
Item 8 **Information**

Quarterly Lobbying Summary

Executive Summary: This item presents a summary of activities reported to the Ethics Commission by lobbying entities for the fourth quarter of 2020.

Recommended Action: This item is for informational purposes only.

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Lobbying Summary: 4th Quarter 2020

A. Introduction

The Municipal Lobbying Ordinance (MLO) regulates persons who receive compensation to lobby City officials. Los Angeles Municipal Code (LAMC) §§ 48.01, *et seq.* In LAMC § 48.01(B), the MLO makes several findings regarding lobbying activity, including the following:

1. Citizens have a right to know the identities of those who attempt to influence City decisions;
2. Public disclosure by lobbyists and their clients regarding their lobbying activities is essential to citizen confidence in the integrity of local government;
3. It is in the public interest to ensure that lobbyists do not misrepresent facts or their positions;
4. It is in the public interest to ensure that lobbyists do not place City officials under personal obligation to themselves or their clients.

To help ensure adequate and effective disclosure regarding efforts to lobby City government, lobbying entities are required to file quarterly disclosure reports. *See* LAMC §§ 48.01(B)(6), 48.08. This item summarizes information disclosed on the lobbying reports filed for the third quarter of 2020.

B. Legal Background

1. Definitions

The MLO defines lobbying activity generally as compensated conduct related to communications with City officials that are designed to influence municipal matters. LAMC § 48.02. The lobbying entities that are regulated by the MLO include lobbyists, lobbying firms, and lobbyist employers.

A lobbyist is an individual, regardless of title, who is compensated to spend 30 or more hours in a three-month period to engage in lobbying activities that include at least one direct communication with a City official or employee that is designed to influence a City matter on behalf of another person. *Id.* A lobbying firm is an entity that is entitled to receive \$1,000 in compensation for engaging in lobbying activities on behalf of another person during a three-month period, if a partner, owner, shareholder, or employee of the entity qualifies as a lobbyist. *Id.* A lobbying firm may be an individual lobbyist. Finally, a lobbyist employer is an entity that employs a lobbyist in-house to lobby on the entity's behalf. *Id.*

Certain persons are exempt from the lobbying regulations. These include individuals acting in an official government capacity, newspapers and other media outlets that publish editorials or paid advertising, persons whose only activity is bidding on a City contract, and 501(c)(3) organizations that receive government funding and are created to provide direct services to indigent persons. LAMC § 48.03.

2. Registration and Reporting

Lobbyists and lobbying firms are required to register with the Ethics Commission on an annual basis. LAMC §§ 48.07(A)-(B). Registration is required within 10 days after the end of the month in which the qualification threshold is met. LAMC § 48.07(A). The fees for each year's registration are \$450 per lobbyist plus \$75 for each client from whom the lobbyist is entitled to receive \$250 or more in a calendar quarter. LAMC § 48.07(C).

Each lobbying entity is required to file a disclosure report for every calendar quarter in which it qualifies as a lobbying entity. LAMC § 48.08(A)(1). Lobbying entities must continue to submit quarterly reports until registration is terminated, either voluntarily or automatically by virtue of the end of the calendar year. The disclosure reports must contain specific information, including the following:

- a. Each City agency that a lobbyist attempted to influence. LAMC §§ 48.08(B)(12), 48.08(C)(14).
- b. Each municipal matter that a lobbyist employer attempted to influence. LAMC § 48.08(D)(6).
- c. Total payments from clients to lobbying firms. LAMC § 48.08(C)(4).
- d. Total payments to lobbyists by lobbying firms and lobbyist employers. LAMC §§ 48.08(C)(7)(a), 48.08(D)(3).
- e. The elected City officials, candidates, and committees for which a lobbyist engaged in fundraising activity, as well as the dates of the activity and the amount of money raised. LAMC §§ 48.08(B)(7), 48.08(C)(9), 48.08(D)(10).
- f. Services provided by a lobbyist to a City candidate or ballot measure campaign or to the City under contract, including the amount of compensation received for those services. LAMC §§ 48.08(B)(10)-(11), 48.08(C)(12)-(13).

3. Prohibited Activities

Lobbying entities are prohibited from engaging in certain types of activity. They may not attempt to deceive City officials. LAMC §§ 48.04(B), (D). They may not place City officials under personal obligation to them. LAMC § 48.04(A). They may not create a municipal matter for the purpose of being retained to lobby on that matter. LAMC § 48.04(C).

Lobbyists and lobbying firms are also limited in certain financial activities. They may engage in fundraising, but they may not make campaign contributions to elected City officials,

City candidates, or their committees if they are required to be registered to lobby the office the official or candidate holds or seeks. Los Angeles City Charter § 470(c)(11). And they may not make or act as an intermediary in the making of a gift to a City official. LAMC §§ 48.04(E), 49.5.8(A)-(C).

C. Fourth Quarter Compliance

In the fourth quarter of 2020, there were 515 registered lobbyists and 155 registered lobbying firms, including 56 sole proprietorships. In addition, there were 88 lobbyist employers.

These 758 lobbying entities were required to file 702 disclosure reports for the fourth quarter (the 56 sole-proprietor lobbyists were required to file a lobbying firm report but not a lobbyist report). A total of 695 reports (99 percent) were filed on time. Penalties totaling \$400 were collected for reports filed past the February 1st deadline.

D. Top 10 Highest Paid Lobbying Firms

Lobbying firms are required to report the total amount of payments they receive each quarter from the clients they represent. All lobbying firms reported receiving a total of \$18,242,480 in payments from clients during the fourth quarter of 2020.

The ten firms that reported the highest total payments from clients are identified in the table that starts below and continues on the next several pages. Each of the top ten firms reported receiving at least \$479,950 from clients in the fourth quarter. Together, the top ten firms reported receiving a total of approximately \$8,545,464, which represents 46.8 percent of all payments from clients reported by all lobbying firms for the fourth quarter of 2020.

