

LOS ANGELES CITY
ETHICS COMMISSION

SEP 09 2013

RECEIVED

Los Angeles City Ethics Commission

Complaint Form

The Ethics Commission has the authority to investigate violations of state and City laws regarding campaign financing, lobbying, and governmental ethics. Complaints regarding other laws are referred to appropriate agencies. This complaint form does not constitute a written request to commence a civil action under Los Angeles Municipal Code sections 49.5.19(B)(3) or 49.7.38(B)(3). If you have a question regarding whether your complaint is within our jurisdiction, please contact us.

You may make your complaint anonymously. If you do give us your name, we will not release it unless we receive your permission, we refer the complaint to another appropriate agency, or we are ordered by a court to release it. You are protected against retaliation for blowing the whistle on your coworkers and superiors.

Investigations can be complex and can take many months to complete. We do not confirm or deny the existence of any complaint or investigation, and we do not provide updates on the status of complaints. We will not contact you unless we need additional information.

Please provide the information requested below. The more information you give, the more helpful your complaint will be. Thank you for taking the time to submit your complaint.

Your name*: George Abrahams

Your address*: [REDACTED]

Your phone number*: [REDACTED]

Your email address*: ggg@copper.net

Name of person who allegedly violated the law: Raymond Chan

Title of that person: Interim General Manager

Place of that person's employment: Los Angeles Department of Building and Safety

Laws that were allegedly violated: Possible violations of conflict-of-interest, money-laundering and ethics rules.

Nature of complaint (with as much detail as possible, including dates, names, etc.): _____

See complaint and attachments

Complaint - 4 pages

Exhibits - 9 pages

CEQA Petition - Case No. BS 144 606 - 58 pages

Names and contact information of persons who may have helpful information: _____

Raymond Chan and Jeremy Chan

DECLARATION*

I certify under penalty of perjury under the laws of the state of California that the information above is true and correct.

Date: September 9, 2013

Signature: _____

At: Los Angeles, CA

Name: George Abrahams

**Optional*

Please attach additional sheets, if necessary.

Please attach copies of any available documentation regarding the alleged violation.

Please submit this form and all attachments to the Ethics Commission:

By Email: ethics.commission@lacity.org

By Mail: Enforcement Division
200 North Spring Street, 24th Floor
Los Angeles CA 90012

By Fax: (213) 978-1988

ETHICS COMPLAINT

I strongly urge the City Ethics Commission (the "Commission") to investigate troubling circumstantial evidence that Raymond Chan, the interim general manager of the City's Department of Building and Safety (DBS), violated conflict-of-interest, money-laundering and city ethics rules regarding high official political activities.

I have it on excellent authority that Raymond Chan is the father of Jeremy B. Chan (see attached Clark County, Nevada assessor's office record).

Recently I learned of allegations that Chan's son, Jeremy Chan, had a business relationship with the law firm of Sheppard Mullin.

I followed up on these reports because of my concerns about the integrity of DBS's review of the earthquake safety issues surrounding the controversial Millennium Hollywood project. Jerold Neuman is the lead attorney at Sheppard Mullin representing Millennium Partners, LLC, the developer of the project.

A Google search revealed a list of attendees to a Feb. 28, 2013 Urban Land Institute (ULI) conference on the "Art of Development." That list shows a "Jeremy Chan" representing the law firm of Sheppard Mullin as an attendee. The Sheppard Mullin website does not list a "Jeremy Chan" as an attorney at the firm and the California State Bar website does not show a "Jeremy Chan" registered to practice law in the State of California.

A copy of that attendees list is attached as is a summary of the proposed seminar/conference.

That ULI list also shows this same Jeremy Chan identified himself as a Monterey Park resident. I have it on excellent authority that Raymond Chan, the DBS interim general manager, lives at 1585 Kempton Ave., Monterey Park. Clark County, Nevada assessor's records (see attached) show that as of at least 4/24/2010 Jeremy Chan was also identified as residing at the same Kempton Ave. address.

