



Los Angeles City Ethics Commission

August 3, 2017

The Honorable City Council
c/o Holly Wolcott, City Clerk
200 North Spring Street
City Hall – 3rd Floor
Los Angeles CA 90012

**Re: Council File Number 17-0837
Reappointment of Vahid Khorsand to the
City Planning Commission**

FOR COUNCIL CONSIDERATION

Dear Councilmembers:

Vahid Khorsand was appointed by the Mayor to the City Planning Commission on July 27, 2017. The Ethics Commission received Mr. Khorsand's pre-confirmation financial disclosure statement on August 1, 2017. In compliance with Los Angeles Municipal Code § 49.5.10, a copy of Mr. Khorsand's financial disclosure statement is enclosed.

If you have questions, please feel free to contact me at (213) 978-1960.

Sincerely,

Molly Greene
Senior Ethics Analyst

Enclosures:
Form 700
Form 60

cc: Mayor Eric Garcetti

STATEMENT OF ECONOMIC INTERESTS

Date Initial Filing Received
 Official Use Only

COVER PAGE

Filed Date: 08/01/2017 06:10 PM
 SAN: 011300006-STH-0006

Please type or print in ink.

NAME OF FILER (LAST) Khorsand (FIRST) Vahid (MIDDLE)

1. Office, Agency, or Court

Agency Name (Do not use acronyms)
 Planning Department
 Division, Board, Department, District, if applicable
 Your Position
 Member, City Planning Commission

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____ Position: _____

2. Jurisdiction of Office (Check at least one box)

State Judge or Court Commissioner (Statewide Jurisdiction)
 Multi-County _____ County of _____
 City of Los Angeles Other _____

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2016, through December 31, 2016.
 -or-
 The period covered is _____, through December 31, 2016.
 Assuming Office: Date assumed _____
 Candidate: Election year 07/27/2017 and office sought, if different than Part 1: _____
 Leaving Office: Date Left _____ (Check one)
 The period covered is January 1, 2016, through the date of leaving office.
 -or-
 The period covered is _____, through the date of leaving office.

4. Schedule Summary (must complete) ► Total number of pages including this cover page: 4

Schedules attached

Schedule A-1 - Investments – schedule attached Schedule C - Income, Loans, & Business Positions – schedule attached
 Schedule A-2 - Investments – schedule attached Schedule D - Income – Gifts – schedule attached
 Schedule B - Real Property – schedule attached Schedule E - Income – Gifts – Travel Payments – schedule attached

-or-
 None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
 (Business or Agency Address Recommended - Public Document)
 200 N. Spring St. Los Angeles CA 90012
 DAYTIME TELEPHONE NUMBER E-MAIL ADDRESS
 (213) 978-1271

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 08/01/2017 06:10 PM Signature Electronic Submission
 (month, day, year) (File the originally signed statement with your filing official.)

SCHEDULE A-2
Investments, Income, and Assets
of Business Entities/Trusts
(Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700 <small>FAIR POLITICAL PRACTICES COMMISSION</small>
Name <p style="text-align: center;">Vahid Khorsand</p>

1. BUSINESS ENTITY OR TRUST	
BEATING WALL STREET, INC.	
Name	
20121 VENTURA BLVD #305 WOODLAND HILLS	
Address (Business Address Acceptable)	
Check one	
<input type="checkbox"/> Trust, go to 2	<input checked="" type="checkbox"/> Business Entity, complete the box, then go to 2
GENERAL DESCRIPTION OF THIS BUSINESS	
INVESTMENT SERVICES	
FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$0 - \$1,999	____/____/____
<input type="checkbox"/> \$2,000 - \$10,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$10,001 - \$100,000	____/____/____
<input type="checkbox"/> \$100,001 - \$1,000,000	
<input checked="" type="checkbox"/> Over \$1,000,000	
NATURE OF INVESTMENT	
<input type="checkbox"/> Partnership	<input type="checkbox"/> Sole Proprietorship
<input checked="" type="checkbox"/> EQUITY HOLDER	
Other _____	
YOUR BUSINESS POSITION PARTNER	