TOP 10 HIGHEST PAID LOBBYING FIRMS			
<i>Based on Client Payments Reported as Received In 2020 Q4</i>			
1. DLA Piper LLP (US)			
Payments	Clients		
\$1,564,930	1245 Vine Owner LLC 1665 North Sycamore Owner LLC Altman Apartments LLC Amplify Development Co. Arc Capital Partners LLC Atlas Capital Group, LLC BARDAS Investment Group Bastion Development Corporation Bobbitt, Scott Champion Real Estate Company CRE-HAR Crossroads SPV, LLC Equity LifeStyle Properties Equity Residential	Estate Four Fifteen Group FIN - Asian Tapas Bar Geneva Street Partners Company, LLC Gerald W. - Vic International GVI-KU 755 South Los Angeles Owner, LLC Harbor Associates Harridge Development Group, LLC Henry, Richard Jamison Properties, LP Joseph's Café KB Home Liner, Stuart	Live Nation Entertainment, Inc. Lowe Enterprises Real Estate Group, Inc. LSA Capital, Inc. MR Real Estate, LLC MREC HD Blake Street MREC HD Elysian Park, LLC Nash-Holland Ktown Investors, LLC O'Brien Machinery, Inc. Rising Realty Partners Rosten, James and Rachelle RWBP Highland, LP Shappell Liberty Investment Properties, LLC Statewide Acquisitions

TOP 10 HIGHEST PAID LOBBYING FIRMS (cont'd)

Based on Client Payments Reported as Received In 2020 Q4

1. DLA Piper LLP (US), *continued*

Payments	Clients		
	Summer Land Partners Group, Inc. Taylor Morrison of California, LLC	TruAmerica Multifamily Vaghashia, LLC Valley Canoga Properties LTD	Via Transportation, Inc. Watermark Westwood Village LLC Wheelhouse Group

2. Englander Knabe and Allen

Payments	Clients		
\$1,163,493	1784 Capital Holdings, LLC 4348 Van Nuys Blvd LLC 4410-22 W. Jefferson, LLC 8155 Heights LLC dba AGEA 830 Fairfax Owner II, LLC Accela, Inc. Adam Mizel Agile Modularity Inc. American Golf Corporation American Wood Council AmPLY Power Ancon Services Anthem, Inc. Aragon (Toluca/Colton) Properties Corp. AT&T Enterprise Services (AT & T and its affiliates) Avaya, Inc. BNSF Railway Company Boardwalk Property Development, LLC Boingo Wireless, Inc. Boos Development West, LLC California Precision Products Inc. California Trucking Association Calmet Corp. Clark Construction Group - California, LP Clay Lacy Aviation Coca Cola Bottling USA Columbia Care, LLC Conduent DC Collective Decro Corporation Deloitte Consulting LLP	Delta 9 THC Enterprise Rent-A-Car Company of Los Angeles Fenix Marine Services Fiserv Solutions, LLC Fogelre Fund II, LLC Fuller Realty Company, Inc. Genius Fund Gohar Afifi GSW Creative Corporation dba dosist Gulfstream Aerospace Corporation Haven HDR Engineering, Inc. Heyday Beverly, LLC Hi Hi Heel Productions Hillcrest Beverly Oil Corporation Holistic Pain Relief In-N-Out Burgers Independent Hospitality Coalition Independent Taxi Company Katchko, Vitiello, Karikomi, PC on behalf of their client Boo-Ku CC Katchko, Vitiello, Karikomi, PC on behalf of their client Circle of Hope Knoll Agency, Inc. KPMG LLP LA 11th Market, LLC LA Blue La Terra Laurence School Madcap Motel Los Angeles LLC Malibu Green	McAfee Public Sector, LLC Metallic Blue LLC N N N Productions National Strategies, LLC on behalf of their client The Mega Company Nike Official Police Garage Assn of LA Onni Contracting (CA) Inc. Osмосе Utilities Services, Inc. Skya Ventures Sportsmen's Lodge Owner, LLC The Relief Collective The Ruth Group Total Transportation Services, Inc. – TTSI TRC Solutions, Inc. United Taxi Universal Technical Institute, Inc. URW Airports, LLC (f/k/a Westfield Airports, LLC) Waste Management Inc. Westfield Property Management, LLC Xerox Corporation YMF Inc dba Creative Home Ideas PMA Consultants Pottery Inc. Puerto Rico Potential, LLC Road Soup of California Saltchuk Resources, Inc. SAP Public Services, Inc. Skinny Labs Inc., dba Spin

TOP 10 HIGHEST PAID LOBBYING FIRMS (cont'd)

