



September 27th, 2023

Patrice Lattimore, Division Manager  
Neighborhood & Business Improvement Division  
Office of the City Clerk  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

**2024 Annual Report for the Los Feliz Village Business Improvement District**

Dear Ms. Lattimore,

As required under our agreement C-133096 with the City of Los Angeles, the Los Feliz Village Advisory Board has reviewed in detail the proposed 2024 budget.

On behalf of the Advisory Board, I would like to present the 2024 Annual Report for the Los Feliz Village Business Improvement District - approved by the Advisory Board September 26, 2023 - to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Sincerely,

A handwritten signature in black ink that reads "Brian". The signature is stylized with a large, looping "B" and a cursive "rian".

Brian Morrison, President  
Los Feliz Village BID Advisory Board



Los Feliz Village Business Improvement District  
P.O. Box 29840  
Los Angeles CA 90029  
[www.losfeliz.biz](http://www.losfeliz.biz) / [www.facebook.com/losfelizvillage](https://www.facebook.com/losfelizvillage)



# 2024 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 01, 2024 to December 31, 2024.

**Advisory Board Members:**

1. Brian Morrison, President
2. Dora Herrera, Vice President
3. Brianna Pitts, Treasurer
4. Stacy Lauren-Kon, Secretary

**Boundaries:** The Los Feliz Village BID's boundaries for its 2024 operating year remain unchanged from the BID's 2023 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 2024 operating year is attached as Appendix B\*.

**Benefit Zones:** The benefit zones for the Los Feliz Village Business Improvement District will for its 2024 operating year remain unchanged from the BID's 2023 operating year. There is only one benefit zone.

## Improvements and Activities for 2024:

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

- 1) **Beautification:** 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. Beautification projects, such as decorative lighting throughout the neighborhood, will be completed in collaboration with other local organizations.
- 2) **Communication:** The LFVBID website ([www.losfeliz.biz](http://www.losfeliz.biz)) contains community and LFVBID related information. We will also be creating Newsletters 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:** Quarterly mixers/stakeholder meetings will be held in 2024. 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. A holiday event will also be organized.
- 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 2024:** A breakdown of the total estimated 2024 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 2023 fiscal year, the District is not expected to have surplus carried over to the 2024 budget.

**Amount of Contributions from other sources:** The District anticipates receiving contributions from other sources in order to complete capital improvement projects not fully funded by assessment dollars; such as our district-wide decorative light project estimated to cost over \$75k once complete. To date, \$42k worth of lights have been installed over the span of three years with funding contributions from CD4, CD13, the Los Feliz Neighborhood Council and the Los Feliz Improvement Association in addition to BID assessment funds. The District will continue fundraising efforts in 2024 to complete the project.

**New Businesses:** New businesses that open within the LFVBID boundaries after the ordinance for levying assessments for 2024 has been adopted by the Los Angeles City Council will be exempt from the 2024 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>
Retail, Restaurants, Theaters, Banks	0 to 5	\$250
	6 to 10	\$350
	11 to 25	\$450
	26 or more	\$550
Non-profits		\$100
Office/Professional	No more than 2, total	\$100
All Others	0 to 5	\$200
	6 to 10	\$300
	11 to 25	\$400

\*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. The So Cal Gas station on Hollywood/Vermont will have a reduced assessment of \$250 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 2024 BUDGET PROPOSAL**  
**Total Estimated Revenue 2024 - \$81,500**

<b>Total 2024 LFVBID Expenditures</b>	
2023 Assessments (rollover)	\$0
2024 Assessments	\$81,500.00
Reserve/Uncollected Assessments	-\$12,225.00
<b>Total Income</b>	<b>\$69,275.00</b>
<b><u>Beautification</u></b>	
Trash Collection	\$30,000.00
Street sweeping & Gutter Cleaning (porter service)	\$7,200.00
Tree Trimming	\$3,000.00
Various Beautification Projects	\$1,000.00
Village Lighting (Power & Maintenance)	\$2,400.00
<b>Subtotal</b>	<b>\$43,600.00</b>
<b><u>Communications</u></b>	
Website	\$200.00
Mailers/Postcards	\$1,900.00
Advertising	\$250.00
<b>Subtotal</b>	<b>\$2,350.00</b>
<b><u>Marketing &amp; Public Relations</u></b>	
Banner (Storage, Hanging & Permits)	\$3,000.00
Member Meetings & Mixers	\$425.00
Holiday Event	\$1,000.00
Marketing & Communications Manager	\$10,000.00
<b>Subtotal</b>	<b>\$14,425.00</b>
<b><u>Administration</u></b>	
Insurance	\$2,800.00
CPA	\$2,500.00
Bookkeeper	\$1,800.00
Legal	\$800.00
Donations & Contributions	\$150.00
Taxes, Licenses & Filings	\$500.00
Postage, Mailing Service	\$350.00
<b>Total Administration</b>	<b>\$8,900.00</b>
<b>Total</b>	<b>\$69,275.00</b>

## APPENDIX B – LOS FELIZ VILLAGE BID 2024 BOUNDARIES



■ B.I.D. PROPERTIES (MERCHANT BASED)

