

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

NEIGHBORHOOD AND BUSINESS  
IMPROVEMENT DISTRICT DIVISION  
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MIRANDA PASTER  
DIVISION MANAGER

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November 9, 2017

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

Council Districts 4 & 13

REGARDING: LOS FELIZ VILLAGE MERCHANT-BASED BUSINESS IMPROVEMENT  
DISTRICT RECONFIRMATION PROCEDURE

Honorable Members:

On December 12, 1997, the City Council adopted Ordinance 171,866, which established the Los Feliz Village Business Improvement District, located in Council Districts 4 and 13 (CF 13-1724). The City is required to conduct reconfirmation proceedings in order to levy a special assessment, which supports each year of District operations. The Los Feliz Village Business Improvement District will complete its sixteenth operating year on December 31, 2017. The Los Feliz Village Business Improvement District Advisory Board has approved and submitted an Annual Report and is ready to proceed with the reconfirmation of the Los Feliz Village Business Improvement District. The Annual Report for the Business Improvement District's seventeenth operating year, beginning January 1, 2018 through December 31, 2018, is presented with this Report for Council consideration as "Attachment 1."

## RECONFIRMATION PROCESS

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

### PROPOSED BUDGET

The proposed budget for the Los Feliz Village Business Improvement District's 2018 operating year is \$73,600.00. A copy of the budget is included in the Annual Report in "Attachment 1."

### PROPOSED DISTRICT BOUNDARIES

The Los Feliz Village BID's boundaries for its 2018 operating year remain unchanged from the BID's 2017 operating year, and are generally described as follows: Hillhurst Avenue, from Los Feliz Boulevard to Sunset Boulevard; Hollywood Boulevard, from Hillhurst Avenue to Vermont Avenue; and Vermont Avenue, from Hollywood Boulevard to Franklin Avenue. A map illustrating the Los Feliz Village Business Improvement District's boundaries for its 2018 operating year is included as well as a complete description of the boundaries in the Annual Report (Attachment 1).

### PROPOSED IMPROVEMENTS AND PROGRAMS

The Los Feliz Village Business Improvement District's activities and programs for the 2018 operating year include, but are not limited to: Beautification, Communication, Marketing and Public Relations, and Administration, which would be supported by assessment revenue and are described in its Annual Report (Attachment 1).

### ASSESSMENT METHODOLOGY

The assessment methodology for the Los Feliz Village Business Improvement District is based on the type of business being conducted and the number of full-time employees working in the business. The assessment amounts range by category, from \$100 to \$550 annually. The assessment rates determined by this assessment methodology reflect the specific benefits to the payors from the services provided.

A full description of the assessment methodology with the classification of businesses and assessment schedule is included in the Annual Report (Attachment 1).

### DISTRICT ADVISORY BOARD

The District will be governed by an advisory board consisting of business owners. The advisory board provides general oversight of District operations, prepares annual reports and makes recommendations to the City Council on District budget and other issues. The Advisory Board is required to be appointed by the City Council pursuant to Section 36530 of the Streets and Highways Code. The City Council may designate existing advisory boards or commissions to serve as the advisory board for the District or may create a new advisory board for that purpose. A list of the proposed District's current advisory board members is included in Attachment 1.

### EXEMPTION UNDER PROPOSITION 26

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

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

The assessments collected for the Los Feliz Village Business Improvement District are used to provide specific benefits directly to the payor. The specific benefit to the payor are the beautification programs, communication services, marketing and public relations services, and administration services which will be provided directly to assessed businesses within the Los Feliz Village Business Improvement District. These services will in turn, provide specific benefits to the payors in the form of overall improved area aesthetics, which will result in an increase in customers and visitors to the district. This will in turn, result in the increase of retail and commercial business to payors located within the District boundaries. The services are funded solely by the assessments collected and are provided only to the businesses that pay the assessments. No services are provided to businesses that do not pay the assessments or to businesses located outside of the District boundaries. Such services cannot be provided without charging the assessment. Furthermore, the assessments are calculated based on the reasonable cost of providing the services to the payor and thus, do not exceed the reasonable cost to the local government in conferring the benefit.

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

### CONTRACTING WITH NON-PROFIT SERVICE PROVIDER

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter section 371(e)(10) provides an exception to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical

or impossible or where the common law otherwise excuses compliance with competitive bidding requirements.”