Based on Client Payments Reported as Received In 2020 Q4

3. Armbruster Goldsmith & Delvac LLC

Payments	Clients		
\$1,153,555	12001 Pico Property, LLC 2800 Casitas LLC 4454 Van Nuys, LLC 600 San Pedro LP 6th & Alameda LLP ABS Properties, Inc. Academy of Motion Picture Arts & Sciences AEG American Commercial Equities Amoroso Company Artisan Realty Advisors AutoNation Bel Air Country Club Belmont Village Senior Living BI Opportunity Zone Fund I, LLC Black Equities blvd hospitality Bolour Brookfield Properties Development LLC/Forest City BWC/St. Andrews LP California Landmark Calvary Christian School Cascades Project Owner LLC CGI Strategies Chernoff Family Trust Cherokee Bliss, LLC CIM Group City Market of Los Angeles CoreSite Cypress Equity EAH Housing Elm Tree Investments FF Realty IV LLC Frost/Chaddock Developers, LLC G.H. Palmer Glassell Park, LLC GPI Companies Greystar GRT Portfolio Properties Grubb Properties IMT Capital LLC International Equity Partners Jade Enterprises Jamison Properties, LP	Johnson Development Kalonymous Development Partners, LLC Kaplan Development Group Karma Company, LLC LA Hollywood Properties LLC La Terra Development, LLC Landmark Properties, Inc. LANDRE, LLC LeFrak Lenmar Beverly Glen LLC Leon Capital Group LJ Properties, Inc. Mapleton Investments Marlborough School MCRT Investments LLC Mercy Housing MGA North LLC Midwood Investment & Development Milken Community Schools MLM Group LLC Next Century Associates, LLC North New Hampshire Partners, LLC Oakmont Capital ONNI Group Contracting (California) Inc. P&L Figueroa Investors, LLC Palatine Capital Partners Management LLC Palisades Capital Partners Precision Development Company PSS West L.A., LLC RAR2-Villa Marina Center CA, LLC Regalian, LLC Related California Relevant Group Sares Regis SeaZen-AHC 1375, LLC Skya Highland Park Partners II, LLC Sonder Spieker Realty Investments Stephen Wise Temple Sunrise Senior Living Sutter, Gary & Vera The Buckley School	The Hanover Company The HQ Group The Mirman School The Richman Group California Development Company Tishman Speyer Toll Brothers, Inc. Trammell Crow TriCal Construction TriStar Realty Group, LLC Uncommon Development Universal Standard Housing Vantage Property Investors Ventus Group Washington Motor LP Welbrook Senior Living Westmark School WH Hotel, LLC Wilshire Skyline, Inc. Wiseman Residential WS Communities Yorkwood LLC

TOP 10 HIGHEST PAID LOBBYING FIRMS (cont'd)

Based on Client Payments Reported as Received In 2020 Q4

4. Sheppard, Mullin, Richter & Hampton LLP

Payments	Clients		
\$1,070,212	1 and 8, Inc. 1600 Hudson, LLC 6000 SV Holdings LLC 9712 Oak Pass Road LLC Automobile Club of Southern California Azure Development, Inc. Brookfield Properties Development LLC Brookfield Properties Management (CA) Inc. Capital Hall Partners Elkwood LLC Equitas Academy Girls Athletic Leadership School	Go For Broke National Education Center Helm's Deep Trust Holland Partner Group Hollywood Forever Cemetery Hollywood International Regional Center Hudson Pacific Properties, Inc. Jonathan Rose Companies Lightstone DTLA, LLC LLJ Adler Warner MAK Center MOB Hotels & Compagnie LLC Montgomery Clark Advisors	Our Lady of Mt. Lebanon Peebles Corporation, The Pluto Partners, LLC Primestor Development, Inc. Sandstone Properties TA Los Angeles 443 SSS LP The True Life Companies Valley Charter – 18600 Lanark Venus Over Manhattan Warner Center Gardens Limited

5. Mayer Brown LLP

Payments	Clients		
\$793,566	1601 Venice, LP AG-SCH 8150 Sunset Boulevard Owner, L.P. Airbnb, Inc. AvalonBay Communities, Inc. Bird Rides, Inc. Community Builders Group, LLC Goldstein Planting Wagman, LLC Harvard-Westlake School	Jamison Properties, LP LIG – 900, 910 and 926 E. 4th St., 405-411 S. Hewitt St., LLC Maxxam Enterprises MCAF Vine LLC Mitsui Fudosan America, Inc. Noel Chi, L.P. PHR LA Mart LLC Rescore Hollywood LLC Rescore Koreatown, LLC Seward Partners LLC	Sierra Canyon High School Foundation Standard-Southern Corporation Summit Media LLC Sun Hill Properties, Inc. The Laurence School The Post Group, Inc. Watt Investment Partners, LLC

6. Craig Lawson & Co., LLC

Payments	Clients		
\$698,873	1614 Temple LLC 1784 Capital Holdings LLC 3800 West Sixth Street LLC 888 S. Vermont Ave., LLC 91 CM Colorado Owner LLC A Community of Friends Abode Communities AD Sharp US Amidi Group Asana Partners LLC Banner SoCal Developer LLC Blix Equities LLC	BRIDGE Housing Corporation Carmel Partners Inc. Catholic Charities of Los Angeles Inc. Century Housing Corp Circa 1200 LLC Community Corporation of Santa Monica Decro Corporation Desert Orchard LLC Eiden Inc. Equity Residential	Flexible PSH Solutions FN Property Investment Freeman Group GLC Colorado LLC Grocery Outlet Inc. Harry's Auto Body Inc Health Plan Inc. Highridge Costa Development Co. Holland Partners Ikar Ivy Station LLC

TOP 10 HIGHEST PAID LOBBYING FIRMS (cont'd)

Based on Client Payments Reported as Received In 2020 Q4

6. Craig Lawson & Co., LLC, continued

Payments	Clients		
	Jacmar Partners	Para Los Ninos, Inc.	Triumph Management
	Jade Enterprises	PHP Puente Learning Center	TTL Management Inc.
	Jamison Properties LP	Pure Silver Enterprises Inc.	Urban Commons
	Kaiser Foundation	R.D. Olson Development	Value Schools
	KLARE 17, LLC	Red Hook Capital Partners	Vermont Real Estate
	LA Family Housing	Renaissance of CA	Properties LLC
	Little Tokyo Service Center	National Real Estate	Wakeland Housing &
	LW USC LLC	Development LLC	Development
	McGregor Company	Roque & Mark Co.	Walter N Marks Inc
	Mercy Housing	RPK Development	Weingart Center
	Meta Housing	Sandstone Properties	West Hollywood Community
	Mosaic Development Group	Skid Row Housing Trust	Housing Corp.
	Motion Picture Industry	Snyder Family Trust	Yavneh Hebrew
	Museum Associates	SRO Housing Corp.	Academy
	National Community	Summit Western Limited,	The City Market of Los
	Nuveen Real Estate	LLC	Angeles
	Our Lady of Mt. Lebanon	Third & Hill Development,	The Hanover Company
	Pacific Springs LLC	LLC	
	Palisades Capital Partners	Tower Investments Group	
	LLC	LLC	

