Devonshire St #203	\$180
Anthony Santana	Photography with Heart & Video	21000 Devonshire St #205	\$240
Ramon E Ocon Ea Inc	Ocon & Associates	21000 Devonshire St #207	\$240
James A Pasternak DDS Inc	James A Pasternak DDS	21000 Devonshire St #209	\$360
Bank of America	c/o Jones Lasalle Ca9-193-14-27	21001 Devonshire St	\$1,200
Heaven Tours Inc	Heaven Tours Inc	21006 Devonshire St #201	\$180
Robinder Samudrala	Law Office of Rob Samudrala	21006 Devonshire St #202	\$180
Jeff Sjulstad	Law Offices of Jeff Sjulstad	21006 Devonshire St #202	\$180
Romeo B Simone	Allied Realty	21006 Devonshire St #203	\$180
Nicena Group LLC	Quick Fun in the School	21006 Devonshire St #203A	\$180
Approved Traffic School Online Llc	Approved Traffic School Online	21006 Devonshire St #203B	\$180
Richard J Onorato Jr	Top Shelf Insurance	21006 Devonshire St #204A	\$180
Demsey Filliger & Associates LLC	Demsey Filliger & Associates	21006 Devonshire St #205	\$180
Sylvester Onuegwunwoke	Access Home Care	21006 Devonshire St #208	\$240
Bodywise Inc	Bodywise	21006 Devonshire St #209	\$180
Cycle Crazz	Cycle Crazz	21008 Devonshire St	\$180
Miguel Angel Cortez	M & C Custom Upholstery	21008 Devonshire St	\$240
Discount Pro Entities Inc	Kitchen Gifts & Beyond	21010 Devonshire St	\$360
Best Pro Entities Inc	Mailworks Etc	21012 Devonshire St	\$240
S&P Trading	Bombay Market	21014 Devonshire St	\$360
Bombay Brow Bar	Bombay Brow Bar	21016 Devonshire St	\$240
Bam Thai Spa	Bam Thai Spa	21018 Devonshire St	\$240
San Fernando Insurance	San Fernando Valley Heart Ins	21021 Devonshire St #101	\$180
William Mungcal	Farmers Insurance	21021 Devonshire St #102	\$180
Jeffrey T Schoenherr	Jeffrey Schoenherr Law Offices	21021 Devonshire St #103	\$180
Golden Oaks Hospice Inc	Golden Oaks Hospice Inc	21021 Devonshire St #108	\$180
McClane Law Corporation	Law & Mediation Offices of Christine McClane	21021 Devonshire St #202	\$180



Christine M Hearn	Law Office of Christine M Hearn	21021 Devonshire St #202	\$180
Jasmeen Ahdi Ubhi	Law Office of Jasmeen Ubhi	21021 Devonshire St #202	\$180
Shekhar N Chikhalikar	SNC Law Office	21021 Devonshire St #202	\$180
Ideal Care Home Health Inc	Ideal Care Home Health Service	21021 Devonshire St #203	\$180
Cascade Financial Technology Corp	Cascade Financial Technology Corp	21021 Devonshire St #204	\$240
Techson Electronics Inc	Techson Electronics	21021 Devonshire St #205	\$360
Primrose Home Health Inc	Primrose Home Health	21021 Devonshire St #206	\$180
Alan Wolfson / Michael D'Egidio DDS	Chatsworth Family Dental Group	21029 Devonshire St	\$180
Sarah Tak	The Hungry Ninja	21032 Devonshire St #101	\$360
Linda T Nguyen / George Lac	Shear Trends Barber & Salon	21032 Devonshire St #102	\$240
Burrito Works Inc	Burrito Factory	21032 Devonshire St #103	\$360
Infinity Nails & Spa	Infinity Nails & Spa	21032 Devonshire St #104	\$240
