

DEVELOPMENT PROJECTS

(Partial Listing 1998-2008)

I. REAL ESTATE DEVELOPMENT

Project: **9900 Wilshire - High profile 252 unit luxury condo and retail**
Client: **Candy and Candy; CPC Group** (based in London, England)
Location: Beverly Hills, CA
Description: Represent client in land use due diligence and pursuit of project approvals for redevelopment of the Robinsons-May Department Store; property purchased for \$500 million.

Project: **Queen Mary Island**
Client: **Save the Queen, LLC (Fletcher Development Co. and Pacific Capital Development)**
Location: Long Beach, CA
Description: Retail/entertainment development surrounding the historic Queen Mary ocean liner.

Project: **BLVD6200 - Major mixed-use development to exceed 1,000,000 square feet on Hollywood Boulevard adjoining Pantages Theatre consisting of 1,042 apartment units and 175,000 square feet of retail**
Client: **The Clarett Group/Prudential Real Estate**
Location: Hollywood, CA
Description: Represent client in obtaining development entitlement approvals.

Project: **LandSource Communities Development LLC**
Client: **MW Housing Partners, III, L.P. (MacFarlane Partners & Weyerhaeuser)**
Location: California, Texas, Florida
Description: A team of highly experienced land use, environmental and real estate attorneys performed a comprehensive land use and environmental due diligence review and analysis on behalf of an equity participant acquiring an interest in an approximately \$4 billion land portfolio, involving approximately 30 residential communities in three states. Our analysis included review and assessment of existing and proposed project entitlements, including review of specific plans, tentative map applications, map approval conditions, and CEQA documents, as well as pending CEQA litigation.

Project: **Target Department Store**
Client: **Target Corporation**
Location: Sacramento, CA
Description: Obtain land use entitlements for new Target store.

Project: ***Pantages Office Tower - Proposed Art Deco office tower above the historic Pantages Theater***

Client: **The Clarett Group**

Location: Hollywood, CA

Description: Represent client in environmental review and entitlement process for development of an Art Deco office tower above the existing historic Pantages Theater, pursuant to a 1929 office project design that was approved by the City but never constructed.

Project: ***Security Pacific Bank Building Hotel - Boutique luxury hotel***

Client: **Texas Rock**

Location: Hollywood, CA

Description: Represent client in pursuit of development entitlements for a boutique luxury hotel with ground level restaurant and adjacent retail and parking structure.

Project: ***Culver Commons***

Client: **Brentwood Capital Partners**

Location: Culver City

Description: Represent client in approval and development of a sustainable mixed-use project on two blocks with ground level retail and upper level residences in a transit oriented district adjacent to the future Venice Robertson light rail station.

Project: ***West Hills Corporate Point***

Client: **Trammel Crow Company/Multi-Employer Pension Trust (MEPT)**

Location: West Hills, CA

Description: Represent client in pursuit of various development entitlements of large commercial office campus in west San Fernando Valley situated on 80.80 acres.

Project: ***The Medici - 650 unit mixed-use apartment project in downtown Los Angeles with retail and amenities***

Client: **G.H. Palmer Associates**

Location: Los Angeles, CA

Description: Represented client in obtaining all development entitlements, including negotiating a special arrangement re: affordable housing to make project economically feasible.

Project: ***The Orsini - 1,000 unit mixed-use apartment project in downtown Los Angeles***

Client: **G.H. Palmer Associates**

Location: Los Angeles, CA

Description: Successfully represented client in pursuit of all entitlements for Phase 1 consisting of 300 units, Phase 2 for an additional 700 units and Phase 3 for an additional 280 units.

- Project: ***The Da Vinci*** - Mixed-use project at Temple and Figueroa in downtown Los Angeles
Client: **G.H. Palmer Associates**
Location: Los Angeles, CA
Description: Successfully represented client in pursuit of all entitlements for 670 rental units and above-ground floor retail.
- Project: ***Piero II*** - 300 units mixed-use project in downtown Los Angeles
Client: **G.H. Palmer Associates**
Location: Los Angeles, CA
Description: Successfully represented client in pursuit of all entitlements for mixed-use project.
- Project: ***Flower Street Mixed-Use (former Orthopedic Hospital)*** - 1,400 unit mixed-use apartment project on site near USC
Client: **GH Palmer Associates**
Location: Los Angeles, CA
Description: Represent developer in pursuit of complex project entitlements.
- Project: ***Emhurst International Hotel***- High rise mixed-use development consisting of a 22 story condo-hotel, office, retail, health club and restaurants
Client: **CIC Group**
Location: Los Angeles - Koreatown
Description: Represent developer in obtaining complex approvals for mixed-use condo-hotel project.
- Project: ***CIRCA***
Client: **Mount Auburn Partners**
Location: Los Angeles - Koreatown/Wilshire Central
Description: 190 unit mixed-use high rise.
- Project: ***Mixed-Use Development***
Client: **Triangle Builders**
Location: Ventura Boulevard, Sherman Oaks
Description: Obtain entitlements for 6-story mixed-use condo project on Ventura Boulevard.
- Project: ***Warner Center Apartments*** - Project Permit Compliance for a 438-unit apartment project
Client: **Simms Commercial Development**
Location: Woodland Hills, CA
Description: Successfully challenged a 25 percent affordable housing set aside condition imposed as traffic mitigation.
- Project: ***Former WAMU Corporate Campus***