From its first operating year, the Los Feliz Village Business Improvement District has been administered by the Los Feliz Village Business Improvement Corporation, a California non-profit mutual benefit corporation, which oversees expenditures and manages and implements improvements and activities related to the Business Improvement District. Through its longstanding presence in the Los Feliz Village community and as administrator of the Business Improvement District during its sixteen years of operation, the Los Feliz Village Business Improvement Corporation possesses unique knowledge and expertise of the Los Feliz Village Business Improvement District and has a vested interest in its success, therefore it would be undesirable and impractical to comply with the competitive bidding requirements or to select another entity to administer the District.

### ASSESSABLE CITY PROPERTY

There is one (1) City-owned property located within the Los Feliz Village BID boundaries. Because the Los Feliz Village Business Improvement District is a merchant-based Business Improvement District, there are no assessments to be paid for these City-owned properties.

### FISCAL IMPACT

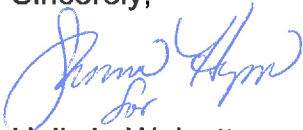
This is a merchant-based Business Improvement District and there are no assessments for City-owned properties within the Business Improvement District, therefore there is no impact on the General Fund.

### RECOMMENDATIONS:

1. FIND that the assessments imposed by the Los Feliz Village Business Improvement District for the 2018 fiscal year provide services that directly benefit each of the businesses which pay the assessments.
2. FIND that the services funded by the assessment are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. Find that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).

6. FIND that the services to be provided by the Owners' Association are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
7. ADOPT an Ordinance of Intention confirming the Los Feliz Village Business Improvement District Annual Report and levying an annual assessment for the Los Feliz Village Business Improvement District's seventeenth operating year, January 1, 2018 to December 31, 2018.
8. DIRECT the City Clerk to schedule, prepare, publish, and mail the public hearing notice, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Los Feliz Village Business Improvement District's seventeenth operating period beginning January 1, 2018 to December 31, 2018.
10. APPROVE the Los Feliz Village Business Improvement Corporation, a California non-profit mutual benefit corporation, to administer the proposed services of the Los Feliz Village Business Improvement District pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
11. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Los Feliz Village Business Improvement Corporation to administer the Los Feliz Village Business Improvement District, if the Ordinance reconfirming the Business Improvement District is adopted.
12. APPOINT the Advisory Board as listed in Attachment 1.

Sincerely,



Holly L. Wolcott  
City Clerk

HLW:SDH:MCP:RMH:rm

Attachments: Los Feliz Village Business Improvement District's 2018 Annual Report  
Ordinance of Intention



November 3, 2017

Miranda Paster, Acting Chief  
Administrative Services Division  
Office of the City Clerk  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

**2018 Annual Report for the Los Feliz Village Business Improvement District**

Dear Ms. Paster,

As required under our agreement C-129756 with the City of Los Angeles, the Los Feliz Village Advisory Board has reviewed in detail the proposed 2018 budget.

On behalf of the Advisory Board, I would like to present the 2018 Annual Report for the Los Feliz Village Business Improvement District, approved by the Advisory Board September 13, 2017 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, consisting of several loops and a long horizontal stroke extending to the right.

Rafik Ghazarian, President  
Los Feliz Village BID Advisory Board





## 2018 Annual Report

# Los Feliz Village Business Improvement District

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

**Fiscal Year of Report:** January 1, 2018 to December 31, 2018.

**Advisory Board Members:**

1. Rafik Ghazarian, President
2. Sarah Loveless, Vice President
3. Chris Serrano, Treasurer
4. Dino Pantazis, Secretary

**Boundaries:** The Los Feliz Village BID's boundaries for its 2018 operating year remain unchanged from the BID's 2016 operating year and 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); 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; 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. A map illustrating the Los Feliz Village BID's boundaries for its 2018 operating year is attached\*.

**Benefit Zones:** The benefit zones for the Los Feliz Village Business Improvement District will for its 2018 operating year remain unchanged from the BID's 2017 operating year. There is only one benefit zone.