Linnet Stepanians	Toasted Tan & Spa	21032 Devonshire St #105	\$240
Dennish Insurance Services Inc	Dennish Insurance Services	21032 Devonshire St #106	\$180
Somsak Seayub	Thai Valley	21032 Devonshire St #107	\$360
All Ways Gaming Inc	All Ways Gaming	21032 Devonshire St #109	\$360
Bharati Gholkar	Mother India Catering	21032 Devonshire St #111	\$180
Adel F Fahmy	Devonshire Animal Hospital	21032 Devonshire St #112	\$240
Advanced Tech Supply Inc	Advanced Tech Supply	21032 Devonshire St #203	\$180
Frejeanne R Scott	State Farm Insurance	21032 Devonshire St #204	\$180
Mustard Seed Fellowship	Mustard Seed Fellowship	21032 Devonshire St #205	\$120
Daniel Goldberg	Dan Goldberg Appraisals	21032 Devonshire St #206	\$180
Carl Arrechea	Orr & Associates	21032 Devonshire St #209	\$180
Hammonds / Frey Acct Corp	Hammonds & Frey	21032 Devonshire St #210	\$180
Atlis Enterprises Inc	Best Rate Insurance Services	21032 Devonshire St #211	\$180
Tree of Life Church	Tree of Life Church	21032 Devonshire St #213	\$120
Cal Tours Inc	California Sun Lines	21032 Devonshire St #216	\$180
David L Leveque	David Leveque Insurance	21032 Devonshire St #218	\$180
Anthem Music Lessons	Anthem Music Lessons	21033 Devonshire St	\$180
Laura C Allen	Curly Gates Hair & Nails	21035 Devonshire St	\$180
Dr Joseph Chun DC	Allcare Center	21039 Devonshire St	\$180
All Properties Inc	Berkshire Hathaway Homeservices California Properties	21049 Devonshire St #100	\$180
V K International Technologies Inc	Econtek	21049 Devonshire St #101	\$180
Market Insight LLC	Fusion Marketing	21049 Devonshire St #102	\$180
Freedom Church	Freedom Church	21049 Devonshire St #106	\$120
Castlehead Escrow Inc	Castlehead Escrow Inc	21049 Devonshire St #201	\$180
JF Zimmelman & Associates	JF Zimmelman & Associates	21049 Devonshire St #202	\$180
James E Henderson	Service Specialties	21049 Devonshire St #203	\$180
Real Tandem Inc	Real Tandem	21049 Devonshire St #204	\$360
Jim Clafin/ Doug Stoutenborough	State Farm Insurance	21049 Devonshire St #205	\$180
Triad Financial Insurance	Triad Financial Insurance	21049 Devonshire St #210	\$180
TNT Group Inc	The Drain Co / Tomlinson Family Plumbing	21049 Devonshire St #211	\$240
Jeanne Kim	Jeanne Kim Psyd	21053 Devonshire St #101	\$180
Robert Tomaszewski	Neuropsychological Rehab Center	21053 Devonshire St #101	\$180
Sepulveda Dental Lab	Sepulveda Dentistry Lab	21053 Devonshire St #102	\$180
Mike Waldrip	KM Waldrip Cpa	21053 Devonshire St #103	\$180
Brent E Vallens	Brent E Vallens Atty At Law	21053 Devonshire St #104	\$180

Estates Equity Enterprise Inc	Statewide Mortgage And Realtor	21053 Devonshire St #105	\$180
HIBM Research Group	HIBM Research Group	21053 Devonshire St #106	\$180
Capluck Inc	Cap60	21053 Devonshire St #201	\$240