7. Max Development LLC dba three6ixty

Payments	Clients		
\$614,941	3710 Dunn Venture LLC	Crescent Capital Partners	Greystone Management
	Apex Opportunity Fund	LLC	Group
	Aragon Properties, Ltd	Daylight Community	GRUBB Properties
	Archean Partners	Development	GTM Holdings LLC
	Ari Chazans	Decro Corporation	Hawkins Way Properties LLC
	Atrio Venice LLC	Devaskar, Uday	Healthy Spot
	BA Realty Capital	Domus Development LLC	Hollenbeck Palms
	BCG Lodi Homes LLC	EAH Housing	Hotel Erwin
	Black Equities Group	EBEAG Properties LLC	In and Out Burger
	Bolour Associates	EIPO01 Hope LLC	Investors Management Co
	Boost Housing	El Rio Community School	Japanese American Cultural
	Botanical Hospital Group	Elkwood	and Community Center
	Brasa Capital	Eley Partners	Jewish Federation of Greater
	Brickstar Capital LLC	Empire Property Group LLC	LA
	Cadmium Realty	Englander Knabe & Allan	JMS Design
	Cal Bay Development	Fader Enterprises	Johar Properties LLC
	CalBay Development, LLC	Fifteen Group	Kanani, Fareed
	CGI Strategies	Fig & Olive	Klinedinst PC
	Charring Cross Acquisitions	Firestone Walker	Kompany, LLC
	LP	Galaxy Holdings	KSLB Holding LLC
	CIM Group	Geneva Street Partners	LA Jewish Home
	Cityview LLC	Gillis Family Partnership	Lim, CPA, Steve
	Community Corporation of	Glaser Wei	Linc Housing Corp
	Santa Monica	Greenlawn Development LLC	Mark Juncosa
	Comstock Homes		Maxxam LLC

TOP 10 HIGHEST PAID LOBBYING FIRMS (cont'd)

Based on Client Payments Reported as Received In 2020 Q4

7. Max Development LLC dba three6ixty, continued

Payments	Clients		
	McCormack Baron McKidd Family Trust Millennium Settlement Consulting Moss & Company National Community Renaissance Ness Holdings, Inc Norman Family LP North Palisades Partners, LLC Olson Urban Partners Oxford Capital Group Pan Am Equities Parkview Mgmt Group Inc Path Ventures PAX Urban Partners RBM of California Redcar Properties	Relevant Group Reservoir Partners LLC Rilito 2 LLC Rilito 2, LLC Robhana Group Rockpoint Group RSE Capital Partners Saban Community Clinic Salazar Development Saticoy Sepulveda Venture Seazen AHC 1375LLC Senior Housing Partners Shafrom & Kramer LLP Shamina Investments Sklar-Kirsh Smart Asset Management Sonder USA Inc. SPI Holdings LLC	Steelwave LLC Suit Supply LA The Souferian Group Timberlane Partners Tishman Speyer Tom Safran & Associates Tova Capital Unilev Corporation Urth Café Vidiots Foundation Viramontes, Enrique Weinstock, Elliot Welbrook Senior Living West Hollywood Community Housing Wynkoop Properties LLC Young S Kim Zephyr Acquisitions

8. Michael Bai and Associates

Payments	Clients		
\$514,250	3800 W 6th Street, LLC Alameda Industrial Medical Group Atlas Capital Group Better Home 2018, LLC Capri Urban Baldwin LLC Choi, Lana Clear Channel CTI Housing Domos Co-living, LLC Ervin Cohen & Jessup	ESI Ventures Ha, Kee Whan Jamison Services, Inc. Jia Long Real Estate Development LA Gateway, LLC Lincoln Property Company West Los Angeles Equestrian Center Pacific 26 Management LLC	Public Storage Sabah, Dan Samitaur Constructs Sea Urchin Lounge LLC SM Entertainment LA Sushi Nozawa Group Walter J. Company Washington Sage llc

9. Glaser, Weil, Fink, Howard, Avchen & Shapiro, LLP

Payments	Clients		
\$491,694	685 Westminster Holdings LLC 963 South Wilton Investors Affinity House Inc. BBC Van Ness, LLC BLDG Partners, LLC Capital United LLC Carmel Partners Chen, Kevin	Dart Partners/Mateo Arts LLC Domus Development, LLC Expo Line Owner, LLC Fidelity National Title Insurance Company Firmin Court LP Flexible PSH Solutions Fogel Real Estate	Fredston, David and Rochelle Hadar Family Intervivos Trust Huntington Point Partners, LLC IKE Smart City Judaken, Len Kermath, Karen

TOP 10 HIGHEST PAID LOBBYING FIRMS (cont'd)

Based on Client Payments Reported as Received In 2020 Q4

9. Glaser, Weil, Fink, Howard, Avchen & Shapiro, LLP, *continued*

Payments	Clients		
	Levy, Allen LINC Housing Corporation Lion Boylston, LLC Los Angeles Dodgers Maharishi International University Marina Pacific Hotel and Suites, Inc. Merlone Geier Partners North Main LLC NSB/Richlar Partnership	One San Pedro Collective RBM of CA Republic Services, Inc Schwartz, Steve Shapiro, Joel and Lori Streams, Mark and Sheri Tezuke LLC Thatcher Yard Housing LLC The 118 Building Drive Limited Partnership The Brine, LLC	The Palmline Trust The Taubman Company Vista Investment Group Watts Station LP WEMS Inc. Wynkoop Properties, LLC