— B.I.D. BOUNDARY



Council File 07-0652  
Ordinance 179914

Mapped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION



**LOS FELIZ VILLAGE**

**BUSINESS IMPROVEMENT DISTRICT**

Not to Scale

**LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT 2024 ASSESSMENT DATA**

<b>BUSINESS NAME</b>	<b>DBA NAME</b>	<b>SITE ADDRESS</b>	<b>2024 ASSESSMENT</b>
ASIAN PACIFIC HEALTH CARE VENTURE INC	NON PROFIT COMMUNITY CLINIC	1530 HILLHURST AVE	\$ 550.00
KHANDAKER AHMED	LA ACCOUNTING AND TAX SERVICES	1550 HILLHURST AVE #1	\$ 100.00
LAZ KARP ASSOCIATES LLC	LAZ PARKING CALIFORNIA, LLC	1600 N VERMONT AVE	\$ 100.00
ENTERPRISE RENT-A-CAR CO OF LOS ANGELES	ENTERPRISE RENT-A-CAR #3219	1608 HILLHURST AVE	\$ 550.00
CARMEN DER KRIKORIAN	KOMITAS DAY CARE	1616 HILLHURST AVE	\$ 200.00
CASTLE BODY SHOP INC	CASTLE FORD BODY SHOP	1620 HILLHURST AVE	\$ 250.00
SO CAL GAS	SO CAL GAS	1630 N VERMONT AVE	\$ 350.00
BFTIE LLC		1650 HILLHURST AVE	\$ 350.00
VINE AUTO CENTER INC		1654 HILLHURST AVE	\$ 250.00
TRANSCENDENTAL MEDITATION	TRANSCENDENTAL MEDITATION	1655 HILLHURST AVE #102	\$ 100.00
GEORGE HANNA DDS INC	INSPIRED SMILES	1655 HILLHURST AVE SUITE #101	\$ 300.00
EFMA ALMARIO DDS APDC	EFMA ALMARIO DENTISTRY	1655 HILLHURST AVE SUITE #103	\$ 300.00
YAMADA DDS INC	LOS FELIZ ORTHODONTICS	1655 HILLHURST AVE SUITE #203	\$ 300.00
LF ASSOC, INC.	KELLER WILLIAMS REALTY LOS FELIZ	1660 HILLHURST AVE	\$ 400.00
MOVEMENT MORTGAGE, LLC		1660 HILLHURST AVE	\$ 300.00
	LOS FELIZ ESCROW	1660 HILLHURST AVE	\$ 300.00
GLEN OAKS ESCROW		1662 HILLHURST AVE UNIT #B	\$ 400.00
HILLHURST MORTGAGE	HILLHURST MORTGAGE	1662 HILLHURST AVE #A	\$ 300.00
SMALDINO LUTZ CURTIS & ASSOCIATES		1662 HILLHURST AVE SUITE #A	\$ 200.00
VERMONT HAND WASH INC	VERMONT HANDWASH	1666 N VERMONT AVE	\$ 450.00
PHO SIAM THAI SPA	PHO SIAM THAI SPA	1670 HILLHURST AVE #101	\$ 250.00
DON WRIGHT CHIROPRACTIC & REHAB CENTER INC	SUNWOOD CHIROPRACTIC	1670 HILLHURST AVE #101B	\$ 200.00
TARA CASARES	STATE FARM INSURANCE	1670 HILLHURST AVE #102	\$ 250.00
LAW OFFICES OF RAYMOND HOVSEPIAN		1670 HILLHURST AVE #201	\$ 100.00
CHRISTINE L KERIAN ESQ	HARMONY FAMILY LAW MEDIATION GROUP	1670 HILLHURST AVE #204	\$ 100.00
CANDID HOME HEALTH CARE INC		1670 HILLHURST AVE #205	\$ 300.00
COMPANY LABORATORY LLC		1670 HILLHURST AVE SUITE #103	\$ 250.00
BRIAN DER VARTANIAN CPA	DER VARTANIAN & ASSOCIATES	1670 HILLHURST AVE UNIT #200	\$ 100.00
SEVERIANO PEREZ LUIS	BIRRIERIA Y TAQUERIA PEREZ	1670 N VERMONT	\$ 350.00
CAP N CORK INC		1674 HILLHURST AVE	\$ 250.00
EMIN CHOBANYAN	GENERAL PARKING GROUP	1700 HILLHURST AVE	\$ 100.00
DESERT ROSE BAR & LOUNGE INC	DESERT ROSE	1700 HILLHURST AVE	\$ 350.00
STARBUCKS CORPORATION	STARBUCK COFFEE #5794	1700 N VERMONT AVE	\$ 550.00
CRE-LM-CA-OC2R	US BANK - LOS FELIZ	1702 N VERMONT AVE	\$ 550.00
PROSPECT HOME HEALTH INC	PROSPECT HOME HEALTH	1710 HILLHURST AVE #201	\$ 300.00
SIGNATURE HOME HEALTH CARE	SIGNATURE HOME HEALTH CARE	1710 HILLHURST AVE #202	\$ 350.00
BIANCA CHANDON INC		1710 HILLHURST AVE SUITE #202	\$ 250.00
HOLA COMIDA III LLC	MIRATE	1712 N VERMONT	\$ 450.00
ZENKI DOJO INC		1714 HILLHURST AVE	\$ 250.00
BANK OF AMERICA	BANK OF AMERICA	1715 N VERMONT AVE	\$ 550.00
HL & B CORPORATION	BEVERLY HILLS BEST VALET	1715 N VERMONT AVE	\$ 100.00
LAZ KARP ASSOCIATES LLC	LAZ PARKING CALIFORNIA, LLC	1715 N VERMONT AVE	\$ 100.00
CASA G PRODUCTIONS LLC	YOGA VIBE	1717 HILLHURST AVE	\$ 250.00
LALANYA BRIDGES	BRIDGES PRENATAL CHIROPRACTIC	1717 HILLHURST AVE	\$ 100.00
MARTIN IBARRA		1718 HILLHURST AVE	\$ 100.00
RADWICK ENTERPRISES LLC	SPITZ LOS FELIZ	1725 HILLHURST AVE	\$ 450.00
LOUPIOTTE KITCHEN		1726 N VERMONT AVE	\$ 350.00
COLONIAL DRUG INC		1727 N VERMONT AVE #107	\$ 250.00
SIDEWALK GRILL INC	THE SIDEWALK GRILL	1727 N VERMONT AVE #102	\$ 350.00
GIVE & CHAN LLC	PATTAYA BAY THAI RESTAURANT	1727 N VERMONT AVE #103-105	\$ 250.00
SONBOL T MOINI	BALANCE ACUPUNCTURE	1727 N VERMONT AVE #106	\$ 100.00
ALINA OGANYAN DDS INC	OGANYAN ALINA DDS	1727 N VERMONT AVE #109	\$ 250.00
HELEN NGUYEN	LYNDA'S NAILS	1727 N VERMONT AVE #110	\$ 100.00



**LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT 2024 ASSESSMENT DATA**

<b>BUSINESS NAME</b>	<b>DBA NAME</b>	<b>SITE ADDRESS</b>	<b>2024 ASSESSMENT</b>
REID OSHEROW	THE HANGING COMPANY/FAST FRAME	1727 N VERMONT AVE #111	\$ 350.00
DONOYAN INSURANCE AGENCY INC	ALLSTATE INSURANCE	1727 N VERMONT AVE #207	\$ 200.00
IMPRO STUDIO	IMPRO STUDIO	1727 N VERMONT AVE #209	\$ 100.00
ZAROUHI PAMBUKCHYAN		1727 N VERMONT AVE UNIT #108	\$ 250.00
MARA LIFESTYLE	PURE CBD	1728 N VERMONT AVE	\$ 250.00
BREAKWATER STUDIOS LLC		1730 N VERMONT AVE	\$ 200.00
HALF OFF CLOTHING INC	HALF OFF CLOTHING	1748 N VERMONT AVE	\$ 350.00
THE GUEST HOUSE	THE GUEST HOUSE	1750 HILLHURST AVE	\$ 350.00
MARGARET ARTINIAN	MARGAUX'S BEAUTY STUDIO	1751 HILLHURST AVE	\$ 250.00
MERCEDES JAMENSON	SKIN BALANCE	1751 HILLHURST AVE	\$ 200.00
EARTH ORGANIC LLC	EARTH ORGANIC JUICE BAR	1753 HILLHURST AVE	\$ 350.00
PAYANAGA CORPORATION	SAWADEE THAI SPA AND SALON	1754 N VERMONT AVE	\$ 350.00
ARUTYUN NADZHARYAN	LOS FELIZ SHOE REPAIR	1755 HILLHURST AVE	\$ 100.00
YOU N I WITH J INC	STARFISH	1755 N VERMONT AVE	\$ 350.00
ALISON B DEANE PIERRE	LEAP	1756 N VERMONT AVE	\$ 250.00
LOS FELIZ SMOKE SHOP INC		1757 HILLHURST AVE	\$ 250.00
EGN, INC	IL CAPRICCIO ON VERMONT	1757 N VERMONT AVE	\$ 350.00
TONY SOTO PEREZ		1759 HILLHURST AVE APT #8	\$ 100.00
HOLLYMONT CLEANERS INC		1759 N VERMONT AVE	\$ 250.00
JOSE MANUEL FLORES TABARES	TWINS VALET PARKING	1760 HILLHURST AVE	\$ 100.00
NDSAVP INC		1760 HILLHURST AVE	\$ 200.00
HOME RESTAURANT SAVP, INC.	HOME RESTAURANT	1760 HILLHURST AVE	\$ 550.00
RITTO INC	DRESDEN ROOM	1760 N VERMONT AVE	\$ 450.00
LOS FELIZ ITALIAN DELI LLC	EASTSIDE ITALIAN DELI	1761 N VERMONT AVE	\$ 250.00
BELLJAR LLC	42217	1764 N VERMONT AVE	\$ 250.00
LIBERATION INC	LIBERATE EMPORIUM	1765 HILLHURST AVE	\$ 250.00
ALBERT GONZALES	REPLAY SUNGLASSES	1766 N VERMONT AVE	\$ 250.00
SEA MINOR	GREEN LEAVES VEGAN	1769 HILLHURST AVE	\$ 350.00
EKAY	Y QUE TRADING POST	1770 N VERMONT AVE	\$ 250.00
ISE AUTOMOTIVE INC	ISES AUTOMOTIVE SERVICE	1774 HILLHURST AVE	\$ 250.00
KARINE HARUTYUNYAN	MY ENCHANTED GARDEN	1775 HILLHURST AVE	\$ 250.00
THIRTEENTH CHURCH OF CHRIST SCIENTIST	THIRTEENTH CHURCH OF CHRIST SCIENTIST	1776 N VERMONT AVE	\$ 250.00
QUAN CORP	DRAWING ROOM	1800 HILLHURST AVE	\$ 350.00
SQUARESVILLE VINTAGE, INC.	SQUARESVILLE	1800 N VERMONT AVE	\$ 350.00
ECHO PARK COOL INC		1801 HILLHURST AVE	\$ 300.00
SOTHEBY'S INTERNATIONAL REALTY INC	DBL REALTORS	1801 HILLHURST AVE	\$ 400.00
JERMA HOLDINGS INC	THE LAUNDRY ROOM	1802 1/2 HILLHURST AVE	\$ 350.00
P & C LITTLE BLUE HOUSE LLC	LA PERGOLETTA CAFÉ	1802 HILLHURST AVE	\$ 250.00
U TURN SEVEN CORPORATION	FIGARO BISTRO	1802 N VERMONT AVE	\$ 450.00
SUN DRUG PHARMA INC	SUN DRUG CO	1803 HILLHURST AVE	\$ 300.00
H CAPITAL		1804 1/2 HILLHURST AVE	\$ 100.00
FUMIMARO M ISHIMORI	MARO COIFFURE	1804 HILLHURST AVE	\$ 250.00
ORATHAI JIRASUNUNTCHAI	TUBTIM SIAM RESTAURANT	1806 1/2 HILLHURST AVE	\$ 450.00
CHI EM LLC	SUZY'S NAILS	1806 HILLHURST AVE	\$ 200.00
KATHLEEN COYLE	THE LITTLE KNITTERY   THE LITTLE KNITTERY	1808 N VERMONT AVE	\$ 250.00
FRED SETAYESH	SAHARA SALON	1810 HILLHURST AVE	\$ 200.00
LA LA LING, INC.		1810 N VERMONT AVE	\$ 250.00
SOUTHERN CALIFORNIA GAS CO	SOUTHERN CALIFORNIA GAS CO	1811 HILLHURST AVE	\$ 100.00
SUMI SIEGEL	SUMI'S	1812 N VERMONT AVE	\$ 250.00
JC DYNASTY INC	CHI DYNASTY	1813 HILLHURST AVE	\$ 350.00
EDWARD K HOM	EDWARD K HOM DDS	1814 HILLHURST AVE	\$ 250.00
SKYLIGHT THEATRE COMPANY		1816 1/2 N VERMONT AVE	\$ 300.00
SKYLIGHT BOOKS LLC	SKYLIGHT BOOKS	1818 N VERMONT AVE	\$ 350.00



**LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT 2024 ASSESSMENT DATA**

<b>BUSINESS NAME</b>	<b>DBA NAME</b>	<b>SITE ADDRESS</b>	<b>2024 ASSESSMENT</b>
GOLDBURGER SUNSET LLC	GOLDBURGER	1820 N VERMONT AVE	\$ 250.00
ALENA SHURE	ALENA GRAE BODYWORK	1822 HILLHURST AVE	\$ 100.00
MIND AND BODY	MIND AND BODY	1822 HILLHURST AVE #1	\$ 100.00
VINTAGE CINEMAS INC	LOS FELIZ THEATRES	1822 N VERMONT AVE	\$ 350.00
HILLHURST TACO SHOP 26 INC	TACOS TU MADRE	1824 HILLHURST AVE	\$ 450.00
YE RUSTIC INN INC	YE RUSTIC INN	1831 HILLHURST AVE	\$ 450.00
THAI ON HILLHURST LLC		1850 HILLHURST AVE	\$ 350.00
FRED ERIC ET AL	FREDS 62 LLC	1850 N VERMONT AVE	\$ 450.00
RILEY REAL ESTATE & HOME MORTGAGE	RILEY REAL ESTATE & HOME MORTGAGE	1854 HILLHURST AVE	\$ 350.00
JULIO CESAR BENEZ	ARTISAN LA	1856 N VERMONT AVE	\$ 250.00
STARLIGHT CLEANERS INC	CELEBRITY CLEANERS	1857 HILLHURST AVE	\$ 250.00
ANTHONY FANARA	PALERMO ITALIAN RESTAURANT	1858 N VERMONT AVE	\$ 450.00
MYNOR LGONEL SANTIZO	MYNORS PARKING SERVICES	1858 N VERMONT AVE	\$ 100.00
CITIBANK	CITI LEASE ACCOUNTING	1859 HILLHURST AVE	\$ 550.00
XANDER INVESTMENTS GROUP LLC	WUNDERBAR PILATES LOS FELIZ	1864 1/2 N VERMONT AVE	\$ 300.00
VSM HOLDING LLC	BRU COFFEE BAR	1866 N VERMONT AVE	\$ 350.00
PINK BABY FOR YOU	K BEAUTY	1868 N VERMONT AVE	\$ 300.00
HOUSE OF PIES INC		1869 N VERMONT AVE	\$ 450.00
SAME DAY HEALTH	SAME DAY HEALTH	1870 N VERMONT AVE	\$ 450.00
GUARDASHAN & HAPPY, INC	SUBWAY	1900 HILLHURST AVE	\$ 550.00
SUNNYEV, INC.	SUN WORKS TANNING LA	1902 HILLHURST AVE	\$ 350.00
FOR PETS ONLY CORP		1903 HILLHURST AVE	\$ 250.00
ALICE D KANT	HILLHURST THAI SPA	1904 HILLHURST AVE	\$ 300.00
HOT CHICKO'S		1904 HILLHURST AVE	\$ 350.00
ROQUE-BULILAN INC	R AND D PHARMACY	1905 HILLHURST AVE	\$ 250.00
ERIC KANT	PHO VT	1906 HILLHURST AVE	\$ 250.00
LEE'S CHINA EXPRESS INC	DAILY CHINA EXPRESS	1907 HILLHURST AVE	\$ 450.00
KIMHEANG CHHAN	DAILY DONUTS	1908 HILLHURST AVE	\$ 350.00
LOS FELIZ FOOT AND ANKLE		1909 HILLHURST AVE	\$ -
LOS ANGELES EMOTIONAL WELLNESS GROUP INC		1910 HILLHURST AVE	\$ 100.00
METHODE ANCESTRALE, LLC	LOU WINE SHOP & TASTINGS	1911 HILLHURST AVE	\$ 350.00
GRIGOR SARKISSIAN DDS APC	DR GEORGE SARKISSIAN DENTAL OFFICE	1912 HILLHURST AVE #A	\$ 250.00
EVERYTABLE PBC	EVERYTABLE	1915 HILLHURST AVE	\$ 350.00
MYNOR LEONEL SANTIZO	MYNOR'S PARKING SERVICES	1917 HILLHURST AVE	\$ 100.00
COLDWELL BANKER RESIDENTIAL BROKERAGE	COLDWELL BANKER-JON DOUGLAS CO	1917 HILLHURST AVE	\$ 550.00
	PARAPLUIE INC	1917 HILLHURST AVE #100	\$ 200.00
WEST COAST ESCROW CO INC	WEST COAST ESCROW	1917 HILLHURST AVE #101	\$ 250.00
ARCSTONE FINANCIAL INC		1917 HILLHURST AVE #205	\$ 450.00
GAYANE MAGZANYAN	CRESCENT CHIROPRACTIC	1917 HILLHURST AVE SUITE #201	\$ 100.00
PNC BANK, N.A.		1917 HILLHURST AVE SUITE #203	\$ 550.00
PHILIP A RICCHIAZZI JR	HEALTH WORKS	1917 HILLHURST AVE SUITE #205	\$ 300.00
BOX BROTHERS, INC.	BOX BROTHERS	1920 HILLHURST AVE	\$ 350.00
LAYNE E BAKER		1920 HILLHURST AVE #1324	\$ 100.00
CEDARS-SINAI MEDICAL CARE FOUNDATION /C		1922 HILLHURST AVE	\$ 550.00
ABM INDUSTRY GROUPS, LLC	ABM PARKING SERVICES	1922 HILLHURST AVE	\$ 300.00
MYNOR LEONEL SANTIZO	MYNOR'S PARKING SERVICES	1929 HILLHURST AVE	\$ 100.00
ALCOVE INC	ALCOVE CAFE & BAKERY	1929 HILLHURST AVE	\$ 450.00
MEHER DER OHANESSIONIAN FINANCIAL SERVICES INC		1932 HILLHURST AVE	\$ 250.00
DINA DALEO	DINA DALEO PSYD	1933 1/2 HILLHURST AVE	\$ 100.00
SUSAN SHAHINIAN	DETOUR APPAREL	1933 HILLHURST AVE #A	\$ -
MARGOT COGGINS, LMFT		1935 HILLHURST AVE UNIT #B	\$ 100.00
JEM PROJECT INC	MARU COFFEE	1936 HILLHURST AVE	\$ 250.00
TUESDAY'S LLC		1937 1/2 HILLHURST AVE	\$ 250.00

**LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT 2024 ASSESSMENT DATA**

<b>BUSINESS NAME</b>	<b>DBA NAME</b>	<b>SITE ADDRESS</b>	<b>2024 ASSESSMENT</b>
GLAZE FIRE, LLC		1937 HILLHURST AVE	\$ 250.00
TAHAN PROPERTIES, LTD.		1938 HILLHURST AVE	\$ 100.00
SPITFIRE GIRL LLC		1939 1/2 HILLHURST AVE	\$ 250.00
SACRED LIGHT	SACRED LIGHT	1939 HILLHURST AVE	\$ 250.00
SUZANNE GLICKMAN		1940 1/2 HILLHURST AVE	\$ 100.00
	KADO	1940 HILLHURST AVE	\$ 250.00
GREY GOOSE CUSTOM FRAMING INC		1941 HILLHURST AVE	\$ 350.00
STUDIO METAMORPHOSIS	STUDIO METAMORPHOSIS	1946 HILLHURST AVE	\$ 350.00
PAUL S EVENTOFF/DONNA ZWEIG	THE WIZARD OF ART	1947 HILLHURST AVE	\$ 250.00
LOS FELIZ PILATES LLC		1947 HILLHURST AVE SIDE	\$ 300.00
MUSTARD SEED CAFÉ INC	MUSTARD SEED CAFÉ INC	1948 HILLHURST AVE	\$ 350.00
WAYNE C DVORAK	DVORAK & CO THE ACTING STUDIO	1949 HILLHURST AVE	\$ 250.00
LOVEBUG & ME, LLC	LOVEBUG & ME, LLC	1949 HILLHURST AVE	\$ 200.00
LOTUS SLIPPER INC	VAMP	1951 HILLHURST AVE	\$ 250.00
UNDESIGNED PRODUCTS LLC	CAROL YOUNG - UNDESIGNED	1953 1/2 HILLHURST AVE	\$ 250.00
LIZA SHTROMBERG	LS	1953 HILLHURST AVE	\$ 250.00
PIERCE AND WARD LLC		1954 HILLHURST AVE	\$ 350.00
JENIS-CALIFORNIA LLC	JENI'S SPLENDID ICE CREAM	1954 HILLHURST AVE	\$ 450.00
LUCIFER PIZZA LLC	LUCIFERS PIZZA	1958 HILLHURST AVE	\$ 250.00
MOTI THERAPY, LLC	MOTI THERAPY, LLC	1965 HILLHURST AVE FLOOR #1	\$ 400.00
CRANIAL TECHNOLOGIES INC		1965 HILLHURST AVE SUITE #200	\$ 100.00
	CAPIRINHA BAR	1966 HILLHURST AVE	\$ 450.00
IJ LEE INC	SUSHI AI LOS FELIZ	1970 HILLHURST AVE	\$ 350.00
FARFALLA TRATTORIA INC	FARFALLA TRATTORIA	1978 HILLHURST AVE	\$ 450.00
WESTERN DIAGNOSIS/REPAIR INC		2000 HILLHURST AVE	\$ 350.00
ARMEN DZHUGARYAN	HOLLYWOOD STAR SMOG CHECK	2000 HILLHURST AVE UNIT #A	\$ 100.00
CINDY ALBON	WEKK STREAM ACUPUNCTURE	2016 HILLHURST AVE	\$ 100.00
STACY LAUREN-KON	MEND FAMILY ACUPUNCTURE AND HEALTHCARE	2016 HILLHURST AVE	\$ 100.00
CLASSIC CARE HOME HEALTH INC		2018 HILLHURST AVE	\$ 350.00
J.D. KELLEHER & ASSC	LOS FELIZ PROPERTIES	2020 HILLHURST AVE	\$ 350.00
HOVIK HOVAKIMIAN		2020 HILLHURST AVE	\$ 100.00
SAV-ON PHARMACY	SAV-ON PHARMACY	2035 HILLHURST AVE	\$ 250.00
COINSTAR ASSET HOLDINGS, LLC		2035 HILLHURST AVE	\$ 100.00
ADVANCED FRESH CONCEPTS FRANCHISE CORP.		2035 HILLHURST AVE	\$ 100.00
REDBOX AUTOMATED RETAIL LLC		2035 HILLHURST AVE	\$ 100.00
KEYME, LLC	KEYME	2035 HILLHURST AVE	\$ 100.00
ALBERTSONS LLC	ALBERTSONS #387	2035 HILLHURST AVE	\$ 550.00
ALL TIME RESTAURANT INC		2040 HILLHURST AVE	\$ 350.00
PETROS/PARGEV OPOYAN	OPYANS HAIR DESIGN	2042 HILLHURST AVE	\$ 200.00
SANH CHI LAM	FANCY NAILS	2048 HILLHURST AVE	\$ 200.00
THE SOSA RESTAURANT GROUP	YUCA'S	2056 HILLHURST AVE	\$ 250.00
HILLHURST LIQUOR INC		2060 HILLHURST AVE	\$ 250.00
GUELF I & PARTNERS LLC	DAL MILANESE	2064 HILLHURST AVE	\$ -
BLUE BOTTLE COFFEE INC	BLUE BOTTLE COFFEE	2066 HILLHURST AVE	\$ 350.00
FRAMED EWE	FRAMED EWE	2068 HILLHURST AVE	\$ 350.00
PETER LASSEN	LASSENS HEALTH FOODS	2080 HILLHURST AVE	\$ 550.00
INTERNATIONAL COFFEE & TEA LLC	THE COFFEE BEAN & TEA LEAF	2081 HILLHURST AVE	\$ 550.00
HYOJIN JAPANESE RESTAURANT INC	YEN SUSHI & SAKE	2081 HILLHURST AVE UNIT #A	\$ 350.00
MICHAEL BURTON A MEDICAL GROUP INC		2101 HILLHURST AVE	\$ 250.00
WARE & SUNDARAM PROFESSIONAL MED GRP	THE LOS FELIZ MED SPA	2107 HILLHURST AVE	\$ 250.00
SIMON CHENG OD		2109 HILLHURST AVE	\$ 350.00
CHEECH'S PIZZA, INC.	CHEECH'S PIZZA	2116 HILLHURST AVE	\$ 250.00
TRUFIVE HOLDINGS	MCCALLS MEAT & FISH CO	2117 HILLHURST AVE	\$ 350.00

**LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT 2024 ASSESSMENT DATA**

<b>BUSINESS NAME</b>	<b>DBA NAME</b>	<b>SITE ADDRESS</b>	<b>2024 ASSESSMENT</b>
CAFE LOS FELIZ INC	CAFE LOS FELIZ INC	2118 HILLHURST AVE	\$ 350.00
2121 HILLHURST LLC	ENCANTO	2121 HILLHURST AVE	\$ 350.00
VDA, LLC	THE RECKLESS UNICORN	2124 HILLHURST AVE	\$ 250.00
EASTSIDE HOLDING LP	LITTLE DOM'S	2128 HILLHURST AVE	\$ 350.00
CHURCH OF SCIENTOLOGY - MISSION OF LOS FELIZ		2131 HILLHURST AVE	\$ 350.00
STARBUCKS CORPORATION	STARBUCKS COFFEE COMPANY # 27874	2138 HILLHURST AVE	\$ 550.00
ARTIGO INC	ARTIGO VALET & PARKING SERVICES	2138 HILLHURST AVE	\$ 100.00
SEABIRDS KITCHEN	SEABIRDS KITCHEN	2138 HILLHURST AVE #B	\$ 350.00
KELLER WILLIAMS LOS FELIZ	KELLER WILLIAMS LOS FELIZ	2150 HILLHURST AVE	\$ 350.00
APRO LLC	UNITED OIL #177	4456 LOS FELIZ BLVD	\$ 60.00
VISTA THEATER		4473 SUNSET DR	\$ -
LAZ KARP ASSOCIATES LLC	LAZ PARKING CALIFORNIA LLC	4500 LOS FELIZ BLVD	\$ 100.00
ARSHAVIR BALASANYAN	GRANT PARTNERS GROUP	4500 LOS FELIZ BLVD	\$ 240.00
LT ACQUISITION CORP	MESSHALL KITCHEN	4500 LOS FELIZ BLVD	\$ 450.00
ARTIGO INC	ARTIGO VALET & PARKING SERVICES	4500 LOS FELIZ BLVD	\$ 100.00
JP MORGAN CHASE BANK NA	DEBRA NEEL	4500 LOS FELIZ BLVD	\$ 550.00
STAMP GOURMET	STAMP GOURMET	4500 LOS FELIZ BLVD #C	\$ 350.00
LYDIA ANDONIAN	BANK OF AMERICA	4510 FRANKLIN AVE	\$ 550.00
LAZ KARP ASSOCIATES LLC	LAZ PARKING CALIFORNIA LLC	4510 FRANKLIN AVE	\$ 100.00
ACE PARKING MANAGEMENT INC		4531 HOLLYWOOD BLVD	\$ 200.00
MENDOCINO FARMS LLC		4531 HOLLYWOOD BLVD SUITE #C	\$ 450.00
CALIFORNIA FISH GRILL		4531 HOLLYWOOD BLVD SUITE #G	\$ -
U-HAUL CO OF LOS ANGELES	HOLLYWOOD MOVING CENTER	4550 HOLLYWOOD BLVD	\$ 550.00
GOODWILL INDUSTRIES OF SOCAL		4575 HOLLYWOOD BLVD	\$ 450.00
4600 SUNSET BLVD INC	CHEETAH   CHEETHAS	4600 HOLLYWOOD BLVD	\$ 350.00