It would certainly have the appearance of a conflict-of-interest for Raymond Chan to oversee and make critical administrative decisions regarding the Millennium

Project if his son were simultaneously working for Sheppard Mullin, the project's chief advocate at City Hall.

In fact, I now know, based on emails obtained through the California Public Records Act, that in March 2012 Raymond Chan, as DBS's executive officer (the top lieutenant to then-GM Bud Ovrom), was very much in the loop about the Millennium project.

It is alleged in a lawsuit (*StopTheMillenniumHollywood.com, et al, vs. City of Los Angeles*, Los Angeles County Superior Court Case No. BS 144 606) to which I am a party that DBS falsified or approved the falsification of reports and the suppression of key seismic data in order to mislead the public about the proximity of the Hollywood Fault to the proposed Millennium development. Notable seismic experts strongly believe that the fault runs through the project site, while the developer and the City deny that this is the case. The proximity of the fault to the project has a huge bearing on the project's future and its safety and has been the subject of considerable public controversy and debate.

A copy of the lawsuit is attached. Note in particular Paragraphs 92-113.

In a March 15, 2012 email, Raymond Chan was informed by Alfred Fraijo, Jr., a member of the Sheppard Mullin law firm, that a discussion about the possibility of an earthquake fault running through the Millennium property was initiated by City geologist Dana Prevost. Fraijo asked Chan for information about the City's rules about building near an earthquake fault zone. Within two hours, Chan emailed Fraijo: "We are working on this and will get back to you tomorrow." The next day (March 16, 2012) a member of Chan's staff, Charmie Huynh, emailed Chan (and cc'd Fraijo and Jerold Neuman of the Sheppard Mullin law firm) to confirm that Prevost had met with the "project team to discuss the Hollywood Fault line that could potentially be crossing the [Millennium] property" and that city staff would be requiring that the developer conduct a study to determine if the fault, in fact, crossed its property. Chan emailed a reply acknowledging his receipt of that information.

Copies of these emails are attached.

In our lawsuit, it has been alleged that the subsequent fault study found evidence of a possible fault on the site. However, this critical study was illegally covered up and hidden from the public in the project's Environmental Impact Report (EIR) that was, at that time, being drafted.

The precise role Chan played, if any, in this illegal cover-up of critical information remains to be determined. But it is clear that Chan was "in the loop" about this project.

I do not know for a fact that the Jeremy Chan who identified himself as a Sheppard Mullin representative is the son of Raymond Chan. However, I believe the strong possibility that he is Raymond Chan's son demands the Commission's immediate attention.

I also have learned of allegations that Chan's son may have made substantial financial contributions to City candidates.

Upon inspecting City campaign finance records, I found that a "Jeremy Chan," identified as a student from Monterey Park (Chan's DOB is Sept. 8, 1989), contributed \$2,600 to Wendy Greuel's campaign for mayor (\$1,300 on 9/30/12 and another \$1,300 on 3/6/13). On 6/6/13, a "Jeremy Chan," also a student from Monterey Park, gave \$1,300 to mayor-elect Eric Garcetti. On 7/17/13, a "Jeremy B. K. Chan," identified as a student from Monterey Park, contributed \$700 to City Council candidate Cindy Montanez. It is noteworthy that the San Bernardino Superior Court has confirmed that a "Jeremy BingKun Chan" – with an address of 1585 Kempton Ave., Monterey Park - was issued a traffic ticket in case MO00724721JC in 2009. Could the middle name "BingKun" account for the initials "B. K." or is this just a very unusual coincidence?

A copy of the aforementioned campaign contributions – derived from the Commission's own campaign disclosure website – is attached as is a copy of the aforementioned traffic ticket.

I have also been informed that voter records do not show a "Jeremy Chan," a "Jeremy B. Chan" or a "Jeremy B.K. Chan" to be a registered voter in Los Angeles County.

So who is this mysterious student from Monterey Park who contributed \$4,600 to city candidates but is not registered to vote in Los Angeles County and only in the past 12 months became a political contributor? (Commission records show no evidence of a Jeremy Chan making campaign contributions except for the four contributions cited above)?