Hammond / Hammond Inc	Hammond & Hammond	21053 Devonshire St #202	\$180
Tariq Elite / King Flex Ent	Tariq Elite / King Flex Ent	21053 Devonshire St #203	\$240
Olga Wolf	State Farm Insurance	21053 Devonshire St #205	\$180
Richard E Feldman	Feldman Farmers Insurance	21053 Devonshire St #206	\$180
Olivia Herrera	Cameo Draperies & Blinds	21102 Devonshire St	\$240
Mianos Food Corp	Ihop 780	21103 Devonshire St	\$360
Luxe Hookah Lounge	Luxe Hookah Lounge	21104 Devonshire St	\$360
Super Relax Foot and Body Spa Inc	Super Relax Foot and Body Spa	21108 Devonshire St	\$240
Li & S Inc	Ameci Pizza/Pasta	21110 Devonshire St	\$360
Guillermo Manzo	Cycle World Chatsworth	21112 Devonshire St	\$360
Nathavan Suphakijanan	Rain Thai Massage & Acupuncture	21113 Devonshire St	\$240
Naira Panosian Agency	Farmers Insurance	21115 Devonshire St	\$180
CQ Auto Parts Inc	CQ Auto Parts	21116 Devonshire St	\$360
Africa Martinez & Claudia Galindo Martinez	Black Anchor Barber Shop	21117 Devonshire St	\$240
Fumble Recovery	Fumble Recovery	21119 Devonshire St	\$180
Century Fast Foods Inc	Taco Bell	21120 Devonshire St	\$720
Accurate Vision Inc	Accurate Vision Inc	21120 Devonshire St #101	\$240
Alice Raibon	Social Workout Fitness Studio	21141 Devonshire St	\$180
Excellence In Education Preschools Inc	Devonshire Preschool	21203 Devonshire St	\$240
Hindu Temple & Indian Cultural Center	Hindu Temple & Indian Cultural Center	21213 Devonshire St	\$120
Gentle Care Wellness Center Inc	CJ Massage	21215 Devonshire St	\$240
The Green Scene Inc	Green Scenes	21220 Devonshire St #102	\$180
Christian Chekel	Preferred Home Security	21220 Devonshire St #104	\$180
J & V Real Estate	J & V Real Estate	21220 Devonshire St #202A	\$180
Written Communications Inc	Written Communications	21220 Devonshire St #202B	\$180
California Home for Seniors	California Home for Seniors	21220 Devonshire St #203	\$240
Body Basics Inc	Body Basics Inc	21220 Devonshire St #205	\$360
All Valley Home Care Partnership Inc	All Valley Home Care	21220 Devonshire St #206	\$180
Residential & Commercial Security Inc	Ace Security	21220 Devonshire St #207	\$180
Jason McGinnis	Farmers Insurance	21220 Devonshire St #208	\$180
Keith Hinson	Hinson Insurance & Financial Services	21220 Devonshire St #208	\$180
Upshot USA Inc	Upshot USA Inc	21220 Devonshire St #209	\$360
Baseline Nutritionals Inc	Baseline Nutritionals Inc	21220 Devonshire St #210	\$360
R & L Property Management	R & L Property Management	21220 Devonshire St #211	\$180
Marvin Kessler	Marv's Car Wash Coin-Op	21221 Devonshire St	\$240
HKR Restaurant Inc	Hikari Sushi	21230 Devonshire St	\$360
Roland R Russ	Russ' Automotive	21300 Devonshire St	\$240
Yehuda Haim	Miron's Auto Electric & Air Conditioning	21300 Devonshire St #1	\$240
Javier Perez	Chatsworth Auto Upholstery	21300 Devonshire St #17	\$240