10. Latham & Watkins LLP

Payments	Clients		
\$479,950	1045 Olive, LLC 548 N. Western Owner LLC 5601-5667 Santa Monica Blvd (LA) Owner LLC 5929 Sunset (Hollywood), LLC and CIM Group, LP Aerial Rapid Transit Technologies LLC Apartment Investments & Management Company ("AIMCO") Archer School for Girls Boething – Treeland Caruso Affiliated CH Palladium, LLC Clear Channel Outdoor CORE/Related Grand Ave JV, LLC Crescent Heights Dynamic Development Company, LLC Forest Lawn Memorial - Parks & Mortuaries	Heart Olive, LLC Honeywell International, Inc. Host Hotels & Resorts Hudson Pacific Properties, Inc. J. Paul Getty Trust JMB Realty Corporation (AKA: AP Properties) Kayne Anderson Real Estate Advisors KIPP SoCal Public Schools LAFC Sports, LLC LogistiCare Solutions, LLC Los Angeles Dodgers LLC Loyola Marymount University McCourt Partners LLC Mesmer Properties LLC NBCUniversal Media, LLC Pacific Maritime Association Paramount Studios	Phase IIC Owner, LLC Phase III Owner, LLC Providence Tarzana Medical Center Puerto Rico Potential LLC Santa Monica Aerial Rapid Transit LLC SBLP Development LLC SM 10000 Property, LLC The AllBright Group LA LLC The Buckley School The Charles Company and M. & A. Gabae, LP The Charles Company, M. & A. Gabae, LP, Metropolitan Square, Inc. and District Square, LLC Tribune Media Company Vella Group/VE Equities LLC Westfield, LLC Wilshire Gayley, LLC

E. Top 10 Highest Paying Clients

In the fourth quarter of 2020, there were 2,246 registered clients of lobbying entities. Lobbying firms are required to disclose the payments they receive from each client and the City matters associated with those payments. The clients that lobbying firms reported as having paid the most for lobbying services in the fourth quarter are identified in the table that begins on the following page. Payments from clients with similar names and projects are aggregated.

Each of the top ten highest paying clients spent at least \$124,186 during the quarter. Combined, their payments totaled \$2,205,329 or 12.1 percent of the total \$18,242,480 reported payments from clients.

TOP 10 HIGHEST PAYING CLIENTS					
<i>Based on Aggregate Client Payments Reported for 2020 Q4</i>					
Client	Total Payments Reported	Lobbying Firm	Payment	City Matter	Agencies Lobbied
1. Champion Real Estate Company	\$377,195	DLA Piper LLP (US)	\$340,481	Yucca Argyle	Mayor's Office; City Attorney's Office; City Council; City Planning
			\$16,831	General Real Estate	City Planning; Fire
			\$4,052	1501 Sunset	Building and Safety; City Planning; Public Works, Engineering
		Elkins Kalt Weintraub Reuben Gartside LLP	\$15,831	Development matters	City Planning
2. MCAF Vine LLC	\$338,644	Mayer Brown LLP	\$338,644	1750 North Vine LLC; 1749 North Vine LLC; 1770 Ivar LLC; 1733 North Argyle LLC; 1720 North Vine LLC [Assist client with City entitlements.]	Board of Public Works; Public Works, Contract Administration; Public Works, Engineering; Public Works, Sanitation; City Council; Building and Safety; City Planning; Public Works, Street Lighting; Public Works, Street Services
3. Harridge Development Group, LLC	\$269,393	DLA Piper LLP (US)	\$169,295	San Feliciano	City Council; Building and Safety; Neighborhood Councils; City Planning
			\$73,666	Ponte Vista 15	City Planning; Public Works, Engineering; City Council; Neighborhood Councils
			\$10,004	General Real Estate	City Council; City Planning
			\$8,611	Koreatown	Housing and Community Investment; City Planning
		Psomas	\$7,816	Blake: Entitlement Support for Final Map	Building and Safety; City Planning; Public Works, Engineering

TOP 10 HIGHEST PAYING CLIENTS (cont'd)

Based on Aggregate Client Payments Reported for 2020 Q4

Client	Total Payments Reported	Lobbying Firm	Payment	City Matter	Agencies Lobbied
4. Watermark Westwood Village LLC	\$239,452	DLA Piper LLP (US)	\$239,452	Westwood	Building and Safety; Fire; Housing and Community Investment; Neighborhood Councils; City Planning; Police; City Council
5. Puerto Rico Potential, LLC	\$189,956	Englander Knabe and Allen	\$189,956	Development	No agencies lobbied.
6. Chick-Fil-A	\$180,844	TChoi and Associates	\$86,182	17660 Ventura Blvd	Transportation; City Council, Public Works, Engineering
			\$74,292	20101 Ventura Blvd	Building and Safety, Public Works, Engineering
			\$7,885	1011 Western Avenue	Public Works, Engineering
			\$4,800	4050 Lincoln Blvd.	Building and Safety
			\$3,500	LaCienega Triangle [Cienega Triangle: 6801 S La Cienega, 6815 S La Cienega, 5208 W Centinela, and 5218 W Centinela—Los Angeles, CA 90405]	Public Works, Engineering
		Pacific Crest Consultants	\$4,185	Commercial property	City Planning
7. David and Rochelle Fredston	\$173,855	Glaser, Weil, Fink, Howard, Avchen & Shapiro LLP	\$125,154	13181 Riviera [Single Family Home]	Building and Safety; City Planning
			\$48,701	1614 Old Oak [Single Family Home]	Building and Safety; City Planning
8. Lendlease Development Inc.	\$164,269	Allen Matkins Leck Gamble Mallory & Natsis LLP	\$164,269	3401 S. La Cienega Blvd.	Public Works, Engineering; Mayor's Office; City Council; Building and Safety; City Planning
9. MR Real Estate, LLC	\$147,535	DLA Piper LLP (US)	\$147,535	Avenue 34 Entitlements	City Council; Building and Safety; Neighborhood Councils; City Planning
10. Palisades Capital Partners	\$124,186	Armbruster Goldsmith & Delvac LLP	\$124,186	Alpine Project	City Planning

F. Fundraising

Lobbying entities are required to disclose the fundraising they engage in on behalf of the City’s elected officials, candidates, and committees. Of the 758 fourth-quarter lobbying entities, 26 (3.4 percent) reported fundraising activity totaling \$207,402.

