

8/1/2024

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 24-1200-S33
Appointment of Phyllis Klein to the
City Planning Commission**

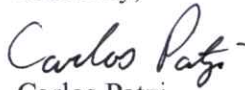
FOR COUNCIL CONSIDERATION

Dear Councilmembers:

Phyllis Klein was appointed by the Mayor's Office to the City Planning Commission on July 29, 2024. The Ethics Commission received notice of the appointment from the Mayor's Office on July 29, 2024. The Ethics Commission notified Ms. Klein on July 29, 2024 of their filing requirement and received Ms. Klein's pre-confirmation financial disclosure statement on July 31, 2024. In compliance with Los Angeles Municipal Code § 49.5.10, a copy of Ms. Klein's financial disclosure statement is enclosed.

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

Sincerely,



Carlos Patzi
Ethics Program Analyst

Enclosures:

Form 700

Form 60

cc: Mayor Karen Bass

STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Date Initial Filing Received
Filing Official Use Only

Filed Date: 07/31/2024 12:01 PM
SAN: 011300006-STH-0006

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Klein Phyllis

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, Retired Judge, Pro Tem 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, 2023, through
December 31, 2023.

☐ **Leaving Office:** Date Left ____/____/_____
(Check one circle.)

-or-

The period covered is ____/____/_____, through
December 31, 2023.

☐ The period covered is January 1, 2023, through the date
of leaving office.

-or-

☐ The period covered is ____/____/_____, through
the date of leaving office.

☐ **Assuming Office:** Date assumed ____/____/____

☒ **Candidate:** Date of Election 07/29/2024 and office sought, if different than Part 1:

4. Schedule Summary (required)

► Total number of pages including this cover page: 3

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)

DAYTIME TELEPHONE NUMBER

EMAIL ADDRESS

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 07/31/2024 12:01 PM
(month, day, year)

Signature
(File the originally signed paper statement with your filing official.)

SCHEDULE A-1

Investments

Stocks, Bonds, and Other Interests

(Ownership Interest is Less Than 10%)

Investments must be itemized.

Do not attach brokerage or financial statements.

Name

Phyllis Klein

► NAME OF BUSINESS ENTITY

Capital One

GENERAL DESCRIPTION OF THIS BUSINESS

Financial Institution

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☐ \$10,001 - \$100,000
☒ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☒ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

_____/_____/_____
ACQUIRED DISPOSED

► NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☐ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☐ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

_____/_____/_____
ACQUIRED DISPOSED

► NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☐ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☐ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

_____/_____/_____
ACQUIRED DISPOSED

► NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☐ \$10,001 - \$100,000
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NATURE OF INVESTMENT

- ☐ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

_____/_____/_____
ACQUIRED DISPOSED

► NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☐ \$10,001 - \$100,000
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NATURE OF INVESTMENT

- ☐ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

_____/_____/_____
ACQUIRED DISPOSED

► NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☐ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☐ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

_____/_____/_____
ACQUIRED DISPOSED

Comments: _____

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

| |
|---|
| CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION |
| Name Phyllis Klein |

| ▶ 1. INCOME RECEIVED | ▶ 1. INCOME RECEIVED |
|--|---|
| NAME OF SOURCE OF INCOME <u>Capital One</u> | NAME OF SOURCE OF INCOME _____ |
| ADDRESS (Business Address Acceptable) _____ | ADDRESS (Business Address Acceptable) _____ |
| BUSINESS ACTIVITY, IF ANY, OF SOURCE <u>Financial Institution</u> | BUSINESS ACTIVITY, IF ANY, OF SOURCE _____ |
| YOUR BUSINESS POSITION <u>Vice President</u> | YOUR BUSINESS POSITION _____ |
| GROSS INCOME RECEIVED <input type="checkbox"/> No Income - Business Position Only <input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input checked="" type="checkbox"/> OVER \$100,000 | GROSS INCOME RECEIVED <input type="checkbox"/> No Income - Business Position Only <input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000 |
| CONSIDERATION FOR WHICH INCOME WAS RECEIVED <input checked="" type="checkbox"/> Salary <input type="checkbox"/> Spouse's or registered domestic partner's income (For self-employed use Schedule A-2.) <input type="checkbox"/> Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.) <input type="checkbox"/> Sale of _____ (Real property, car, boat, etc.) <input type="checkbox"/> Loan repayment <input type="checkbox"/> Commission or <input type="checkbox"/> Rental Income, list each source of \$10,000 or more _____ (Describe) <input type="checkbox"/> Other _____ (Describe) | CONSIDERATION FOR WHICH INCOME WAS RECEIVED <input type="checkbox"/> Salary <input type="checkbox"/> Spouse's or registered domestic partner's income (For self-employed use Schedule A-2.) <input type="checkbox"/> Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.) <input type="checkbox"/> Sale of _____ (Real property, car, boat, etc.) <input type="checkbox"/> Loan repayment <input type="checkbox"/> Commission or <input type="checkbox"/> Rental Income, list each source of \$10,000 or more _____ (Describe) <input type="checkbox"/> Other _____ (Describe) |

▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from a commercial lending institution, 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 <input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000 | INTEREST RATE _____% <input type="checkbox"/> None SECURITY FOR LOAN <input type="checkbox"/> None <input type="checkbox"/> Personal residence <input type="checkbox"/> Real Property _____ Street address _____ City <input type="checkbox"/> Guarantor _____ <input type="checkbox"/> 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: 4

Name: **Klein, Phyllis**
(Last, First, Middle)

Agency: **Planning Department** Position: **Member, City Planning Commission**

Phone: [REDACTED] Email: [REDACTED]

Type of Statement: ☒ Pre-confirmation Date of nomination: 07 / 29 / 2024
☐ Assuming Office First day in position: ____ / ____ / 20____
☐ Annual ____ / ____ / 20____ through December 31, 20____
☐ 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.