Royal 1 Motorsport Inc	R1 Motosport	21300 Devonshire St #5	\$240

O Reilly Auto Enterprises Llc	O'Reilly Auto Parts #2666	21309 Devonshire St	\$360
Soghomon S / A S Poladian	Roxy Cleaners	21317 Devonshire St	\$240
LA Car Gallery Inc	LA Car Gallery	21323 Devonshire St	\$240
U-Haul Co of Van Nuys Inc	U-Haul Center #711-80	21326 Devonshire St	\$360
Mel-O-Dee Garden Center	Mel O Dee Garden Center	21333 Devonshire St	\$360
Desoto Hotel Group	Ramada Inn Chatsworth	21340 Devonshire St	\$720
Recreational Engineering LLC	Rodeo King of Ramada	21340 Devonshire St #B	\$180
Westend Tavern LLC	Mcg's Bar & Grill	21356 Devonshire St	\$360
M & M Cox Enterprises Inc	America's Best Karate and Krav Maga	21360 Devonshire St	\$240
Four Star Manufacturing Inc	Express Computer Products	21405 Devonshire St #201	\$360
Cattan Group LLC	Socal Automotive Group	21405 Devonshire St #206	\$240
All State Insurance	Allstate Insurance	21405 Devonshire St #207	\$180
Sood Tax Services Inc	Sood Tax Services Inc	21405 Devonshire St #209	\$180
Paula Getty-Shearer	Hypnophysics Hypnotherapy	21405 Devonshire St #217	\$180
Kristin McBride	The Skin Within	21405 Devonshire St #218	\$240
Purcell / Noppe / Assoc Inc	Purcell/Noppe Associates	21408 Devonshire St	\$180
Hoa Thi Le-Spadoni	Paris Nails	21411 Devonshire St	\$240
Care-a-Lot Pharmacy Inc	Care-a-Lot Pharmacy	21413 Devonshire St	\$240
Angel Rivera	Angel's Barber Shop	21415 Devonshire St	\$240
Deuk Inc	Kitchen And Flooring Emporium	21417 Devonshire St	\$240
Chatsworth Veterinary Center Inc	Chatsworth Veterinary Cntr	21418 Devonshire St	\$180
Meral Heyat DDS Inc	Chatsworth Plaza Dental	21423 Devonshire St	\$180
Ralphs Market	Ralphs # 710 Grocery Co	21431 Devonshire St	\$720
Jung Gyun/Sook Im Yoon	Devonshire West Cleaners	21505 Devonshire St	\$240
Kathy Chriqui OD	Optometrics of Chatsworth	21507 Devonshire St	\$180
Keith Long	Strands Salon & Day Spa	21509 Devonshire St	\$240
SHPC Inc	Straw Hat Pizza	21511 Devonshire St	\$360
Merc Fitness LLC	Anytime Fitness	21525 Devonshire St	\$180
Edward D / Claire M Barker	Munch Box	21532 Devonshire St	\$360
ISB Food Group LLC	ISB Food Group LLC	21534 Devonshire St #A	\$360
Jni One Inc	Waba Grill Teriyaki House	21534 Devonshire St #B	\$360
Dr Leo Rudoy DDS Dental Corp	Dr Leo Rudoy DDS	21534 Devonshire St #C	\$180
Danielle Ramirez	Rumours Salon	21534 Devonshire St #D	\$240
Gong Yu Song	Lucky Relax Spa	21534 Devonshire St #E	\$240
14 Tons Juicery	Pet Café	21534 Devonshire St #F	\$360
Crank Addicvte Cycling	Crank Addicvte Cycling	21534 Devonshire St #G	\$240
Amcf Corporation	Ciggy's for Less	21534 Devonshire St #H	\$360
Cell Plus	Cell Plus	21534 Devonshire St #I	\$360
Fruzion LLC	Fruzion	21534 Devonshire St #J	\$360
Chatsworth Storage LLC	Extra Space Storage	21536 Devonshire St	\$360
Rezvan Lindsay	Career Concept Center / Disability Advocate	21601 Devonshire St #101	\$180