A breakdown of the fourth-quarter fundraising activity, as reported by 12 lobbying firms and 14 lobbyists, is provided in the table that follows. Entities that reported identical amounts for the same candidate or officeholder may have served as co-hosts for the same fundraising event.

FUNDRAISING 2020 Q4				
Total	Lobbying Entity	Type of Entity	Recipient	Amount
1. 23,700	Englander Knabe and Allen	Firm	<i>Mitch O’Farrell for City Council 2022</i>	\$3,600
			<i>Cedillo for City Council 2022</i>	\$3,200
			<i>David Ryu for City Council 2020-General</i>	\$3,200
			<i>Mark Ridley-Thomas for City Council 2020</i>	\$3,200
			<i>Joe Buscaino for City Council 2022</i>	\$2,800
			<i>Paul Koretz for Controller 2022</i>	\$2,500
			<i>Curren Price, Jr. for City Council 2022</i>	\$1,600
			<i>Jeff Ebenstein for City Council 2022</i>	\$1,600
			<i>Monica Rodriguez for City Council 2022</i>	\$1,200
			<i>Nury Martinez for City Council 2013 Officeholder Account</i>	\$800
2. \$22,000	Afriat Consulting Group, Inc.	Firm	<i>Mitch O’Farrell for City Council 2022</i>	\$11,100
			<i>Jeff Ebenstein for City Council 2022</i>	\$6,400
			<i>Cedillo for City Council 2022</i>	\$2,100
			<i>Curren Price, Jr. for City Council 2022</i>	\$1,600
			<i>Monica Rodriguez for City Council 2022</i>	\$800
3. \$20,292	Gathers Strategies, Inc.	Firm	<i>Mitch O’Farrell for City Council 2022</i>	\$19,492
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
4. \$14,100	Jeffrey McConnell	Lobbyist	<i>Mark Ridley-Thomas for City Council 2020</i>	\$3,200
			<i>Paul Koretz for Controller 2022</i>	\$2,500
			<i>Cedillo for City Council 2022</i>	\$1,600
			<i>David Ryu for City Council 2020-General</i>	\$1,600
			<i>Mitch O’Farrell for City Council 2022</i>	\$1,600
			<i>Jeff Ebenstein for City Council 2022</i>	\$1,200
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Joe Buscaino for City Council 2022</i>	\$800
			<i>Monica Rodriguez for City Council 2022</i>	\$800

FUNDRAISING 2020 Q4 (cont'd)

Total	Lobbying Entity	Type of Entity	Recipient	Amount
5. \$13,950	Veronica Perez & Associates	Firm	<i>Jeff Ebenstein for City Council 2022</i>	\$7,150
			<i>Mitch O'Farrell for City Council 2022</i>	\$5,500
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Cedillo for City Council 2022</i>	\$500
6. \$12,650	Kindel Gagan	Firm	<i>Jeff Ebenstein for City Council 2022</i>	\$7,150
			<i>Mitch O'Farrell for City Council 2022</i>	\$5,500
7. \$12,650	Courtney Chesla Torres	Firm*	<i>Jeff Ebenstein for City Council 2022</i>	\$7,150
			<i>Mitch O'Farrell for City Council 2022</i>	\$5,500
8. \$11,700	GSD22 Partners Corp	Firm*	<i>Mitch O'Farrell for City Council 2022</i>	\$8,000
			<i>Mark Ridley-Thomas for City Council 2020-General</i>	\$2,900
			<i>Councilmember O'Farrell Officeholder Account 2013</i>	\$800
9. \$10,600	The McOsker Group	Firm	<i>Joe Buscaino for City Council 2022</i>	\$7,400
			<i>Jeff Ebenstein for City Council 2022</i>	\$3,200
10. \$6,950	Benjamin Reznik	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$6,950
11. \$6,950	Kevin K. McDonnell	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$6,950
12. \$6,950	Jeffer Mangels Butler & Mitchell LLP	Firm	<i>Jeff Ebenstein for City Council 2022</i>	\$6,950
13. \$6,950	Daniel Freedman	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$6,950
14. \$6,950	Neil Brower	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$6,950
15. \$6,950	Sheri Bonstelle	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$6,950
16. \$4,250	Howard Sunkin	Lobbyist	<i>Cedillo for City Council 2022</i>	\$2,650
			<i>Joe Buscaino for City Council 2022</i>	\$1,600
17. \$3,200	Marcus Allen	Lobbyist	<i>Cedillo for City Council 2022</i>	\$800
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Joe Buscaino for City Council 2022</i>	\$800
			<i>Mitch O'Farrell for City Council 2022</i>	\$800
18. \$3,100	Seymour Consulting Group	Firm*	<i>Paul Koretz for Controller 2022</i>	\$1,500
			<i>Mark Ridley-Thomas for City Council 2020-General</i>	\$800
			<i>Mitch O'Farrell for City Council 2022</i>	\$800
19. \$2,400	The Santa Maria Group	Firm	<i>Cedillo for City Council 2022</i>	\$2,400
20. \$2,400	James Santa Maria	Lobbyist	<i>Cedillo for City Council 2022</i>	\$2,400
21. \$2,400	Eric Rose	Lobbyist	<i>Cedillo for City Council 2022</i>	\$800
			<i>David Ryu for City Council 2020-General</i>	\$800
			<i>Joe Buscaino for City Council 2022</i>	\$800
22. \$2,400	Kian Kaeni	Lobbyist	<i>David Ryu for City Council 2020-General</i>	\$800
			<i>Mitch O'Farrell for City Council 2022</i>	\$800
			<i>Nury Martinez for City Council 2013 Officeholder Account</i>	\$800