1. BUSINESS ENTITY OR TRUST	
Name	
Address (Business Address Acceptable)	
Check one	
<input type="checkbox"/> Trust, go to 2	<input type="checkbox"/> Business Entity, complete the box, then go to 2
GENERAL DESCRIPTION OF THIS BUSINESS	
FAIR MARKET VALUE	
<input type="checkbox"/> \$0 - \$1,999	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$2,000 - \$10,000	____/____/____
<input type="checkbox"/> \$10,001 - \$100,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$100,001 - \$1,000,000	____/____/____
<input type="checkbox"/> Over \$1,000,000	
NATURE OF INVESTMENT	
<input type="checkbox"/> Partnership	<input type="checkbox"/> Sole Proprietorship
<input type="checkbox"/> Other _____	
YOUR BUSINESS POSITION _____	

2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)	
<input type="checkbox"/> \$0 - \$499	<input checked="" type="checkbox"/> \$10,001 - \$100,000
<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> OVER \$100,000
<input type="checkbox"/> \$1,001 - \$10,000	

2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)	
<input type="checkbox"/> \$0 - \$499	<input type="checkbox"/> \$10,001 - \$100,000
<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> OVER \$100,000
<input type="checkbox"/> \$1,001 - \$10,000	

3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)	
<input type="checkbox"/> None or <input checked="" type="checkbox"/> Names listed below	
BWS FINANCIAL INC.	

3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)	
<input type="checkbox"/> None or <input type="checkbox"/> Names listed below	

4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST	
Check one box:	
<input checked="" type="checkbox"/> INVESTMENT	<input type="checkbox"/> REAL PROPERTY
BWS FINANCIAL, INC.	
Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property	
INVESTMENT RESEARCH	
Description of Business Activity or City or Other Precise Location of Real Property	
FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$2,000 - \$10,000	____/____/____
<input type="checkbox"/> \$10,001 - \$100,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$100,001 - \$1,000,000	____/____/____
<input checked="" type="checkbox"/> Over \$1,000,000	
NATURE OF INTEREST	
<input type="checkbox"/> Property Ownership/Deed of Trust	<input checked="" type="checkbox"/> Stock
<input type="checkbox"/> Partnership	
<input type="checkbox"/> Leasehold _____	<input type="checkbox"/> Other _____
Yrs. remaining	
<input type="checkbox"/> Check box if additional schedules reporting investments or real property are attached	

4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST	
Check one box:	
<input type="checkbox"/> INVESTMENT	<input type="checkbox"/> REAL PROPERTY
Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property	
Description of Business Activity or City or Other Precise Location of Real Property	
FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$2,000 - \$10,000	____/____/____
<input type="checkbox"/> \$10,001 - \$100,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$100,001 - \$1,000,000	____/____/____
<input type="checkbox"/> Over \$1,000,000	
NATURE OF INTEREST	
<input type="checkbox"/> Property Ownership/Deed of Trust	<input type="checkbox"/> Stock
<input type="checkbox"/> Partnership	
<input type="checkbox"/> Leasehold _____	<input type="checkbox"/> Other _____
Yrs. remaining	
<input type="checkbox"/> Check box if additional schedules reporting investments or real property are attached	

Comments: _____

SCHEDULE C
Income, Loans, & Business
Positions
 (Other than Gifts and Travel Payments)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION Name Vahid Khorsand

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME
 BWS FINANCIAL, INC

ADDRESS (Business Address Acceptable)
 20121 VENTURA BLVD #305 WOODLAND HILLS

BUSINESS ACTIVITY, IF ANY, OF SOURCE
 INVESTMENT SERVICES

YOUR BUSINESS POSITION
 ANALYST

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)

Sale of _____
 (Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

 (Describe)

Other _____
 (Describe)