Lior Avishay	LBA Insurance Services	21601 Devonshire St #105	\$180
Mfg Automation & Software	Mass Inc	21601 Devonshire St #108	\$180
Skysilk Inc	Skysilk Inc	21601 Devonshire St #112	\$240
Lisa Sheeran	Cpr For Life	21601 Devonshire St #117	\$180
A Tom Hull Co	Tom J Hull And Co	21601 Devonshire St #128	\$180
Somerville Security Associates Inc	Somerville Security Inc	21601 Devonshire St #200	\$180
Tender Touch Home Care	Tender Touch Home Care	21601 Devonshire St #206	\$180
Chatsworth Insurance Services	Chatsworth Insurance	21601 Devonshire St #207	\$180

David Scully And Co Cpas	David Sculley & Co Cpa	21601 Devonshire St #217	\$180
Jerrel W Dunsworth	Jerrel W Dunsworth	21601 Devonshire St #218	\$180
BDM Loan Services Inc	BDM Mortgage Services	21601 Devonshire St #219	\$240
Sherman M Ellison	Traffic Ticket Attorney	21601 Devonshire St #228	\$180
Vinco Tax Services LLC	Vinco Tax Services	21601 Devonshire St #301	\$180
Paul Michael Abraham	State Farm Insurance	21601 Devonshire St #305	\$180
R Curtis Dalton/Craig Mathias	R Curtis Dalton/Craig Mathias	21601 Devonshire St #309	\$180
Tetracam	Dycam Development Company	21601 Devonshire St #310	\$180
Ita LLC	Ita LLC	21601 Devonshire St #312	\$180
Dana Brenner CPA / Jennifer Brenner CPA	Brenner & Associates Inc	21601 Devonshire St #320	\$180
Sai-Jain Corp	Travel Lodge	21603 Devonshire St	\$720
Nipon Mathiyakom	Chatsworth Liquor	21615 Devonshire St	\$360
Abdul Akhunzadah	Tawakal Halal Meat And Deli	21617 Devonshire St	\$240
Kevin Ellsworth	Nice And Clean Coin Laundry	21621 Devonshire St	\$360
Joth Inc	The Candy Cat	21625 Devonshire St	\$360
Strain Balboa Caregivers Inc	Medical Marijuana Collective	21627 Devonshire St #B	\$360
Melvin Shanoian	Chatsworth Auto Repair	21630 Devonshire St	\$240
William & Margery Holmes	The Cowboy Palace Saloon	21635 Devonshire St	\$360
Kirk P Shanoian	Chatsworth Auto Body	21638 Devonshire St	\$240
Fast Auto & Payday Loans Inc	Fast Auto & Payday Loans Inc	21700 Devonshire St	\$240
Thuthao T Lam	Phô Saigon 1	21701 Devonshire St #A	\$360
Elizabeth Jones	Liz Jones Hair Studio And Skin Spa	21701 Devonshire St #E	\$240
Edj Holdings Co Et Al	Edward Jones	21701 Devonshire St #F	\$180
Denise Schaum	Denise's Pet Grooming	21701 Devonshire St #G	\$240
Michael J Bernard	Chatsworth Postal Center	21704 Devonshire St	\$240
Darth Vapor	Darth Vapor	21706 Devonshire St	\$360
Jaroenporn Hacker	Thai Spa & Acupuncture	21710 Devonshire St	\$240
Lien Nguyen	Yvonne's Beauty Care	21712 Devonshire St	\$240
Nathavan Suphakijanan / Edward David Mcneal	My Thai Restaurant	21714 Devonshire St	\$360
George & Amir Sukkar	Country Squire Market	21717 Devonshire St	\$360
Barthel Motoren Werke Inc	Barthel Motoren Werke	21718 Devonshire St	\$240
Juan Ayala	Ayala's Custom Upholstery	21721 Devonshire St	\$240