FUNDRAISING 2020 Q4 (cont'd)				
Total	Lobbying Entity	Type of Entity	Recipient	Amount
23. \$1,600	Adam Englander	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$400
			<i>Joe Buscaino for City Council 2022</i>	\$400
			<i>Mitch O'Farrell for City Council 2022</i>	\$400
			<i>Monica Rodriguez for City Council 2022</i>	\$400
24. \$1,050	Ronald Stone	Lobbyist	<i>Monica Rodriguez for City Council 2022</i>	\$1,050
25. \$800	TChoi and Associates	Firm	<i>Mitch O'Farrell for City Council 2022</i>	\$800
26. \$460	Laurette Healey	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$460

*Sole proprietor

G. Contributions

Lobbying entities must report on a quarterly basis, contributions to City officeholders, candidates, and the committees they control when the lobbying entities make, deliver, or act as intermediaries for the contributions.

A lobbying entity delivers a contribution for another person when the lobbying entity causes the contribution to be mailed or physically conveyed to the recipient. A lobbying entity is an intermediary for a contribution when the lobbying entity makes the contribution, itself, on behalf of another party who then reimburses the lobbying entity. The identity of a person for whom a lobbying entity acts as an intermediary must be disclosed.

Certain contributions are prohibited. Lobbyists and lobbying firms may not make contributions to elected City officials, City candidates, or their City-controlled committees if they are required to be registered to lobby the City office the official or candidate holds or seeks. This ban does not extend to lobbyist employers.

In the fourth quarter, two lobbyist employers reported making \$7,200 in contributions to the committees of six City candidates.

MADE CONTRIBUTIONS 2020 Q4				
Total	Lobbying Entity	Type of Entity	Recipient	Amount
1. \$3,200	Laborers Local 300	Employer	<i>Monica Rodriguez for City Council 2022</i>	\$800
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Joe Buscaino for City Council 2022</i>	\$800
			<i>Mark Ridley-Thomas for City Council 2020-General</i>	\$800
2. \$4,000	Southwest Regional Council of Carpenters	Employer	<i>Mitch O'Farrell for City Council 2022</i>	\$800
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Monica Rodriguez for City Council 2022</i>	\$800
			<i>Cedillo for City Council 2022</i>	\$800
			<i>Joe Buscaino for City Council 2022</i>	\$800

Also during the reporting period, eight lobbyists, nine lobbying firms, and one lobbyist employers reported delivering \$120,349 in contributions to the committees of City officeholders and City Council candidates. More detail is provided in the next table.

DELIVERED CONTRIBUTIONS 2020 Q4				
Total	Lobbying Entity	Type of Entity	Recipient	Amount
1. \$32,250	Kindel Gagan	Firm	<i>Monica Rodriguez for City Council 2022</i>	\$4,500
			<i>Curren Price, Jr. for City Council 2022</i>	\$3,150
			<i>Paul Koretz for Controller 2022</i>	\$3,000
			<i>Cedillo for City Council 2022</i>	\$2,900
			<i>Mitch O'Farrell for City Council 2022</i>	\$2,900
			<i>John Lee for City Council 2020 Officeholder Account</i>	\$2,400
			<i>Joe Buscaino for City Council 2022</i>	\$2,100
			<i>Friends of Eric Garcetti Officeholder</i>	\$1,500
			<i>David Ryu for City Council 2020-General</i>	\$1,300
			<i>Mark Ridley-Thomas for City Council 2020-General</i>	\$1,300
			<i>Bob Blumenfield for City Council 2013 - Officeholder Account</i>	\$800
			<i>Councilmember Cedillo Officeholder Account 2013</i>	\$800
			<i>Councilmember O'Farrell Officeholder Account 2013</i>	\$800
			<i>Harris-Dawson for City Council 2015 Officeholder</i>	\$800
			<i>Jeff Ebenstein for City Council 2022</i>	\$800
			<i>Kevin de Leon for City Council 2020</i>	\$800
			<i>Krekorian for City Council 2009 - Officeholder</i>	\$800
<i>Mike Bonin for City Council 2013 Officeholder Account</i>	\$800			
<i>Nury Martinez for City Council 2013 Officeholder Account</i>	\$800			
2. \$16,500	Englander Knabe and Allen	Firm	<i>Cedillo for City Council 2022</i>	\$3,200
			<i>Paul Koretz for Controller 2022</i>	\$2,500
			<i>David Ryu for City Council 2020-General</i>	\$2,400
			<i>Joe Buscaino for City Council 2022</i>	\$2,400
			<i>Mitch O'Farrell for City Council 2022</i>	\$2,400
			<i>Curren Price, Jr. for City Council 2022</i>	\$1,600
			<i>Jeff Ebenstein for City Council 2022</i>	\$1,200
			<i>Monica Rodriguez for City Council 2022</i>	\$800

DELIVERED CONTRIBUTIONS 2020 Q4 (cont'd)