Client: **Investment Development Services, Inc.**
Location: Chatsworth, CA
Description: Represent client in successful pursuit of various entitlements and repositioning of project.

Project: ***W Hotel in Hollywood***
Client: **HEI/Gatehouse**
Location: Hollywood, CA
Description: Successfully represent client in various aspects of entitlements, including signage agreements with city.

Project: ***1800 N. Argyle***
Client: CFRI-NCA Hollywood Venture LLC
Location: Hollywood, CA
Description: Represent client in pursuit of entitlements for hotel project.

Project: ***Mammoth 8050, Mammoth Hillside, Mammoth Holdings***
Client: iStar Financial
Location: Mammoth Lakes, CA
Description: Represent lender/owner with respect to vesting entitlements and processing building permits for residential condominium and hotel developments in Mammoth Lakes.

Project: ***Spring Mountain Ranch - 1,500 residential subdivision on 750 acres***
Client: **iStar Financial**
Location: Riverside County, CA
Description: Successfully represented developer client in pursuit of entitlements; advise on environmental and land use issues; project pending.

Project: ***The Broadway at Hollywood & Vine - Loft condominiums at the famed intersection***
Client: **The Kor Group**
Location: Hollywood, CA
Description: Represent client in pursuit of entitlements for conversion of former Broadway Department Store to high-end loft condominiums.

Project: ***Sea Glass Townhomes - 35 townhomes on the beach at Playa del Rey***
Client: **Sea Glass Holdings, LLC**
Location: Playa del Rey (Los Angeles), CA
Description: Represent client in pursuit of all entitlements.

Project: ***Best Buy Department Store - New retail store***
Client: **4500 Van Nuys LP**
Location: Van Nuys, CA

Description: Successfully represent client in pursuit of all entitlements.

Project: ***Molina Street Lofts*** - Conversion of warehouse to artist-in-residence lofts for sale

Client: **The Kor Group**

Location: Downtown Los Angeles

Description: Successfully represent client in pursuit of all entitlements for adaptive reuse and conversion from warehouse to condominiums for artists lofts in downtown Los Angeles.

Project: ***Pico Plaza*** - 500,000 square foot Costco/Home Depot shopping center at Pico Boulevard and San Vicente Boulevard and relocation of Metropolitan Transportation Authority bus terminal to accommodate project development

Client: **E'toile, Inc. (Builders Discount)**

Location: Los Angeles, CA

Description: Successfully represented developer client in pursuit of all entitlements; counsel and advise client on legal, political and real estate issues; negotiate with MTA to relocate bus terminal.

Project: ***Furama Hotel Redevelopment*** - 547 unit mixed-use apartment project at Lincoln and Manchester in West Los Angeles near Los Angeles International Airport

Client: **Decron Management Corp.**

Location: Los Angeles, CA

Description: Successfully represented client in pursuit of entitlements for the first approved mixed-use in the City of Los Angeles under the new RAS zone.

Project: ***Self-storage expansion*** - 116,000 square foot facility on West Pico Boulevard

Client: **EZ Storage Pico, Ltd.**

Location: West Los Angeles, CA

Description: Successfully represented client in obtaining floor-area-ratio variance to expand facility.

Project: ***The Coliseum Center***

Client: **Coliseum Center, LLC**

Location: Los Angeles, CA

Description: Successfully represented client in obtaining certification of EIR and entitlements for a shopping center project involving adaptive re-use of a locally-designated historic-cultural monument.

Project: ***Westwood Sav-On***

Client: **Albertson's, Inc.**

Location: Westwood, CA

Description: Successfully represented client in obtaining permits to renovate and convert a former theater building for use as a drug store.

Project: ***Palisades Landmark Condominiums***
Client: **California Landmark Group**
Location: Pacific Palisades, CA
Description: Successfully represented client in pursuit of certification of EIR and entitlements for an 82 unit condominium project.

Project: ***Redevelopment of Sunnyvale Town Center Mall***
Client: **Harvest SV/PEN, Ltd.**
Location: Sunnyvale, CA
Description: Successfully represented client in administrative proceedings before the Sunnyvale Redevelopment Agency and in negotiations with the Redevelopment Agency and third parties for purchase of client's property located in the Town Center Mall.