## APPENDIX A – LOS FELIZ VILLAGE BID 2018 BUDGET PROPOSAL

Total Estimated Revenue 2018 - \$73,600.00

### Improvements and Activities for 2018:

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

- 1) **Beautification:** Clean Street is the vendor for trash collection. Trash collection is on a 2 day per week schedule and may be increased as needed. Since 2010, the Board has approved trimming the trees every three years. Sidewalk and gutter cleaning services as needed.
- 2) **Communication:** The LFVBID website ([www.losfeliz.biz](http://www.losfeliz.biz)) contains community and LFVBID related information. The communication committee has hired a social media liaison to update our face book page, twitter, enhance our web site, etc. Newsletters will be published on a quarterly basis, and mailers, postcards and advertising as needed. They will be distributed to all BID members via e-blast, printed for distribution and available on our website. The Business Directory/map will be updated this year.
- 3) **Marketing and Public Relations:** Three mixers/stakeholder meetings will be held in 2018. One mixer functions as our annual public meeting with the members. It is our experience that attendance with this mixer format is greater than for typical stakeholder meetings. Three other themed events will also be produced throughout the year, including a holiday event.
- 4) **Administration:** Covers General Liability and Directors and Officers Insurance, Certificate of Revivor from the Franchise Tax Board, CPA and bookkeeper expenses, legal advice and office supplies

**Total Estimate of Costs for 2018:** A breakdown of the total estimated 2018 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.
- **Banks:** Includes banks, savings and loans and credit unions.
- **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 and acupuncturists.

**Amount of Surplus/Deficit from previous Fiscal Year:** Based on projected expenditures for the 2017 fiscal year the District is expected to not have a surplus to be carried over into the 2018 fiscal year.

**Amount of Contributions from other sources:** Presently, the District does not anticipate receiving contributions from other sources.

**New Businesses:** New businesses that open within the LFVBID boundaries after the ordinance for levying assessments for 2018 has been adopted by the Los Angeles City Council will be exempt from the 2018 assessment; they will be subject to assessments in future years.



**Los Feliz Village BID  
Assessment Method and Basis**

<b>Business Type*</b>	<b>Number of Employees (including business owner)</b>	<b>Annual Assessment</b>	<b>Annual Assessment (Hollywood Blvd.)</b>
Retail, Restaurants, Theaters, Banks	0 to 5	\$250	\$200
	6 to 10	\$350	\$300
	11 to 25	\$450	\$400
	26 or more	\$550	\$500
Non-profits		\$100	\$100
Office/Professional	No more than 2, total	\$100	\$100
All Others	0 to 5	\$200	\$150
	6 to 10	\$300	\$250
	11 to 25	\$400	\$350

\*See page 2 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. Chase Bank and the Shell Station on Hollywood/Vermont will have a reduced assessment of \$250 each due to unique services that the LFVBID provides and their dual membership with the East Hollywood BID.
6. Non-profits will be assessed at \$100 and Office/Professional services with no more than 2 employees will be assessed at \$100.


**APPENDIX A – LOS FELIZ VILLAGE BID 2018 BUDGET PROPOSAL**

Total Estimated Revenue 2018 - \$73,600.00

<b>Total 2018 LFVBID Expenditures</b>	
<b><u>Beautification</u></b>	
Trash Collection	\$20,000.00
Sidewalk/gutter clean up	\$12,000.00
Village Cleanup supplies	\$500.00
Tree Trimming	\$11,607.00
<b>Subtotal</b>	<b>\$44,107.00</b>
<b><u>Communications</u></b>	
Website	\$1,000.00
Newsletter	\$1,500.00
Mailers/Postcards	\$2,000.00
Advertising	\$2,000.00
Directory/Maps (reprinting)	\$1,000.00
<b>Subtotal</b>	<b>\$7,500.00</b>
<b><u>Marketing &amp; Public Relations</u></b>	
Member Meetings & Mixers	\$750.00
Bid Marketing Events	\$750.00
Holiday Event	\$2,000.00
<b>Subtotal</b>	<b>\$3,500.00</b>
<b><u>Administration</u></b>	
Insurance	\$3,000.00
CPA	\$2,900.00
Bookkeeper	\$1,600.00
City Administrator (6% of total)	\$4,353.00
Legal	\$6,000.00
Office supplies & Postage	\$640.00
<b>Subtotal</b>	<b>\$18,493.00</b>
<b>Total</b>	<b>\$73,600.00</b>