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME
 INVESTOR MANAGEMENT TRUST RESIDENTIAL

ADDRESS (Business Address Acceptable)
 15030 VENTURA BLVD SHERMAN OAKS, CA

BUSINESS ACTIVITY, IF ANY, OF SOURCE
 MULTI FAMILY REAL ESTATE

YOUR BUSINESS POSITION
 REGIONAL LEASING MANAGER

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)

Sale of _____
 (Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

 (Describe)

Other _____
 (Describe)

▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from commercial lending institutions, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* _____

ADDRESS (Business Address Acceptable) _____

BUSINESS ACTIVITY, IF ANY, OF LENDER _____

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000
 \$1,001 - \$10,000
 \$10,001 - \$100,000
 OVER \$100,000

INTEREST RATE _____% None

TERM (Months/Years) _____

SECURITY FOR LOAN
 None Personal residence

Real Property _____
 Street address _____
 City _____

Guarantor _____

Other _____
 (Describe)

Comments: _____

SCHEDULE C Income, Loans, & Business Positions (Other than Gifts and Travel Payments)

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION

Name

Vahid Khorsand

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME
LOS ANGELES METRO AUTHORITY

ADDRESS (Business Address Acceptable)
ONE GATEWAY PLAZA, LOS ANGELES

BUSINESS ACTIVITY, IF ANY, OF SOURCE
PUBLIC TRANSPORTATION

YOUR BUSINESS POSITION
SERVICE COUNCILMEMBER

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
(For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use
Schedule A-2.)

Sale of _____
(Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

_____ (Describe)

Other _____
(Describe)

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF SOURCE

YOUR BUSINESS POSITION

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
(For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use
Schedule A-2.)

Sale of _____
(Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

_____ (Describe)

Other _____
(Describe)

▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from commercial lending institutions, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* _____

ADDRESS (Business Address Acceptable) _____

BUSINESS ACTIVITY, IF ANY, OF LENDER _____

HIGHEST BALANCE DURING REPORTING PERIOD

\$500 - \$1,000
 \$1,001 - \$10,000
 \$10,001 - \$100,000
 OVER \$100,000

INTEREST RATE TERM (Months/Years)

_____ % None _____

SECURITY FOR LOAN

None Personal residence

Real Property _____
 Street address

_____ City

Guarantor _____

Other _____
(Describe)

Comments: _____



Ethics Commission
200 N Spring Street
City Hall — 24th Floor
Los Angeles, CA 90012
(213) 978-1960
ethics.lacity.org

Restricted Source Financial Disclosure Statement Form 60

Elected City officials, general managers and chief administrative officers of City agencies, members of City boards and commissions, and individuals nominated to positions subject to City Council approval must file this form in conjunction with the state Form 700. Please refer to the attached instructions for additional information.

Original Filing **Amended Filing** (original filed on ___/___/20___)

Total Pages: 3

Name: Khorsand, Vahid
(Last, First, Middle)

Agency: Planning Department

Position: Member, City Planning Commission

Phone: (213)978-1271

Email:

Type of Statement:	<input checked="" type="checkbox"/> Pre-confirmation	Date of nomination: 07 / 27 / 20 17
	<input type="checkbox"/> Assuming Office	First day in position: ___ / ___ / 20___
	<input type="checkbox"/> Annual	___ / ___ / 20___ through December 31, 20___
	<input type="checkbox"/> Leaving Office	Last day in office: ___ / ___ / 20___

I had the following interests associated with restricted sources during this reporting period:

- 1. REAL PROPERTY** — *section attached.*
Interests in real property leased from or to, co-owned by, purchased from, or sold to a restricted source.
 - 2. INVESTMENTS** — *section attached.*
Investments (other than real property) co-owned by, purchased from, or sold to a restricted source.
 - 3. INCOME** — *section attached.*
Income received from a restricted source.
 - 4. GIFTS** — *section attached.*
Gifts, cumulatively valued at \$50 or more, received from a restricted source.
 - 5. BOARD POSITIONS** — *section attached.*
Positions held on the board of a restricted source.
- Or -
- 6. NO INTERESTS**
I had no interests in real property, investments, income, gifts, or board positions associated with restricted sources during this reporting period.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that I have read the instructions for this form and the information I have provided is true and complete.