I do not know. But I urge the City Ethics Commission to find out.

It is illegal for anyone to be reimbursed for his/her campaign contributions, to make contributions using other people's money or to make contributions on behalf of someone else (unless the true source of the funds is separately identified).

City Council files (copy attached) show Raymond Chan was appointed DBS interim general manager on May 10, 2013. City Ethics Commission rules also *forbid* a City general manager from asking others to make a political contribution. The contributions made by a "Jeremy Chan" to Garcetti and by a "Jeremy B.K. Chan" to Montanez occurred after Raymond Chan became general manager.

In summary, I urge the City Ethics Commission to immediately investigate if Raymond Chan's son worked for Sheppard Mullin. If he did, while his father was involved in DBS decision-making regarding the Millennium project (Sheppard Mullin's client), I believe that would constitute, at the very least, the appearance of a serious conflict-of-interest on the part of Raymond Chan.

I also strongly urge the Commission to immediately investigate if the Jeremy Chan who contributed to the aforementioned campaigns is Raymond Chan's son. If he is, I urge the Commission to immediately determine if Raymond Chan was the actual source of all or a portion of those \$4,600 in contributions and thus violated anti-money laundering laws and if Raymond Chan prompted his son's contribution of \$1,300 to Garcetti or his \$700 contribution to Montanez in violation of City rules that bar City general managers from "ask[ing] someone to make a contribution" or "act[ing] as an agent or intermediary in the making of a contribution."

Americas Asia Pacific Europe Foundation Urban Land Magazine



Attendee List: ULI Los Angeles: YLG - Art of Development Part 1: Understanding and Navigating the Entitlement Process