**APPENDIX B – Los Feliz Village Business Improvement District Boundary MAP**




 Council File 07-0852  
 Ordinance 179014  
 Map by DEANMAN OF CITY PLANNING, LOS ANGELES

LOS FELIZ VILLAGE  
 BUSINESS IMPROVEMENT DISTRICT  
 No. 1 Scale

<b>Business Name</b>	<b>Business Address</b>	<b>2018 Asmt</b>
Golden Sol	4446 Ambrose Ave	\$200
Yes Equals Yes	4448 Ambrose Ave	\$250
Renie Schoenkerman	4448 Ambrose Ave	\$250
Ambrose Hills Wellness PC	4448 Ambrose Ave	\$100
Bank of America	4510 Franklin Ave	\$550
7-Eleven 2626-25599A	4650 Franklin Ave	\$350
Anarbagh Indian Restaurant	4656 Franklin Ave	\$250
Good Luck Bar	1514 Hillhurst Ave	\$350
Autozone #5412	1515 Hillhurst Ave	\$350
Non Profit Community Clinic	1530 Hillhurst Ave	\$550
West Coast Tax & Financial Ser	1550 Hillhurst Ave #1	\$100
Enterprise Rent-A-Car #3219	1608 Hillhurst Ave	\$250
Komitas Day Care	1616 Hillhurst Ave	\$250
Castle Body Shop	1620 Hillhurst Ave	\$250
Butter Cake Shoppe	1627 Hillhurst Ave	\$250
Best Fish Taco In Ensenada	1650 Hillhurst Ave	\$50
Vine Auto Center	1654 Hillhurst Ave	\$250
George Hanna DDS	1655 Hillhurst Ave #101	\$250
Transcendental Meditation	1655 Hillhurst Ave #102	\$100
Efma Almario DDS Apdc	1655 Hillhurst Ave #103	\$250
Merilynn Yamada DDS	1655 Hillhurst Ave #203	\$250
Keller Williams Realty	1660 Hillhurst Ave	\$550
Los Feliz Escrow	1660 Hillhurst Ave	\$100
Movement Mortgage LLC	1660 Hillhurst Ave	\$250
Hillhurst Mortgage	1662 Hillhurst Ave #A	\$250
Smaldino Lutz Curtis & Associates	1662 Hillhurst Ave #A	\$250
Der Vartanian & Associates	1670 Hillhurst Ave #200	\$100
Law Offices Of Raymond Hovsepian	1670 Hillhurst Ave #201	\$100
Harmony Family Law Mediation Group	1670 Hillhurst Ave #204	\$100
Cap & Cork Jr Market	1674 Hillhurst Ave	\$250
Desert Rose Bar & Lounge	1700 Hillhurst Ave	\$350
Mortgage Capital Partners	1708 Hillhurst Ave	\$250
Signature Home Health Care	1710 Hillhurst Ave #202	\$250
Love and Care Hospice	1710 Hillhurst Ave #204	\$250
Hye Memorial Inc	1710 Hillhurst Ave #205	\$250
Berkshire Hathaway Home Services	1714 Hillhurst Ave	\$550
Yoga Vibe	1717 Hillhurst Ave	\$250
Spitz Los Feliz	1725 Hillhurst Ave	\$350
H Coffee	1750 Hillhurst Ave	\$250
Margaux's Beauty Studio	1751 Hillhurst Ave	\$250
Earth Organic Juice Bar	1753 Hillhurst Ave	\$250
Los Feliz Shoe Repair	1755 Hillhurst Ave	\$100
Los Feliz Smoke Shop	1757 Hillhurst Ave	\$250
Home Restaurant	1760 Hillhurst Ave	\$450
Unified Parking Service	1760 Hillhurst Ave	\$250
Universal Core Karate Academy	1761 Hillhurst Ave	\$250
Liberate Emporium	1765 Hillhurst Ave	\$250
Green Leaves Vegan	1769 Hillhurst Ave	\$350