Project: ***145 unit apartment project consisting of 18 buildings***
Client: **Colorado Creative Studios, LLC**
Location: Santa Monica, CA
Description: Represent client in obtaining all necessary entitlements including zoning ordinance amendment, conditional use permit, development review permit and approval of Architectural Review Board.

Project: ***Industrial Condo - 23 unit industrial condominium subdivision consisting of 159,000 square feet in 12 buildings located in Van Nuys***
Client: **Sares-Regis Group**
Location: Van Nuys, CA
Description: Successfully represented client in obtaining approval of Vesting Tentative Tract Map.

Project: ***Encino Mixed-Use - 165 unit mixed-use apartment project on Ventura Boulevard***
Client: **Gold Mountain**
Location: Encino, CA
Description: Successfully represented client in pursuit of entitlements.

Project: ***Belmont Village at Hollywood; Belmont Village at Sherman Oaks; Belmont Village in Westwood - Conditional Use Permit for large new assisted living residential facilities***
Client: **Belmont Village (subsidiary of GE)**
Location: (1) Hollywood, CA; (2) Sherman Oaks, CA; (3) Westwood, CA
Description: Successfully represented client in pursuit of entitlements.

Project: ***100 N. Western Avenue***
Client: **HK Town**
Location: Koreatown, Los Angeles

Project: Represent client in development of a 7-story mixed-use project in an RAS zone, which replaces an existing one-story grocery store with a project containing a subterranean grocery store, ground level pedestrian friendly retail, and upper level parking and residential units.

Project: ***1130 S. Gayley Avenue***

Client: **Simms Development**

Location: Westwood Village, Los Angeles

Project: Represent client in development of a one-story sustainable retail project with rooftop parking and solar panels on the former Mann National Theater site, including denial of an designation of the 1970's brick building as an historic cultural resource and unanimous approval by the Westwood Design Review Board of the project in the heart of Westwood Village.

Project: ***Canyon Crest - 369 acre residential subdivision in Carbon Canyon***

Client: **Eastbridge Partners, LP**

Location: Brea, CA

Description: Represent developer client in pursuit of entitlements; advise on environmental and land use issues; project pending.

Project: ***Oak Hill Park - Parcel Map Exemption (lot-line adjustments) for 93 lots and public streets***

Client: **Granite Homes**

Location: Los Angeles, CA

Description: Successfully represented developer client in pursuit of entitlements by use of Parcel Map Exemption in lieu of tract map.

Project: ***Woodland Hills Estates - Project plan approval for 25 home subdivision and complicated water connection***

Client: **EPAC Development**

Location: Costa Mesa, CA

Description: Successfully represented developer client in pursuit of project plan approval, including connection of water service which did not exist; negotiated sale of property to Santa Monica Mountains Conservancy.

Project: ***The Gateway - 331,000 square foot Costco Shopping Center development***

Client: **Crown Realty and Development, Inc.**

Location: West Hollywood, CA

Description: Assist developer in effort to obtain exclusive rights to negotiate with the City of West Hollywood Redevelopment Agency.

Project: ***Torrey Hills Planned Residential Development - 350 unit apartment project in a Planned Residential Development with Mello-Roos public facilities financing***

Client: **SNK Development, Inc.**

- Location: San Diego, CA
Description: Successfully represented developer client in plan approval process.
- Project: *Filming Studio - Conditional Use Permit for use, maintenance and operation of filming and production studios*
Client: **Spelling Entertainment Group, Inc.**
Location: Santa Monica, CA
Description: Successfully represented client in appeal before the Santa Monica City Council.
- Project: *UCLA/Hillel - Conditional Use Permit for 21,000 square foot student and community center facility*
Client: **L.A. Hillel Council**
Location: Westwood, CA
Description: Successfully represented client in pursuit of entitlements commencing with application and continuing through several public hearings; negotiated with vocal homeowner opposition and worked closely with Councilman Michael Feuer and his staff.
- Project: *Chase Knolls Apartments - Historic designation*
Client: **Legacy Partners**
Location: Sherman Oaks, CA
Description: Represented client in historic designation hearings and in permitting process for redevelopment of a 260 unit apartment project.
- Project: *Embassy Vacation Resorts - 400-unit vacation resort*
Client: **KOAR Group, Inc.**
Location: South Lake Tahoe, NV
Description: Represented developer to secure federal, state and local entitlements for large redevelopment project.
- Project: *Executive Park Housing Development - 1,100 dwelling units*
Client: **Universal Paragon Corporation**
Location: San Francisco, California
Description: Represent client in obtaining all entitlement approvals to convert an office park into a residential community.
- Project: *Schlage Lock Site – Visitacion Valley Redevelopment Project – Mixed-use development of 1,200 dwelling units and 75,000 square feet of commercial/retail development*
Client: **Universal Paragon Corporation**
Location: San Francisco, California
Description: Represent client in obtaining the entitlements for a mixed-use development on a “brownfield” site within a Redevelopment Project Area.