Name	Company	City	State	Country
Alvarez, Yenzi	Primestor Development	Los Angeles	CA	UNITED STATES
Beaulieu, Jeff	Karlin Real Estate	Santa Monica	CA	UNITED STATES
Breckheimer, Peter	Glaser, Weil, Fink, Jacobs, Howard & Shapiro, LLP	Los Angeles	CA	UNITED STATES
Breskal, Saul	Glaser Weil Fink Jacobs Howard & Shapiro	Los Angeles	CA	UNITED STATES
Chan, Jeremy	Sheppard Mullin Richter & Hampton, LLP	monterey park	CA	UNITED STATES
Christian, Adam	Sharon Greene + Associates	Pacific Palisades	CA	UNITED STATES
Chun, William	Capri Capital Partners	Los Angeles	CA	UNITED STATES
Colich, J., Michael	CBRE	Rancho Palos Verdes	CA	UNITED STATES
DiSilva, Michael		Los Angeles	CA	UNITED STATES
DuBois, Jesse	Farmscape	Los Angeles	CA	UNITED STATES
Dupree, Jeremy	Astani Enterprises, Inc.	Beverly Hills	CA	UNITED STATES
Eisenberg, Adam	Bolour Associates	Los Angeles	CA	UNITED STATES
Enayati, Herman	Kennerly, Lamishaw & Rossi LLP	Los Angeles	CA	UNITED STATES
Erwell, Travis	Primestor Development	Los Angeles	CA	UNITED STATES
Filler, Alex	University of Southern California	Los Angeles	CA	UNITED STATES
Gallinaro, Mark, J.	UCLA Anderson	Los Angeles	CA	UNITED STATES
Gasper, Candice	Andersen Environmental	Los Angeles	CA	UNITED STATES
Gordon, Chad	Private Family Office	Los Angeles	CA	UNITED STATES
Grant, Evan	UCLA Ziman Center for Real Estate	Sacramento	CA	UNITED STATES
Hay, Alex		Los Angeles	CA	UNITED STATES
Horning, Benjamin, Michael	Xebec Building Company	Los Angeles	CA	UNITED STATES
Howell, Matthew, T.	PMRG/American Realty Advisors	Los Angeles	CA	UNITED STATES
Ironi, Jason	Andersen Environmental, Inc.	Los Angeles	CA	UNITED STATES
Janda, Jason	R.W. Selby & Company, Inc.	Los Angeles	CA	UNITED STATES
Keyes, Brad		Beverly Hills	CA	UNITED STATES
Leshman, Bryan	R. W. Selby & Co.	Los Angeles	CA	UNITED STATES
Makker, Sonam	Gibson, Dunn	Los Angeles	CA	UNITED STATES
Mattison, Craig	AEW Capital Management	Los Angeles	CA	UNITED STATES
Mazler, Haggai	GM Engineering	Los Angeles	CA	UNITED STATES
Meyers, Adam	Rudoy Fleck, a PLC	Los Angeles	CA	UNITED STATES
Midzi, Nash	Colliers International	Los Angeles	CA	UNITED STATES
Mimms, John		Los Angeles	CA	UNITED STATES
Morse, Russell	Truman & Elliott LLP	Los Angeles	CA	UNITED STATES
Owen, Jacob	Ensemble Investment	Los Angeles	CA	UNITED STATES
Paddock, Alec	CenterCal Properties	El Segundo	CA	UNITED STATES
Powell, Thomas		Los Angeles	CA	UNITED STATES
Ramirez, Jessica	Primestor Development, Inc.	Los Angeles	CA	UNITED STATES
Rapisardi, Marc, John		Burbank	CA	UNITED STATES
Rodriguez, Enrique	Sheppard Mullin Richter & Hampton, LLP	Los Angeles	CA	UNITED STATES
Russell, Bryan	Comerica Bank	Santa Monica	CA	UNITED STATES
Schon, Paul	RuMex Development Group	Los Angeles	CA	UNITED STATES
Shapiro, Dorian	PM Realty Group	Los Angeles	CA	UNITED STATES
Singh, Divyot	Drapac Group	Los Angeles	CA	UNITED STATES
Smith, Almuhtada	REAP - LA	Beverly Hills	CA	UNITED STATES
Sutanto, Shienny	TCA Architects	Los Angeles	CA	UNITED STATES
Taylor, Judith	Pro Forma Advisors	Los Angeles	CA	UNITED STATES
Tepler, Artem	RuMex	Los Angeles	CA	UNITED STATES
Tiradi, Florence	S3 Builders, Inc.	Burbank	CA	UNITED STATES
Wade, Patrick	Marcus & Millichap Real Estate Investment Services	Hermosa Beach	CA	UNITED STATES
Waite, Marie, N.	Los Angeles County Department of Regional Planning	Los Angeles	CA	UNITED STATES
Warren, Andrea	Alston & Bird	Los Angeles	CA	UNITED STATES
Whigham, Nathan	Nebo Capital, Inc.	Los Angeles	CA	UNITED STATES
Wittmann, Greg	USC Law	Los Angeles	CA	UNITED STATES
Young, Glenn	Bolour & Associates	Los Angeles	CA	UNITED STATES

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Upcoming ULI Meetings



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February 28, 2013

YLG: Art of Development Part 1: Understanding and Navigating the Entitlement Process

Join us for the first program in the Art of Development Series. This program will begin with an overview of the land use entitlement process. Then, using a variety of mixed-use, residential and commercial projects as case studies, the program will explore how high profile projects have been able to navigate the entitlement process.

Date: February 28, 2013 5:45 pm

Speaker

Craig Lawson, President, Craig Lawson & Co., LLC, Land Use Consultants
The Art of Development is a multi-part series of programs, case studies, presentations and site tours led by LA's leading real estate experts. The goal of the program is to further educate ULI members on the various aspects of the development process. Additional programs will focus on the planning, financial feasibility, leasing, market analysis, construction and finance aspects of development.

Parking

Parking is not included. We suggest parking at the Westfield Century City Shopping Center. Parking is \$1 per hour for the first 3 hours.

Event Sponsors



Glaser Weil Fink Jacobs
Howard Avchen & Shapiro LLP



Annual YLG Sponsors



From: Raymond Chan <raymond.chan@lacity.org>
Sent: Friday, March 16, 2012 2:14 PM
To: Charmie Huynh; jneuman@sheppardmullin.com; afraijo@sheppardmullin.com
Subject: Re: 1750 North Vine Street
Attachments: Outlook.jpg

Thank you Charmie!!!