<b>Business Name</b>	<b>Business Address</b>	<b>2018 Asmt</b>
Ise Automotive Service	1774 Hillhurst Ave	\$250
My Enchanted Garden	1775 Hillhurst Ave	\$250
Sis Deli & Grocery	1800 1/2 Hillhurst Ave	\$250
Drawing Room	1800 Hillhurst Ave	\$350
Sotheby's International Realty	1801 Hillhurst Ave	\$550
The Laundry Room	1802 1/2 Hillhurst Ave	\$250
La Pergoletta Café	1802 Hillhurst Ave	\$250
Sun Drug Company	1803 Hillhurst Ave	\$250
Hillhurst Cleaners	1804 1/2 Hillhurst Ave	\$100
Maro Coiffure	1804 Hillhurst Ave	\$250
Los Feliz Hi Tech	1805 Hillhurst Ave	\$250
Tubtim Siam Restaurant	1806 1/2 Hillhurst Ave	\$450
Suzys Nail	1806 Hillhurst Ave	\$250
Sahara Salon	1810 Hillhurst Ave	\$100
Southern California Gas Co	1811 Hillhurst Ave	\$350
Chi Dynasty	1813 Hillhurst Ave	\$350
Edward K Hom DDS	1814 Hillhurst Ave	\$250
TRG Realty	1822 Hillhurst Ave	\$250
Ye Rustic Inn	1831 Hillhurst Ave	\$350
Simply Thai Restaurant	1850 Hillhurst Ave	\$350
Waverly Wei Li Therapy Center	1854 Hillhurst Ave	\$250
Celebrity Cleaners	1857 Hillhurst Ave	\$250
Citibank	1859 Hillhurst Ave	\$550
Subway	1900 Hillhurst Ave	\$450
Hillhurst Beauty Center	1902 Hillhurst Ave	\$250
For Pets Only	1903 Hillhurst Ave	\$250
Cugurt	1904 1/2 Hillhurst Ave	\$250
Hillhurst Thai Spa	1904 Hillhurst Ave	\$250
Tosa Express	1906 Hillhurst Ave	\$250
Daily China Express	1907 Hillhurst Ave	\$350
Daily Donuts	1908 Hillhurst Ave	\$250
Dr. Alan Snyder	1909 Hillhurst Ave	\$150
Bruce Jay Associates	1910 Hillhurst Ave	\$250
Lou Wine Shop & Tastings	1911 Hillhurst Ave	\$250
Grigor Sarkissian DDS Apc	1912 Hillhurst Ave #A	\$250
Sun Works Tanning LA	1913 Hillhurst Ave	\$250
Qwench Juice Bar	1915 Hillhurst Ave	\$250
Mynor's Parking Services	1917 Hillhurst Ave	\$550
Coldwell Banker	1917 Hillhurst Ave #101	\$250
First Capital Mortgage	1917 Hillhurst Ave #101	\$250
West Coast Escrow	1917 Hillhurst Ave #101	\$200
Crescent Chiropractic and Wellness	1917 Hillhurst Ave #201	\$250
FiveCurrents	1917 Hillhurst Ave #203	\$100
Arcstone Financial Mortgage	1917 Hillhurst Ave #205	\$450
Box Brothers Los Feliz	1920 Hillhurst Ave	\$350
Froyolife	1924 Hillhurst Ave	\$350
Alcove Cafe	1929 Hillhurst Ave	\$450
Meher Der Ohanessian Fincl Svc	1932 Hillhurst Ave	\$250

