

April 28, 2023

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 23-1200-S99  
Appointment of Christopher Torres to the  
South Los Angeles Area Planning Commission**

***FOR COUNCIL CONSIDERATION***

Dear Councilmembers:

Christopher Torres was appointed by the Mayor to the South Los Angeles Area Planning Commission on April 7, 2023. The Ethics Commission received notice of the appointment from the Mayor's Office on April 10, 2023. The Ethics Commission notified Mr. Torres on April 11, 2023 of their filing requirement and received Mr. Torres's pre-confirmation financial disclosure statement on April 27, 2023. In compliance with Los Angeles Municipal Code § 49.5.10, a copy of Mr. Torres'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: 04/27/2023 06:40 PM  
SAN: 011300006-STH-0006

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)  
Torres Christopher

**1. Office, Agency, or Court**

Agency Name (Do not use acronyms)

Planning Department

Division, Board, Department, District, if applicable

Your Position

Member, Area 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, 2022, through  
December 31, 2022.

☐ Leaving Office: Date Left \_\_\_\_/\_\_\_\_/\_\_\_\_\_  
(Check one circle.)

-or-

The period covered is \_\_\_\_/\_\_\_\_/\_\_\_\_\_, through  
December 31, 2022.

☐ The period covered is January 1, 2022, 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 04/07/2023 and office sought, if different than Part 1:

**4. Schedule Summary (required)**

► Total number of pages including this cover page: 5

**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 04/27/2023 06:40 PM  
(month, day, year)

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

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

<b>CALIFORNIA FORM 700</b> FAIR POLITICAL PRACTICES COMMISSION
Name  <b>Christopher Torres</b>

**1. BUSINESS ENTITY OR TRUST**

**Agency Artifact, Inc.**

Name

Address (Business Address Acceptable)

Check one

☐ Trust, go to 2 ☒ Business Entity, complete the box, then go to 2

**GENERAL DESCRIPTION OF THIS BUSINESS**

**Landscape Architecture and Urban Planning**

**FAIR MARKET VALUE**

- ☐ \$0 - \$1,999  
☐ \$2,000 - \$10,000  
☐ \$10,001 - \$100,000  
☒ \$100,001 - \$1,000,000  
☐ Over \$1,000,000

**IF APPLICABLE, LIST DATE:**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
ACQUIRED DISPOSED

**NATURE OF INVESTMENT**

☐ Partnership ☐ Sole Proprietorship ☒ **S-Corp** Other \_\_\_\_\_

YOUR BUSINESS POSITION **Owner (100%)**

**2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)**

- ☐ \$0 - \$499 ☐ \$10,001 - \$100,000  
☐ \$500 - \$1,000 ☒ OVER \$100,000  
☐ \$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.)**

☐ None or ☒ Names listed below

**SEE ATTACHED**

**4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST**

Check one box:

☐ INVESTMENT ☒ REAL PROPERTY

Name of Business Entity, if Investment, or  
Assessor's Parcel Number or Street Address of Real Property

**Design Studio**

Description of Business Activity or  
City or Other Precise Location of Real Property

**FAIR MARKET VALUE**

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

**IF APPLICABLE, LIST DATE:**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
ACQUIRED DISPOSED

**NATURE OF INTEREST**

☐ Property Ownership/Deed of Trust ☐ Stock ☐ Partnership

☒ Leasehold **7 Months** ☐ Other \_\_\_\_\_  
Yrs. remaining

☒ Check box if additional schedules reporting investments or real property are attached

**1. BUSINESS ENTITY OR TRUST**

**Superjacent, Inc.**

Name

Address (Business Address Acceptable)

Check one

☐ Trust, go to 2 ☒ Business Entity, complete the box, then go to 2

**GENERAL DESCRIPTION OF THIS BUSINESS**

**Landscape Architecture and Urban Planning**

**FAIR MARKET VALUE**

- ☐ \$0 - \$1,999  
☐ \$2,000 - \$10,000  
☒ \$10,001 - \$100,000  
☐ \$100,001 - \$1,000,000  
☐ Over \$1,000,000

**IF APPLICABLE, LIST DATE:**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
ACQUIRED DISPOSED

**NATURE OF INVESTMENT**

☐ Partnership ☐ Sole Proprietorship ☒ **S-Corp** Other \_\_\_\_\_

YOUR BUSINESS POSITION **Owner (50%)**

**2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)**

- ☒ \$0 - \$499 ☐ \$10,001 - \$100,000  
☐ \$500 - \$1,000 ☐ OVER \$100,000  
☐ \$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.)**

☐ None or ☒ Names listed below

**Dormant Company with no active clients.**

**4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST**

Check one box:

☐ INVESTMENT ☒ REAL PROPERTY

Name of Business Entity, if Investment, or  
Assessor's Parcel Number or Street Address of Real Property

**Design Studio**

Description of Business Activity or  
City or Other Precise Location of Real Property

**FAIR MARKET VALUE**

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

**IF APPLICABLE, LIST DATE:**

\_\_\_\_/\_\_\_\_/\_\_\_\_  
ACQUIRED DISPOSED

**NATURE OF INTEREST**

☐ Property Ownership/Deed of Trust ☐ Stock ☐ Partnership

☐ Leasehold \_\_\_\_\_ ☒ Other **No current leases.**  
Yrs. remaining

☐ Check box if additional schedules reporting investments or real property are attached

**Comments:** **Superjacent, Inc. is dormant and has no active clients.**

# SCHEDULE A-2

Attachment

CALIFORNIA FORM

700

FAIR POLITICAL PRACTICES COMMISSION

Name

Christopher Torres

**BUSINESS ENTITY OR TRUST : Agency Artifact, Inc.**

## LIST OF REPORTABLE SINGLE SOURCES OF INCOME OF \$10,000 OR MORE

See attached sheet.