On Fri, Mar 16, 2012 at 8:19 AM, Charmie Huynh <charmie.huvnh@lacity.org> wrote:
Hi Ray,

I spoke to Dana Prevost regarding the Millenium project at 1750 N Vine St. He mentioned that he met with the project team to discuss the Hollywood Fault line that could potentially be crossing the property. Here are some bullet points on what we discussed:

- Currently, the Hollywood Fault line is not mapped and may be addressed by the State Geologist in the next 4-5 years minimum.
- Per code section 1803.5.11, a geotechnical report shall be conducted for the site to address (among other things) surface displacement due to faulting or lateral spreading. Dana advised the project team that they need to do their own investigation to locate the fault per this code section
- Per the Alquist Priolo Earthquake Fault Zoning Act, no structure for human occupancy shall be permitted to be placed on or across an active fault trace. I've attached a copy of our info bulletin and highlighted this condition (#2). It also describes a min 50' no build zone. However, Dana discussed with the project team that he has granted one modification in the past on another project that allowed them to build right adjacent to the fault line.

Please let me know if you have any questions.

Thanks,

Charmie Huynh, P.E.
Structural Engineering Associate / Case Manager
Development Services Case Management
City of Los Angeles - Department of Building and Safety
201 N Figueroa St, Suite 1030
Los Angeles, CA 90012
T: (213) 482-6875
F: (213) 482-6874
E: Charmie.Huynh@lacity.org

On Thu, Mar 15, 2012 at 12:50 PM, Raymond Chan <raymond.chan@lacity.org> wrote:
Hi Alfred,

We are working on this and will get back to you tomorrow.

③

1
Exhibit 1

From: Raymond Chan <raymond.chan@lacity.org>
Sent: Thursday, March 15, 2012 12:50 PM ←
To: Alfred Fraijo Jr.
Cc: Charmie Huyhn
Subject: Re: 1750 North Vine Street
Attachments: Outlook.jpg

Hi Alfred,

We are working on this and will get back to you tomorrow.

Ray

On Thu, Mar 15, 2012 at 11:04 AM, Alfred Fraijo Jr. <afraijo@sheppardmullin.com> wrote:
Hi Ray,

Thank you for taking our call yesterday. The property address is 1750 North Vine Street.

We are looking for information on the building code regulations that apply to development within a fault zone or prohibitions on development related to fault areas. We were informed by Mr. Dana Prevost that a limited fault investigation would be required in the portion of the subject site. There is a Hollywood Fault trace mapped by the California Geological Survey that prompted the discussion with Mr. Prevost.

The property extends on two adjacent sites along Vine Street and is generally bounded by Yucca Street, Argyle Avenue and Ivar. Below is a general map of the site.

Thank you in advance for your assistance.

④

Exhibit 2

[Print | Excel | Close]

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Date ▲▼	Contributor▲▼	Candidate/ Officeholder ▲▼	Schedule▲▼ (Type)	Amount▲▼
09/30/12	Jeremy Chan (Student, N/A) Monterey Park, CA 91755	Wendy Greuel Mayor 1337185 - Wendy Greuel for Mayor 2013	A - Monetary Contribution Received (IND - Individual)	\$1,300.00
[Period: 07/01/12 to 09/30/12]				
03/06/13	Jeremy Chan (Student, N/A) Monterey Park, CA 91755	Wendy Greuel Mayor 1356050 - Wendy Greuel for Mayor 2013 - General	A - Monetary Contribution Received (IND - Individual)	\$1,300.00 [Election:05/21/13]
[Period: 01/01/13 to 04/06/13]				
06/06/13	JEREMY CHAN (STUDENT, NONE) MONTEREY PARK, CA 91755	ERIC GARCETTI Mayor 1341339 - GARCETTI FOR MAYOR 2013	A - Monetary Contribution Received (IND - Individual)	\$1,300.00 [Election:03/05/13]
[Period: 05/16/13 to 06/30/13]				
07/17/13	Jeremy B. K. Chan (Student, N.A.) Monterey Park, CA 91755	Cindy Montanez Council Member - District 6 1358024 - Cindy Montanez For City Council 2013-General	A - Monetary Contribution Received (IND - Individual)	\$700.00 [Election:07/23/13]
[Period: 07/07/13 to 07/17/13]				