<b>Business Name</b>	<b>Business Address</b>	<b>2018 Asmt</b>
Los Feliz Ledger	1933 Hillhurst Ave	\$250
Dana Julian MFT	1934 1/4 Hillhurst Ave	\$100
Sharon Rubinstein MFT	1934 1/4 Hillhurst Ave	\$100
PLG Estates	1934 Hillhurst Ave	\$550
Maru Coffee	1936 Hillhurst Ave	\$250
Glaze Fire	1937 Hillhurst Ave	\$250
Lala Casting	1938 Hillhurst Ave	\$100
Spitfire Girl	1939 1/2 Hillhurst Ave	\$250
Meowdy	1939 Hillhurst Ave	\$250
Suzanne Glickman MFT	1940 1/2 Hillhurst Ave	\$350
Health Works	1940 Hillhurst Ave	\$100
Grey Goose Custom Framing	1941 Hillhurst Ave	\$350
Mind & Body Fitness	1947 1/2 Hillhurst Ave	\$250
Wizard of Art	1947 Hillhurst Ave	\$250
Mustard Seed Café Inc	1948 Hillhurst Ave	\$350
Dvorak & Co The Acting Studio	1949 Hillhurst Ave	\$250
Vamp Shoes	1951 Hillhurst Ave	\$250
Undesigned Products	1953 1/2 Hillhurst Ave	\$150
Liza Shtromberg Jewelry	1953 Hillhurst Ave	\$250
Jeni's Splendid Ice Cream	1954 Hillhurst Ave	\$250
Library III Boutique	1956 Hillhurst Ave	\$250
Lucifer's Pizza	1958 Hillhurst Ave	\$250
Tropicalia	1966 Hillhurst Ave	\$350
Vinoteca Wine Bar	1968 Hillhurst Ave	\$350
Sushi Ai Los Feliz	1970 Hillhurst Ave	\$350
Farfalla Trattoria	1978 Hillhurst Ave	\$450
United Partners Insurance Services	2000 Hillhurst Ave	\$100
Western Diagnosis & Repair	2000 Hillhurst Ave	\$350
Los Feliz Properties	2020 Hillhurst Ave	\$350
Jasmine's Garden	2030 Hillhurst Ave	\$250
Albertsons #6387	2035 Hillhurst Ave	\$550
Twenty40	2040 Hillhurst Ave	\$250
Opyans Hair Design	2042 Hillhurst Ave	\$200
Community	2044 Hillhurst Ave	\$250
Copycat La	2046 Hillhurst Ave	\$250
Fancy Nails	2048 Hillhurst Ave	\$250
Yuca's	2056 Hillhurst Ave	\$250
Hillhurst Liquor	2060 Hillhurst Ave	\$250
Purans	2064 Hillhurst Ave	\$450
Leo's Hair Studio	2068 Hillhurst Ave	\$250
Lassens Health Foods	2080 Hillhurst Ave	\$550
The Coffee Bean & Tea Leaf	2081 Hillhurst Ave	\$550
Yen Sushi & Sake	2081 Hillhurst Ave #A	\$250
Michael S Burton Medical Group	2101 Hillhurst Ave	\$250
The Los Feliz Med Spa	2107 Hillhurst Ave	\$250
Blackstone Optometry	2109 Hillhurst Ave	\$250
Pittman Hensley	2114 Hillhurst Ave	\$100
Zaftig Composition	2116 1/2 Hillhurst Ave	\$250