BANNA PARKING LLC	BANNA PARKING LLC	4600 HOLLYWOOD BLVD	\$ 100.00
ROSEMARIE R QUIMSON CRUZ DMD INC		4606 HOLLYWOOD BLVD SUITE #A	\$ 100.00
JEFFRIE MANEEPETASUT DMD INC	DENTISTA PARA TODOS	4606 HOLLYWOOD BLVD SUITE #B	\$ 200.00
CANVAS INC	FORMAT ENTERTAINMENT	4610 HOLLYWOOD BLVD	\$ 350.00
RACHEL HUMMEL	INTERIOR HAIR	4614 HOLLYWOOD BLVD	\$ 200.00
STUPID FLY PRODUCTIONS LLC	STUPID FLY MEDIA	4618 1/2 HOLLYWOOD BLVD	\$ 200.00
LAUREN WOLF JEWELRY LLC	ESQUELETO	4618 HOLLYWOOD BLVD	\$ 250.00
JILLIAN BOELKE		4620 HOLLYWOOD BLVD	\$ 100.00
AURISHA SMOLARSKI, LMFT		4620 HOLLYWOOD BLVD	\$ 100.00
KEN VAN FOSSEN	KEN VAN FOSSEN, LMFT	4620 HOLLYWOOD BLVD	\$ 100.00
CLEAR MIND FULL HEART A		4620 HOLLYWOOD BLVD	\$ 100.00
NGHI LAM LMFT, INC.		4620 HOLLYWOOD BLVD	\$ 100.00
JASON RIZZO	JASON RIZZO PSYCHOTHERAPY	4620 HOLLYWOOD BLVD	\$ 100.00
BO GABRIEL	BO GABRIEL THERAPY	4620 HOLLYWOOD BLVD	\$ 100.00
KATE ROSENBERG	KATE ROSENBERG	4620 HOLLYWOOD BLVD	\$ 100.00
SHANA KALE	SHANA KALE PSYCHOTHERAPY	4620 HOLLYWOOD BLVD	\$ 100.00
MONA ELYOUSEF LCSW PSYCHOTHERAPY	MONA ELYOUSEF LCSW PSYCHOTHERAPY	4620 HOLLYWOOD BLVD	\$ 100.00
SHAHRZAD MAHMOUDI MARRIAGE & FAMILY THERAPY INC		4620 HOLLYWOOD BLVD #A	\$ 100.00
LORENA QUINTERO	RETURN TO HEART THERAPY	4620 HOLLYWOOD BLVD #A	\$ 100.00
ROBYN ELIZABETH SMITH, LMFT, INC.		4620 HOLLYWOOD BLVD SUITE #A	\$ 100.00
RHONDA WALLER-DANG, MFT, ATR	RHONDA WALLER-DANG, MFT, ATR	4622 HOLLYWOOD BLVD	\$ 100.00
GAEA WOODS PSYCHOTHERAPY		4622 HOLLYWOOD BLVD #A	\$ 100.00
HOMESTATE HOLLYWOOD LLC	HOMESTATE	4624 HOLLYWOOD BLVD	\$ 450.00
HOTEL COVELL	HOTEL COVELL	4626 HOLLYWOOD BLVD	\$ 350.00
FIREHOUSE HOSPITALITY GOUP LLC	BAR COVELL	4628 HOLLYWOOD BLVD	\$ 350.00
GGET LOS FELIZ LLC	GO GET EM TIGER	4630 HOLLYWOOD BLVD	\$ 450.00
SOAP PLANT INC	WACKO, LA LUZ DE JESUS	4633 HOLLYWOOD BLVD	\$ 450.00
SOGO HOLLYWOOD LLC		4634 HOLLYWOOD BLVD	\$ 350.00