07/31/2024 12:27 PM

Date

[REDACTED]
Signature



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Form 60

Section 2 -- Investments

Name: Klein, Phyllis
(Last, First, Middle)

The following investments (other than real property) were co-owned by, purchased from, or sold to a restricted source.

Name of restricted source:

Capital One

Address of restricted source:

[REDACTED]

Name of investment:

Restricted Stock

Nature of investment:

☒ Stock ☐ Partnership

☐ Other _____

Investment co-owned/purchased/sold by:

☒ Me ☐ My spouse/registered domestic partner
☐ My dependent child

Investment was:

☐ Co-owned ☒ Purchased (date: 07 / 29 / 20 24)
☐ Sold (date: ____ / ____ / 20 ____)

Value of investment:

☐ \$2,000—\$10,000 ☐ \$10,001—\$100,000
☒ \$100,001—\$1,000,000 ☐ Over \$1,000,000

Name of restricted source:

Address of restricted source:

Name of investment:

Nature of investment:

☐ Stock ☐ Partnership

☐ Other _____

Investment co-owned/purchased/sold by:

☐ Me ☐ My spouse/registered domestic partner
☐ My dependent child

Investment was:

☐ Co-owned ☐ Purchased (date: ____ / ____ / 20 ____)
☐ Sold (date: ____ / ____ / 20 ____)

Value of investment:

☐ \$2,000—\$10,000 ☐ \$10,001—\$100,000
☐ \$100,001—\$1,000,000 ☐ Over \$1,000,000

Name of restricted source:

Address of restricted source:

Name of investment:

Nature of investment:

☐ Stock ☐ Partnership

☐ Other _____

Investment co-owned/purchased/sold by:

☐ Me ☐ My spouse/registered domestic partner
☐ My dependent child

Investment was:

☐ Co-owned ☐ Purchased (date: ____ / ____ / 20 ____)
☐ Sold (date: ____ / ____ / 20 ____)

Value of investment:

☐ \$2,000—\$10,000 ☐ \$10,001—\$100,000
☐ \$100,001—\$1,000,000 ☐ Over \$1,000,000

Name of restricted source:

Address of restricted source:

Name of investment:

Nature of investment:

☐ Stock ☐ Partnership

☐ Other _____

Investment co-owned/purchased/sold by:

☐ Me ☐ My spouse/registered domestic partner
☐ My dependent child

Investment was:

☐ Co-owned ☐ Purchased (date: ____ / ____ / 20 ____)
☐ Sold (date: ____ / ____ / 20 ____)

Value of investment:

☐ \$2,000—\$10,000 ☐ \$10,001—\$100,000
☐ \$100,001—\$1,000,000 ☐ Over \$1,000,000



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Form 60

Section 3 -- Income

Name: Klein, Phyllis
(Last, First, Middle)

The following income was received from a restricted source.

Name of restricted source:

Capital One

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Financial Institution

Position title:

Vice President

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: _____



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Form 60

Section 5 -- Board Positions

Name: Klein, Phyllis
(Last, First, Middle)

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

Name of restricted source:

Temple Israel of Hollywood

Address of restricted source:

[REDACTED]

Position Title:

Past President and Board Member

Position held by:

☒ Me ☐ My spouse/registered domestic partner
☐ My dependent child

Name of restricted source:

Carthay Circle Historic Preservation Overlay Zone

Address of restricted source:

[REDACTED]

Position Title:

Board Member

Position held by:

☐ Me ☒ My spouse/registered domestic partner
☐ My dependent child

Name of restricted source:

Pico Neighborhood Council

Address of restricted source:

[REDACTED]

Position Title:

Board Member and Treasurer

Position held by:

☐ Me ☒ My spouse/registered domestic partner
☐ My dependent child

Name of restricted source:

[REDACTED]

Address of restricted source:

[REDACTED]

Position Title:

[REDACTED]

Position held by:

☐ Me ☐ My spouse/registered domestic partner
☐ My dependent child

Name of restricted source:

[REDACTED]

Address of restricted source:

[REDACTED]

Position Title:

[REDACTED]

Position held by:

☐ Me ☐ My spouse/registered domestic partner
☐ My dependent child

Name of restricted source:

[REDACTED]

Address of restricted source:

[REDACTED]

Position Title:

[REDACTED]

Position held by:

☐ Me ☐ My spouse/registered domestic partner
☐ My dependent child