Total	Lobbying Entity	Type of Entity	Recipient	Amount
3. \$13,900	Airbnb, Inc.	Employer	<i>Mark Ridley-Thomas Committee for a Better L.A</i>	\$10,000
			<i>Wesson for Supervisor 2020</i>	\$1,500
			<i>Councilmember Monica Rodriguez 2017 - Officeholder Account</i>	\$800
			<i>Mark Ridley-Thomas for City Council 2020-General</i>	\$800
			<i>Nury Martinez for City Council 2013</i>	\$800
4. \$11,199	Arnie Berghoff & Associates	Firm	<i>Cedillo for City Council 2022</i>	\$2,400
			<i>Joe Buscaino for City Council 2022</i>	\$2,400
			<i>Mitch O'Farrell for City Council 2022</i>	\$1,600
			<i>Paul Koretz for Controller 2022</i>	\$1,000
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Jeff Ebenstein for City Council 2022</i>	\$800
			<i>Monica Rodriguez for City Council</i>	\$1,998
			<i>Monica Rodriguez for City Council 2022</i>	\$800
5. \$10,500	Jeffrey McConnell	Lobbyist	<i>Paul Koretz for Controller 2022</i>	\$2,500
			<i>Cedillo for City Council 2022</i>	\$1,600
			<i>David Ryu for City Council 2020-General</i>	\$1,600
			<i>Mitch O'Farrell for City Council 2022</i>	\$1,600
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Jeff Ebenstein for City Council 2022</i>	\$800
			<i>Joe Buscaino for City Council 2022</i>	\$800
			<i>Monica Rodriguez for City Council 2022</i>	\$800
6. \$8,400	Afriat Consulting Group Inc	Firm	<i>Jeff Ebenstein for City Council 2022</i>	\$2,400
			<i>Mitch O'Farrell for City Council 2022</i>	\$2,300
			<i>Mark Ridley-Thomas for City Council 2020-General</i>	\$1,600
			<i>Curren Price, Jr. for City Council 2022</i>	\$800
			<i>Monica Rodriguez for City Council 2022</i>	\$800
			<i>Cedillo for City Council 2022</i>	\$500
7. \$6,950	Jeffer Mangels Butler & Mitchell LLP	Firm	<i>Jeff Ebenstein for City Council 2022</i>	\$6,950
8. \$4,800	Daniel Freedman	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$4,800
9. \$3,700	Central City Association of Los Angeles	Firm	<i>Cedillo for City Council 2022</i>	\$800
			<i>Joe Buscaino for City Council 2022</i>	\$800
			<i>Mitch O'Farrell for City Council 2022</i>	\$800
			<i>Monica Rodriguez for City Council 2022</i>	\$800
			<i>Tanya Ortiz Franklin for School Board 2020-General</i>	\$500

DELIVERED CONTRIBUTIONS 2020 Q4 (cont'd)					
Total	Lobbying Entity	Type of Entity	Recipient	Amount	
10. \$3,200	Marcus Allen	Lobbyist	<i>Cedillo for City Council 2022</i>	\$800	
			<i>Curren Price, Jr. for City Council 2022</i>	\$800	
			<i>Joe Buscaino for City Council 2022</i>	\$800	
			<i>Mitch O'Farrell for City Council 2022</i>	\$800	
11. \$2,400	Eric Rose	Lobbyist	<i>Cedillo for City Council 2022</i>	\$800	
			<i>David Ryu for City Council 2020-General</i>	\$800	
			<i>Joe Buscaino for City Council 2022</i>	\$800	
12. \$1,900	Benjamin Reznik	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$1,900	
13. \$1,600	California Restaurant Association	Firm	<i>David Ryu for City Council 2020-General</i>	\$800	
			<i>Mark Ridley-Thomas for City Council 2020-General</i>	\$800	
14. \$800	Ken Spiker And Assoc Inc	Firm	<i>Joe Buscaino for City Council 2022</i>	\$800	
15. \$800	Gregory Spiker	Lobbyist	<i>Joe Buscaino for City Council 2022</i>	\$800	
16. \$800	TChoi and Associates	Firm	<i>Mitch O'Farrell for City Council 2022</i>	\$800	
17. \$400	Adam Englander	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$400	
18. \$250	Neil Brower	Lobbyist	<i>Jeff Ebenstein for City Council 2022</i>	\$250	

H. Activity Expenses

Lobbying entities are required to report the payments they make to benefit City officials and their immediate family members. LAMC §§ 48.08(B)(4)–(5), 48.08(C)(5)–(6), 48.08(D)(7)–(8). Activity expenses include gifts and must be itemized if they are valued at \$25 or more. *Id.*; LAMC § 48.02.

Just as lobbyists and lobbying firms cannot make certain campaign contributions, they also cannot make gifts to City officials. Gifts from lobbyist employers are not prohibited, but they may not exceed \$100 per City official per year. As noted in the following table, two lobbyist employers reported itemized activity expenses totaling \$90,603 in the fourth quarter of 2020.

ACTIVITY EXPENSES 2020 Q4					
Total	Lobbying Entity	Type of Entity	Recipient	Description	Value
1. \$90,533	University of Southern California	Employer	Patricia Alarcon	Salary paid to city official	\$15,979
			Christopher Hawthorne	Salary paid to city official	\$25,159
			Teresa Villegas	Salary paid to spouse	\$49,395
2. \$70	So Cal Gas Co (a Sempra Energy Utility)	Employer	Mike Castillo	Meal	\$30
			Angel Valeriano	Meal	\$40

I. Major Filers

A major filer is a person who makes or incurs expenses totaling \$5,000 or more in a calendar quarter to influence one or more City matters but does not directly communicate with a City decision maker. Lobbyists, lobbying firms, and lobbyist employers are not major filers, and the payments and expenses they report do not count toward the threshold. However, a lobbying client can qualify as a major filer. LAMC § 48.02.

As detailed in the table below, three major filers reported spending \$26,972 in the fourth quarter of 2020.

MAJOR FILER ACTIVITY 2020 Q4			
Total Spent	Major Filer	City Matter	Amount
1. \$8,432	Ad Zero	Sign Ordinance Revisions (11-1705)	\$8,432
2. \$5,040	Maya Golden-Krasner Center for Biological Diversity	Oil and gas zoning code proposed changes (17-0447)	\$5,040
3. \$13,500	R Cap Avenue 34, LLC	Community organizing; hearing participation for CPC hearing (DIR-2019-6048-TOC-SPR-WDI)	\$13,500

J. Public Access

This and other quarterly summaries are available on the Ethics Commission's web site. Detailed information about lobbying entities and their clients is also available. Registration statements and quarterly reports may be viewed online, and specific information may be searched through the Public Data Portal.