<b>Business Name</b>	<b>Business Address</b>	<b>2018 Asmt</b>
Cheechs Pizza	2116 Hillhurst Ave	\$250
McCalls Meat & Fish Co	2117 Hillhurst Ave	\$350
Bludgeon	2118 1/2 Hillhurst Ave	\$250
Cafe Los Feliz Inc	2118 Hillhurst Ave	\$250
Mexico City	2121 Hillhurst Ave	\$350
The Reckless Unicorn	2124 Hillhurst Ave	\$250
Little Dom's	2128 Hillhurst Ave	\$350
Mission of Los Feliz	2131 Hillhurst Ave	\$100
Japaneeds.org	4477 Hollywood Blvd #200	\$200
El Bug Farm Inc	4477 Hollywood Blvd #203	\$250
Future Past	4477 Hollywood Blvd #204	\$200
Crystal Valet Parking Service	4477 Hollywood Blvd #207	\$200
Money Mart #752 Pmb #3500	4481 Hollywood Blvd	\$300
Action Vacuum and Janitorial	4483 Hollywood Blvd	\$200
Paper Moon	4516 Hollywood Blvd	\$200
The Sit-Down	4518 Hollywood Blvd	\$200
Parking Co of America	4531 Hollywood Blvd	\$300
Hollywood Moving Center	4550 Hollywood Blvd	\$500
Goodwill	4575 Hollywood Blvd	\$400
Cheetah	4600 Hollywood Blvd	\$300
Rosemarie R Quimson Cruz DMD	4606 Hollywood Blvd #A	\$100
Jeffrie Maneepetasut Dmd	4606 Hollywood Blvd #B	\$200
Canvas Inc	4610 Hollywood Blvd	\$250
Hollywood Psychic	4614 Hollywood Blvd	\$200
Primrose Organics	4616 Hollywood Blvd	\$200
Adriana Diaz Psychotherapy	4620 Hollywood Blvd	\$100
Aurisha Smolarski LMFT	4620 Hollywood Blvd	\$100
Bonnie Smalley Psychotherapy	4620 Hollywood Blvd	\$100
Jennifer Giancola MFT	4620 Hollywood Blvd	\$100
Ken Van Fossen MFT	4620 Hollywood Blvd	\$100
Layne Erin Baker	4620 Hollywood Blvd	\$100
Linda Santiman Therapy	4620 Hollywood Blvd	\$100
Melanie Horstmann LCSW Psychotherapy	4620 Hollywood Blvd	\$100
Mona Elyousef LCSW Psychotherapy	4620 Hollywood Blvd	\$100
Take Root Therapy	4620 Hollywood Blvd	\$100
Shana Kale Psychotherapy	4620 Hollywood Blvd	\$100
Bart Foley Therapy	4620 Hollywood Blvd #A	\$150
Sara Fraser	4620 Hollywood Blvd #A	\$100
Kaiser Permanente	4621 Hollywood Blvd	\$200
Christina Decoux LMFT	4622 Hollywood Blvd #A	\$100
Douglas Friedman LCSW	4622 Hollywood Blvd #A	\$100
Jennifer Stuckert-Knapp LMFT	4622 Hollywood Blvd #A	\$100
Homestate	4624 Hollywood Blvd	\$250
Hotel Covell	4626 Hollywood Blvd	\$250
Covell Wine Bar	4628 Hollywood Blvd	\$300
Go Get Em Tiger	4630 Hollywood Blvd	\$250
Wacko La Luz De Jesus	4633 Hollywood Blvd	\$400
Ozzie Dots	4635 Hollywood Blvd	\$200

<b>Business Name</b>	<b>Business Address</b>	<b>2018 Asmt</b>
Sweeney Todd's Barber Shop	4639 Hollywood Blvd	\$200
Dark Horse Tatoo	4644 Hollywood Blvd	\$200
Springer Chiropractic Inc	4645 Hollywood Blvd #1	\$200
Kltchian Missak	4645 Hollywood Blvd #4	\$100
Gev-Arth Family Medical Clinic	4645 Hollywood Blvd #6	\$200
The Bearded Beagle	4646 Hollywood Blvd	\$200
Kismet	4648 Hollywood Blvd	\$200
Silverlake Conservatory of Music Inc	4652 Hollywood Blvd	\$350
Works of Art Hair Studio	4655 1/2 Hollywood Blvd	\$200
Umami Burger	4655 Hollywood Blvd	\$400
TriCo	4657 Hollywood Blvd #A	\$100
Lafamos	4657 Hollywood Blvd #B	\$100
Cali Service & Repair	4657 Hollywood Blvd #D	\$150
Vintage On Hollywood	4659 Hollywood Blvd	\$150
Blue Rooster Art Supplies	4661 Hollywood Blvd	\$250
H/R Block Inc	4667 Hollywood Blvd	\$100
Omega Ultrasound Diagnostic Center	4668 Hollywood Blvd	\$100
Magie Zakarian MD	4670 Hollywood Blvd	\$100
Miss L Fire	4675 Hollywood Blvd	\$250
Ford Driving & Traffic School	4681 Hollywood Blvd	\$100
Face Facial Bar	4683 Hollywood Blvd	\$100
Maya	4685 Hollywood Blvd	\$200
Breakwater Studios	4655 Kingswell Ave #201	\$250
Carolina P Loreda DDS	4655 Kingswell Ave #202	\$100
IT Solutions & Services Network	4655 Kingswell Ave #203	\$100
Hiphopkins Productions	4655 Kingswell Ave #205	\$100
Eastside Editorial	4655 Kingswell Ave #207	\$100
Avatar Computer Consulting	4655 Kingswell Ave #213	\$100
Vita Dolce Violins	4655 Kingswell Ave #215	\$100
76 Station #177	4456 Los Feliz Blvd	\$250
Diamond Parking Services # Sq63	4500 Los Feliz Blvd	\$100
GPG Parking	4500 Los Feliz Blvd	\$100
Attn: Jessica Bryant	4500 Los Feliz Blvd	\$550
Messhall Kitchen	4500 Los Feliz Blvd	\$450
Stamp Gourmet	4500 Los Feliz Blvd #C	\$250
Cruzer Pizza & Pasta	4449 Prospect Ave	\$250
Vista Theater	4473 Sunset Dr	\$350
Attn: Jessica Bryant	1600 N Vermont Ave	\$550
Diamond Parking Services #SP78	1600 N Vermont Ave	\$350
Fry's Hollywood Shell	1630 N Vermont Ave	\$250
Vermont Handwash	1666 N Vermont Ave	\$450
Machos Tacos	1670 N Vermont Ave	\$350
Valet Parking Services	1700 N Vermont Ave	\$100
Starbucks #5794	1700 N Vermont Ave	\$550
US Bank - Los Feliz	1702 N Vermont Ave	\$550
Rockwell Restaurant and Bar	1714 N Vermont Ave	\$450
Bank of America	1715 N Vermont Ave	\$550
Laz Parking California LLC	1715 Vermont Ave	\$100