By The People Document Preparation Center Inc	By The People Document Preparation Center Inc	21722 Devonshire St	\$180
Eun Seo	Geogianna's Grooming	21723 Devonshire St	\$240
Sigrid Genuneit	Chatsworth Florist	21727 Devonshire St	\$240
Silver King Inc	Silver King	21728 Devonshire St	\$360
Wendy E Fleischmann CFP	Silvers Accountancy Corporation	21730 Devonshire St	\$180
Mary Alvarez	Innovative Promotions	21732 Devonshire St	\$120
Clark Seif Clark Inc	Clark Inc	21732 Devonshire St #B	\$180
Emergency Concepts	Emergency Concepts	21740 Devonshire St	\$180
Helle Leap	Valley Chiropractic	21740 Devonshire St	\$180
Los Toros Restaurant Inc	Los Toros Mexican Restaurant	21743 Devonshire St	\$720
Natural Pedicure	Facial Services	21746 Devonshire St	\$240
Ground Breakers Enterprises Inc	Go Build Business	21748 Devonshire St	\$240
Param Yoga LLC	Marydales Param Yoga Healing Arts Center	21750 Devonshire St	\$180
Carlos Rodas	CRS Design	21752 Devonshire St	\$180
My Creative Outlet	My Creative Outlet	21754 Devonshire St	\$240

Its All About Worship Church	Its All About Worship Church	21757 Devonshire St	\$120
R A Macasaet Dental Corp	Dr Ramil Macasaet Dmd	21757 Devonshire St #1	\$180
Ronald Bernheim	National Planning Corp	21757 Devonshire St #11	\$180
Best Hospice Inc	Best Hospice Inc	21757 Devonshire St #11A	\$180
Vmc Medical Collections	Vmc Medical Collections	21757 Devonshire St #12	\$240
Film & Video Transfers Inc	The Transfer Station	21757 Devonshire St #12A	\$240
Dunfield Inc	Rec-Specs	21757 Devonshire St #1A	\$180
Larry H Clough	Larry Clough Attorney At Law	21757 Devonshire St #2	\$180
Power Medical Collections Inc	Power Medical Collections	21757 Devonshire St #4	\$240
Boomerville-A Century of Speed	Boomerville-A Century of Speed	21757 Devonshire St #5	\$120
Universal Structural Building Corp	Universal Concrete	21757 Devonshire St #8	\$240
Kenneth C Fong	Darkside Motoring	21758 Devonshire St	\$360
Vikram Mishra DDS DC	Chatsworth Dental Group	21800 Devonshire St #A	\$180
Naya Touch Inc	Naya Fresh Body Spa	21800 Devonshire St #B	\$240
Chatsworth Tire Inc	Chatsworth Tire	21803 Devonshire St	\$360
Adrienne Flair Dumenigo	Doggone Good Grooming	21812 Devonshire St	\$240
Betty J Cates	Betty Cates Dance Concern	21814 Devonshire St	\$180
Les Sisters Enterprises Inc	Les Sisters Restaurant	21818 Devonshire St	\$360
Andre Emmanuel Alonzo	Cali Cuts Barber Shop	21820 Devonshire St	\$240
Union Bank of California	Union Bank	21821 Devonshire St	\$1,200
Adk Services	Chatsworth Cleaners	21824 Devonshire St	\$240
Klaus Gerhart Pohlmann	Uber Adventures	21901 Devonshire St	\$240
G K M Enterprises Inc	Hooper Camera Stores	21902 Devonshire St	\$360
Sue Zanne Braun	Sue Zannes Hair Design	21905 Devonshire St	\$240
Rodney Canter	Rodney Canter Cpa	21909 Devonshire St	\$180