Total Monetary Contributions (A): \$4,600.00
(does not include unitemized)

Total Amount Received: \$4,600.00

[Print | Excel | Close]

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Michele W. Shafe, Assessor**REAL PROPERTY PARCEL RECORD**[Click Here for a Print Friendly Version](#)

Assessor Map	Aerial View	Building Sketch	Ownership History	Neighborhood Sales	New Search
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GENERAL INFORMATION	
PARCEL NO.	138-27-215-015
OWNER AND MAILING ADDRESS	CHAN RAYMOND S & SARAH C CHAN JEREMY B 1585 KEMPTON AVE MONTEREY PARK CA 91755-5609
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	1004 OLVERA WAY LAS VEGAS
ASSESSOR DESCRIPTION	TENNINGTON RIDGE-PHASE 3 PLAT BOOK 55 PAGE 62 LOT 9 BLOCK 3 SEC 27 TWP 20 RNG 60
RECORDED DOCUMENT NO.	* 20101008:02072
RECORDED DATE	10/08/2010
VESTING	JOINT TENANCY

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2012
FISCAL YEAR	13-14
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE			
FISCAL YEAR	2012-13	2013-14	
LAND	7700	7700	
IMPROVEMENTS	28807	29604	
PERSONAL PROPERTY	0	0	
EXEMPT	0	0	
GROSS ASSESSED (SUBTOTAL)	36507	37304	
TAXABLE LAND+IMP (SUBTOTAL)	104306	106583	

COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	36507	37304
TOTAL TAXABLE VALUE	104306	106583

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.11 Acres
ORIGINAL CONST. YEAR	1994
LAST SALE PRICE MONTH/YEAR	121500 10/10
LAND USE	1-10 RESIDENTIAL SINGLE FAMILY
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
TOTAL LIVING SQ. FT.	1684	CARPORT SQ. FT.	0	ADDN/CONV	NONE
1ST FLOOR SQ. FT.	968	STORIES	TWO STORY	POOL	NO
2ND FLOOR SQ. FT.	716	BEDROOMS	3	SPA	NO
BASEMENT SQ. FT.	0	BATHROOMS	2 FULL 1 HALF	TYPE OF CONSTRUCTION	FRAME STUCCO
GARAGE SQ. FT.	508	FIREPLACE	0	ROOF TYPE	CONCRETE TILE
CASITA SQ. FT.*	0				

*Note: Casita square footage not included in Total Living square footage.

ASSESSORMAP VIEWING GUIDELINES	
MAP	138272
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p>

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

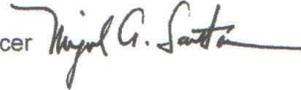
FORM GEN. 160

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 6, 2013

To: The City Council

From: Miguel A. Santana, City Administrative Officer



Subject: **SALARY FOR THE INTERIM GENERAL MANAGER
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY**

On June 3, 2013, the Executive Employee Relations Committee vote to approve the Mayor's salary recommendation for Mr. Raymond Chan as the Interim General Manager of the Los Angeles Department of Building and Safety. The effective date of the appointment and salary is May 10, 2013.

MAS:EAG:07130126b



Charges

[Home](#) [Charges](#) [Actions](#) [Minutes](#) [Probation](#)

[Case Report](#) [Fine Info](#)

Case Number:

Defendant 1 of 1

Case MO00724721JC Defendant 3165799 CHAN, JEREMY BINGKUN

Filed Charges						
Count	Charge	Severity	Description	Violation Date	Plea	Status
1	VC 122349(A)	I	EXCEEDING 65 MPH	04/24/2009	NOT GUILTY	DISMISSED