IBI Group

EDJCO

Y&M Architects

Sheppard Mullin

CIM Group

House & Robertson Architects

Perkins & Will

Studio of Relativity, Inc.

McCourt College Street LLC

KFA, LLP

BKNM, LLC

Radha, MFH CAL, LLC

Toledo Capital Development LLC

**SCHEDULE B**  
**Interests in Real Property**  
(Including Rental Income)

Name

Christopher Torres

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

CITY

Los Angeles

FAIR MARKET VALUE

☐ \$2,000 - \$10,000

☒ \$10,001 - \$100,000

☐ \$100,001 - \$1,000,000

☐ Over \$1,000,000

IF APPLICABLE, LIST DATE:

\_\_\_\_/\_\_\_\_/\_\_\_\_  
ACQUIRED

\_\_\_\_/\_\_\_\_/\_\_\_\_  
DISPOSED

NATURE OF INTEREST

☐ Ownership/Deed of Trust

☐ Easement

☒ Leasehold 7 months  
Yrs. remaining

☐ \_\_\_\_\_  
Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

☒ \$0 - \$499

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☒ None

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

CITY

FAIR MARKET VALUE

☐ \$2,000 - \$10,000

☐ \$10,001 - \$100,000

☐ \$100,001 - \$1,000,000

☐ Over \$1,000,000

IF APPLICABLE, LIST DATE:

\_\_\_\_/\_\_\_\_/\_\_\_\_  
ACQUIRED

\_\_\_\_/\_\_\_\_/\_\_\_\_  
DISPOSED

NATURE OF INTEREST

☐ Ownership/Deed of Trust

☐ Easement

☐ Leasehold \_\_\_\_\_  
Yrs. remaining

☐ \_\_\_\_\_  
Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

☐ \$0 - \$499

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☐ None

\* You are not required to report loans from a commercial lending institution 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

INTEREST RATE

TERM (Months/Years)

\_\_\_\_\_% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

☐ Guarantor, if applicable

NAME OF LENDER\*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE

TERM (Months/Years)

\_\_\_\_\_% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

☐ Guarantor, if applicable

Comments: We have no debt and business loans.





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: **Torres, Christopher**  
(Last, First, Middle)

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

Phone: [REDACTED]    Email: [REDACTED]

Type of Statement:    ☒ **Pre-confirmation**    Date of nomination: 04 / 07 / 2023  
                                 ☐ **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.*

04/27/2023 07:49 PM

Date

[REDACTED]  
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: **Torres, Christopher**  
(Last, First, Middle)

The following income was received from a restricted source.

Name of restricted source:

IBI Group

Address of restricted source:

Business activity of restricted source:

Architecture and Design

Position title:

Principal

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: Landscape Architecture Fee (Agency Artifact)

Name of restricted source:

CIM Group

Address of restricted source:

Business activity of restricted source:

Real Estate Development

Position title:

Principal

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: Landscape Architecture Fee (Agency Artifact)

Name of restricted source:

Y&M Architects

Address of restricted source:

Business activity of restricted source:

Architecture and Design

Position title:

Principal

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: Landscape Architecture Fee (Agency Artifact)

Name of restricted source:

Sheppard Mullin

Address of restricted source:

Business activity of restricted source:

Law Firm

Position title:

Principal

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: Landscape Architecture Fee (Agency Artifact)





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# Form 60

## Section 3 -- Income

Name: **Torres, Christopher**  
(Last, First, Middle)

The following income was received from a restricted source.

Name of restricted source:

House & Robertson Architects

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Architectural Design

Position title:

Principal

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: Landscape Architecture Design Fee( Agency Artifact)

Name of restricted source:

Perkins & Will

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Architectural Design

Position title:

Principal

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: Landscape Architecture Design Fee( Agency Artifact)

Name of restricted source:

McCourt College Street LLC

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Real Estate Developer

Position title:

Principal

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: Landscape Architecture Design Fee( Agency Artifact)

Name of restricted source:

Radha, MFH CAL, LLC

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Real Estate Developer

Position title:

Principal

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: Landscape Architecture Design Fee( Agency Artifact)



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# Form 60

## Section 3 -- Income

Name: **Torres, Christopher**  
(Last, First, Middle)

The following income was received from a restricted source.

Name of restricted source:

Toledo Capital Development LLC

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Real Estate Developer

Position title:

Principal

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: Landscape Architecture Design Fee( Agency Artifact)

Name of restricted source:

KFA, LLP

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Architectural Design

Position title:

Principal

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: Landscape Architecture Design Fee( Agency Artifact)

Name of restricted source:

Bet Tzedek

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Law Firm

Position title:

Lawyer

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:

BKNM, LLC

Address of restricted source:

[REDACTED]

Business activity of restricted source:

Real Estate Developer

Position title:

Principal

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: Landscape Architecture Design Fee( Agency Artifact)