**LOS FELIZ VILLAGE BUSINESS IMPROVEMENT DISTRICT 2024 ASSESSMENT DATA**

<b>BUSINESS NAME</b>	<b>DBA NAME</b>	<b>SITE ADDRESS</b>	<b>2024 ASSESSMENT</b>
SALON HAIRROIN INC	HAIRROIN SALON	4637 HOLLYWOOD BLVD	\$ 350.00
TODD MERRILL LAHMAN	SWEENEY TODD'S BARBER SHOP	4639 HOLLYWOOD BLVD	\$ 200.00
CHABAD OF LOS FELIZ	CHABAD OF GREATER LOS FELIZ	4640 HOLLYWOOD BLVD	\$ 250.00
JEMS PRESCHOOL	JEMS PRESCHOOL	4640 HOLLYWOOD BLVD	\$ 200.00
CINE VISUALS LLC	CINE VISUALS	4640 HOLLYWOOD BLVD #B	\$ 250.00
BRYAN BURK	DARK HORSE TATTOO	4644 HOLLYWOOD BLVD	\$ 350.00
SPRINGER CHIROPRACTIC INC		4645 HOLLYWOOD BLVD #1	\$ 200.00
HAKOP MKHSYAN MD	GEV-ARTH FAMILY MEDICAL CLINIC	4645 HOLLYWOOD BLVD #6	\$ 250.00
LAURA DOAK-SPRINGER	SILVER LAKE SUPPLY	4645 HOLLYWOOD BLVD SUITE #3	\$ 200.00
MISSAK KLTHIAN MD INC	KLTHIAN MISSAK	4645 HOLLYWOOD BLVD SUITE #4	\$ 100.00
JIHWAN PARK	PUNCHBOWL	4645 MELBOURNE AVE	\$ 250.00
THE BEARDED BEAGLE LLC	THE BEARDED BEAGLE	4646 HOLLYWOOD BLVD	\$ 350.00
MARINE TER-POGOSYAN	EXTRA COPY	4647 KINGSWELL AVE	\$ 100.00
BEYOND SKIN	BEYOND SKIN	4647 MELBOURNE AVE	\$ 200.00
MOON CHA JOE	7-ELEVEN STORE 25599A	4650 FRANKLIN AVE	\$ 350.00
KEYME, LLC	KEYME	4650 FRANKLIN AVE	\$ 100.00
THE KINGSWELL PROJECT LLC	KINGSWELL LOS FELIZ SKATEBOARDING	4651 KINGSWELL AVE	\$ 350.00
BRING ON THE MUSIC INC	SILVERLAKE CONSERVATORY OF MUSIC INC	4652 HOLLYWOOD BLVD	\$ 350.00
ARTHUR LOUIS INC	WORK OF ART	4655 1/2 HOLLYWOOD BLVD	\$ 250.00
BURGER SHE WROTE HOLLYWOOD LLC		4655 HOLLYWOOD BLVD	\$ 350.00
CAROLINA LOREDO DDS	CAROLINA P LOREDO	4655 KINGSWELL AVE #202	\$ 100.00
AIJAZ BALKHI	IT SOLUTIONS & SERVICES NETWORK	4655 KINGSWELL AVE #203	\$ 100.00
SYMPHONY IN THE GLEN /C		4655 KINGSWELL AVE #209	\$ 100.00
ROBERT TROY POSTON	AVATAR COMPUTER CONSULTING	4655 KINGSWELL AVE #213	\$ 100.00
EMS TRAINING SERVICES OF HOLLYWOOD		4655 KINGSWELL AVE SUITE #203	\$ 100.00
EDWARD CARDENAS	EASTSIDE EDITORIAL	4655 KINGSWELL AVE SUITE #207	\$ 100.00
SYLHET INC	ANARBAGH INDIAN RESTAURANT	4656 FRANKLIN AVE	\$ 450.00
MICHAEL D JOHNSTONE	JOHNSTONE REALTORS	4657 HOLLYWOOD BLVD #E	\$ 100.00
BRIAN COHEN	VINTAGE ON HOLLYWOOD	4659 HOLLYWOOD BLVD	\$ 250.00
FLORIST ART BY MIA	FLORIST ART BY MIA	4659 MELBOURNE AVE	\$ 250.00
BLUE ROOSTER ARTS, INC.	BLUE ROOSTER ART SUPPLIES	4661 HOLLYWOOD BLVD	\$ 250.00
NICOLE BERNSTEIN	STARDAY VINTAGE	4665 HOLLYWOOD BLVD	\$ 250.00
KISMET ROTISSERIE	KISMET ROTISSERIE	4666 HOLLYWOOD BLVD	\$ 350.00
H/R BLOCK INC	H/R BLOCK INC	4667 HOLLYWOOD BLVD	\$ 300.00
LEON KELESHIAN	OMEGA ULTRASOUND DIAGNOSTIC CENTER	4668 HOLLYWOOD BLVD	\$ 200.00
AEJ5, LLC	LITTLE GIANTS LA	4675 HOLLYWOOD BLVD	\$ 250.00
CREM INVESTMENTS LLC	FACE FACIAL BAR	4683 HOLLYWOOD BLVD	\$ 250.00
NINA KHAZAEI	CHERRY PICK VINTAGE	4710 FRANKLIN AVE	\$ 250.00
DISTRICT ONE BARBER'S WEST INC		4712 FRANKLIN AVE	\$ 200.00
INCOGNITO TATTOO, LLC		4714 FRANKLIN AVE	\$ 200.00
MASSAGE PLUS COMPANY ON THE GO INC	BAI PO THAI MASSAGE	4716 FRANKLIN AVE	\$ 300.00
<b>TOTAL</b>			<b>\$ 81,500.00</b>