Martin Chavez	Tacos El Cosas	21915 Devonshire St	\$360
Edgar Salazar	State Farm Insurance	21919 Devonshire St	\$180
Kong B Tao	Doughboys Donuts	21921 Devonshire St	\$360
Apro LLC	United Oil #175	21924 Devonshire St	\$360
Kiranjit/Kuldip Mangat	7-Eleven #24596	21925 Devonshire St	\$720
Solid Generation Inc	Silver Panda	10116 Mason Ave	\$360
HRB Tax Group Inc	H & R Block	10118 Mason Ave	\$180
Rite Aid Corp	Rite Aid #5545	10120 Mason Ave	\$720
Helen Tran	Nail Studio Service	10156 Mason Ave	\$240
Parsopchai Saethang / Yong Jiang Yu	Super Relax	10160 Mason Ave	\$240
Roberto Gianfranco	ASAP Wellness Clinic	10162 Mason Ave	\$180
Sorae Cho	Acupuncture On Health	10164 Mason Ave	\$360
Caldia Inc	Honshu Sushi	10166 Mason Ave	\$360
Hertz Corp Local Edition	Hertz Corporation	10170 Mason Ave	\$360
Lance Dunham MD	Lance Dunham MD	10172 Mason Ave	\$180
Lynda Tang OD	Valley Family Optometry	10176 Mason Ave	\$180
San Carlo Deli Inc	San Carlo Italian Import & Deli	10178 Mason Ave	\$360
Arthur Nazaryan	Elie's Lock And Key	10180 Mason Ave	\$240
Medical Management International Inc	Banfield Pet Hospital #5059	10204 Mason Ave	\$180
Automobile Club of Southern California	Automobile Club of Southern California	10210 Mason Ave	\$180
Laura & Don Wachs	Lauras Beauty Supply	10220 Mason Ave	\$360
AMK Zone Inc	Smoke Shop	10222 Mason Ave	\$360

House of Shish Kabab Inc	House of Shish Kabab	10224 Mason Ave	\$360
Kimie B Couture Inc	Plush Salon	10228 Mason Ave	\$240
The Sherwin Williams Co	Sherwin Williams Paints	10230 Mason Ave	\$360
Chatsworth Super Carwash Inc	Chatsworth Carwash	10241 Mason Ave	\$240
Wells Fargo Advisors LLC	Wells Fargo Bank	10250 Mason Ave	\$1,200
Sahan Somundjian	Palace Cleaners	10312 Mason Ave	\$240
Mattress World Inc	Mattress World	10316 Mason Ave	\$360
S & S Chatsworth Corp	Sevan Chicken #3	10317 Mason Ave	\$360
Logix Federal Credit Union	Logix Federal Credit Union	10324 Mason Ave	\$1,200
Trader Joe's Company	Trader Joe's #184	10330 Mason Ave	\$720
Smart & Final Stores LLC	Smart & Final #528	10340 Mason Ave	\$720
Kahoots Inc	Kahoots	10360 Mason Ave	\$720
Pineview Enterprises Inc	The Flame Broiler Trbk #00126	10364 Mason Ave	\$360
Little Caesar's Enterprises Inc	Little Caesar's #5726	10366 Mason Ave	\$360
Vay Inc	Subway #11669	10368 Mason Ave	\$360
Chase Bank	Corporate Accts Payable TX2-C361	10370 Mason Ave	\$1,200
Chatsworth Chamber of Commerce	Chatsworth / Porter Ranch Chamber Of Commerce	10038 Old Depot Plaza Rd	\$180

**\$104,100**

### **Attachment 3:** **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

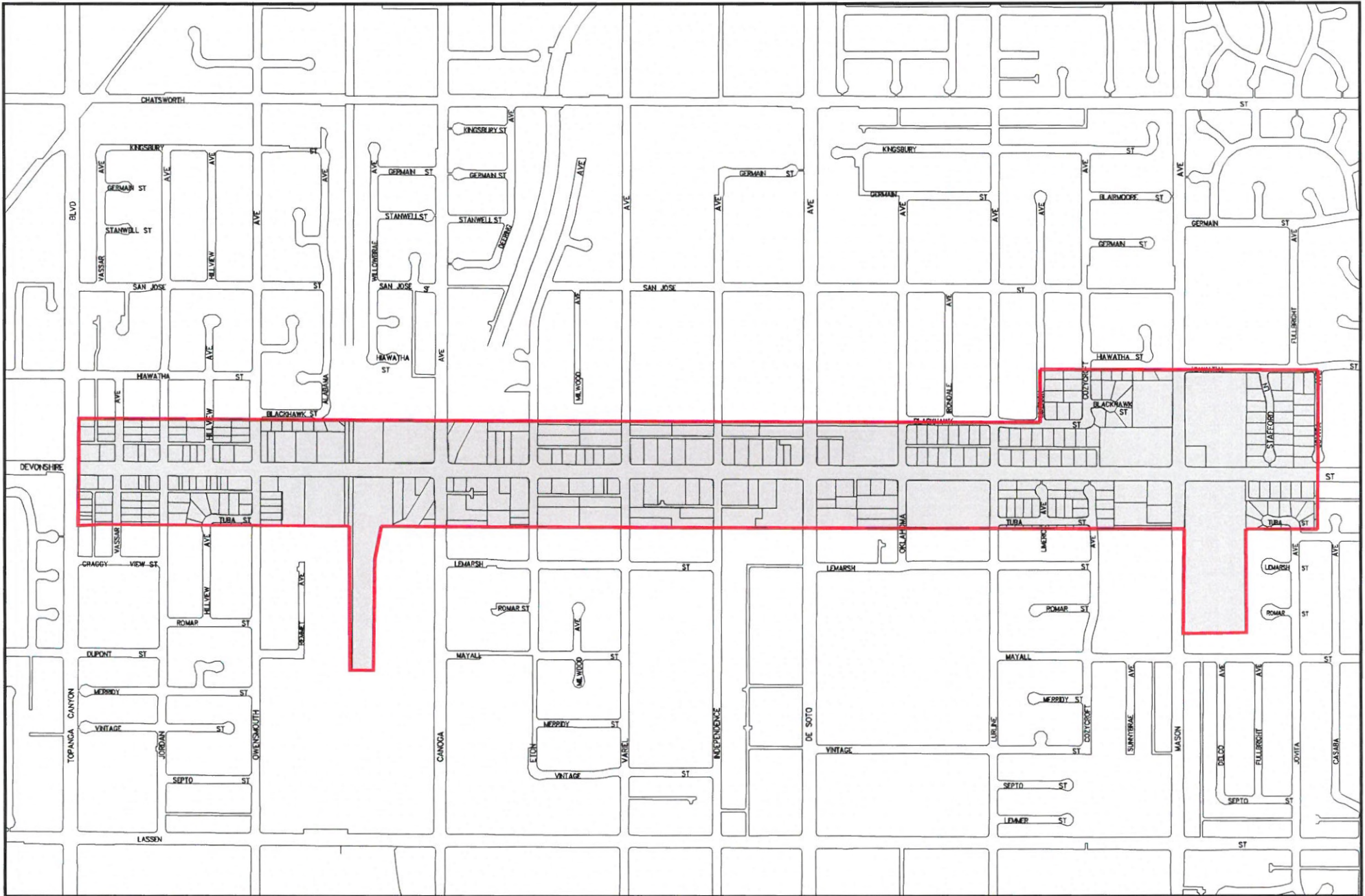
CHATSWORTH BID - - ASSESSMENT METHODOLOGY CATEGORIES

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; Certified 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





-  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