<b>Business Name</b>	<b>Business Address</b>	<b>2018 Asmt</b>
New High Mart	1720 N Vermont Ave	\$250
Heretic	1724 N Vermont Ave	\$250
Churro Borough	1726 N Vermont Ave #A	\$250
The Sidewalk Grill	1727 N Vermont Ave #102	\$350
Pattaya Bay Thai Restaurant	1727 N Vermont Ave #103-105	\$250
Balance Acupuncture	1727 N Vermont Ave #106	\$100
Colonial Drugs	1727 N Vermont Ave #107	\$250
AM Watch Repair	1727 N Vermont Ave #108	\$100
Alina Oganyan DDS	1727 N Vermont Ave #109	\$200
Lynda's Nails	1727 N Vermont Ave #110	\$100
The Hanging Company	1727 N Vermont Ave #111	\$250
Allstate Insurance	1727 N Vermont Ave #207	\$200
Impro Studio	1727 N Vermont Ave #209	\$250
V For Vape	1727 N Vermont Ave #210	\$250
Co-Op 28	1728 N Vermont Ave	\$250
1739 Public House	1739 N Vermont Ave	\$350
The Study	1741 N Vermont Ave	\$250
Half-Off	1748 N Vermont Ave	\$350
Sawadee Thai Spa and Salon	1754 N Vermont Ave	\$350
Starfish Vermont	1755 N Vermont Ave	\$250
Leap	1756 N Vermont Ave	\$250
Capriccio On Vermont	1757 N Vermont Ave	\$350
Hollymont Cleaners	1759 N Vermont Ave	\$250
Dresden Room	1760 N Vermont Ave	\$350
Roccas Italian Deli	1761 N Vermont Ave	\$250
Belljar	1764 N Vermont Ave	\$250
Replay Sunglasses	1766 N Vermont Ave	\$250
Monte Cristo Banquet Hall	1767 N Vermont Ave	\$350
Otherwild Goods & Services	1768 N Vermont Ave	\$250
Y Que Trading Post	1770 N Vermont Ave	\$250
Thirteenth Church of Christ Scientist	1776 N Vermont Ave	\$100
Squaresville	1800 N Vermont Ave	\$250
Figaro Bakery - Bistro	1802 N Vermont Ave	\$450
La La Ling Inc	1810 N Vermont Ave	\$250
Sumi's	1812 N Vermont Ave	\$250
Milton Katselas Productions	1816 1/2 N Vermont Ave	\$250
Skylight Theatre	1816 1/2 N Vermont Ave	\$250
Skylight Books	1818 N Vermont Ave	\$250
Los Feliz Theatres	1822 N Vermont Ave	\$350
Tacos Tu Madre	1824 N Vermont Ave	\$350
Freds 62 LLC	1850 N Vermont Ave	\$450
Artisan LA	1856 N Vermont Ave	\$350
Palermo Italian Restaurant	1858 N Vermont Ave	\$450
Bru Artisan Coffee & Tea	1866 N Vermont Ave	\$250
House of Pies	1869 N Vermont Ave	\$450
Crossfit Mindset	1870 N Vermont Ave	\$250

**\$73,600**