08/01/2017 06:11 PM

Electronic Submission

Date

Signature



Ethics Commission
200 N Spring Street
City Hall — 24th Floor
Los Angeles, CA 90012
(213) 978-1960
ethics.lacity.org

Form 60

Section 3 -- Income

Name: Khorsand, Vahid
(Last, First, Middle)

The following income was received from a restricted source.

Name of restricted source:
INVESTORS MANAGEMENT TRUST RESIDENTIAL

Address of restricted source:
15030 VENTURA BLVD SHERMAN OAKS, CA

Business activity of restricted source:
MULTI FAMILY REAL ESTATE

Position title:
REGIONAL LEASING MANAGER

Income received by:
 Me My spouse/registered domestic partner
 My dependent child

Value of income:
 \$500—\$1,000 \$1,001—\$10,000
 \$10,001—\$100,000 Over \$100,000

Income was:
 Salary/Commission Loan repayment
 Rental income Sale of _____
(e.g., car, boat, etc.)
 Other: _____

Name of restricted source:

Address of restricted source:

Business activity of restricted source:

Position title:

Income received by:
 Me My spouse/registered domestic partner
 My dependent child

Value of income:
 \$500—\$1,000 \$1,001—\$10,000
 \$10,001—\$100,000 Over \$100,000

Income was:
 Salary/Commission Loan repayment
 Rental income Sale of _____
(e.g., car, boat, etc.)
 Other: _____

Name of restricted source:

Address of restricted source:

Business activity of restricted source:

Position title:

Income received by:
 Me My spouse/registered domestic partner
 My dependent child

Value of income:
 \$500—\$1,000 \$1,001—\$10,000
 \$10,001—\$100,000 Over \$100,000

Income was:
 Salary/Commission Loan repayment
 Rental income Sale of _____
(e.g., car, boat, etc.)
 Other: _____

Name of restricted source:

Address of restricted source:

Business activity of restricted source:

Position title:

Income received by:
 Me My spouse/registered domestic partner
 My dependent child

Value of income:
 \$500—\$1,000 \$1,001—\$10,000
 \$10,001—\$100,000 Over \$100,000

Income was:
 Salary/Commission Loan repayment
 Rental income Sale of _____
(e.g., car, boat, etc.)
 Other: _____



Ethics Commission
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Form 60

Section 5 -- Board Positions

Name: Khorsand, Vahid
(Last, First, Middle)

The following positions were held on the board of a restricted source.

Name of restricted source:
ONEGENERATION

Address of restricted source:
17400 VICTORY BLVD VAN NUYS CA

Position Title:
SECRETARY

Position held by:
 Me My spouse/registered domestic partner
 My dependent child

Name of restricted source:
VALLEY TRAFFIC ADVISORY COUNCIL

Address of restricted source:
BOX 7535 VAN NUYS CA 91409

Position Title:
PRESIDENT

Position held by:
 Me My spouse/registered domestic partner
 My dependent child

Name of restricted source:
ENCINO CHAMBER OF COMMERCE

Address of restricted source:
4933 BALBOA AVE ENCINO, CA

Position Title:
PRESIDENT ELECT

Position held by:
 Me My spouse/registered domestic partner
 My dependent child

Name of restricted source:

Address of restricted source:

Position Title:

Position held by:
 Me My spouse/registered domestic partner
 My dependent child

Name of restricted source:

Address of restricted source:

Position Title:

Position held by:
 Me My spouse/registered domestic partner
 My dependent child

Name of restricted source:

Address of restricted source:

Position Title:

Position held by:
 Me My spouse/registered domestic partner
 My dependent child