Project: ***Market/Buchanan Condominium Development - 115 dwelling units***
Client: **270 Valencia Street, LLC**
Location: San Francisco, California
Description: Represent client in obtaining entitlement approvals for a new development.

Project: ***1600 Market Street - 85 unit condominium development***
Client: **Spiers Development Company**
Location: San Francisco, California
Description: Represent client in obtaining entitlement approvals.

Project: ***Knightsen Road Shopping Mall - 750,000 square feet retail shopping mall***
Client: **Hawkins Companies**
Location: Redding, California
Description: Represent client in obtaining entitlement approvals.

Project: ***Colombo Building - North Beach Campus of City College of San Francisco***
Client: **City College of San Francisco**
Location: San Francisco, California
Description: Prepare a historic preservation easement to secure preservation of a historic landmark.

Project: ***Stations Landing - Office complex for California State Automobile Association***
Client: **California State Automobile Association**
Location: Pleasanton, California
Description: Represent client in land use and environmental due diligence to assist CSAA in obtaining new office campus complex for its new state headquarters.

Project: ***Trinity Plaza Housing Development - 1900 dwelling units***
Client: **Trinity Properties**
Location: San Francisco, California
Project: Prepare documentation required for \$100 million financing of first phase of new housing development of 1900 dwelling units.

Project: ***Westfield Center - Shopping Mall***
Client: **Forest City Development and Westfield**
Location: San Francisco, California
Project: Represent client in obtaining entitlement approvals for 1.5 million square foot mixed use development of retail, office and entertainment uses involving historic preservation of portions of the historic Emporium Department Store.

II. ENERGY AND TELECOMMUNICATIONS

Project: ***LNG Receiving Terminal - Proposed liquefied natural gas receiving terminal at the Port of Long Beach***

Client: **Mitsubishi Corporation**
Location: Long Beach, CA
Description: Represent client in project feasibility analysis, political due diligence and pre-filing preparatory work and pursuit of project entitlements. Currently represent client in CEQA litigation.

Project: ***Power Plant - Two power plant projects in the Los Angeles Basin***
Client: **Confidential**
Location: Los Angeles Metropolitan area
Description: Successfully assisted in obtaining air permits, U.S. EPA Administrative Order on consent and other approvals, including California Energy Commission certification for client to construct, build and operate power plant facilities.

Project: ***Telecon - Construction and installation of 2,000 miles of fiber-optic telecommunication lines in California***
Client: **Level 3 Communications (NASDAQ)**
Location: State of California (statewide)
Description: Permitting at California Public Utilities Commission and various local jurisdictions.

Project: ***Shell Oil Natural Gas Pipeline - Operation of a natural gas pipeline system in Northern California***
Client: **Western Gas Resources, Inc. (NASDAQ)**
Location: Martinez, CA
Description: Seek to obtain Certificate of Public Convenience and Necessity for client to operate pipeline.

III. MINING

Project: ***Mining Project - Reclamation Plan***
Client: **Vulcan Materials Company**
Location: Azusa, CA
Description: Representing client with Mining Reclamation Plan.

Project: ***Mining Project - Conditional Use Permit for large aggregate rock and gravel mining operations***
Client: **Livingston-Graham**
Location: Irwindale, CA
Description: Successfully represented client in pursuit of entitlements.

Project: ***Mining Project - Reclaim over 200 acres of quarry operations***
Client: **United Rock Products Corporation**
Location: Irwindale, CA

Description: Obtained environmental clearance and State Mining and Geology Board approval for plans to reclaim over 200 acres of quarry operations.

Project: ***Soledad Canyon - Mining facility***
Client: **CEMEX, Inc.**
Location: Los Angeles County
Description: Represent mining operator to secure federal entitlements.

Project: ***Yuba Goldfields - Aggregate processing facility***
Client: **Centex Construction Products LLC**
Location: Yuba County
Description: Represented mining operator to secure state and local entitlements and vested rights.

Project: ***Mountain Pass Mine - Mining facility***
Client: **Molycorp, Inc. (UNOCAL)**
Location: San Bernardino County
Description: Represent mining operator in various federal, state and local entitlements matters for mining facilities and rights of way.

Project: ***Moorpark Operation - Aggregate mining facility***
Client: **Southdown, Inc.**
Location: Ventura County
Description: Represented mining operator in acquisition of mining facility.

Project: ***Cecil R. Jackson - Gold mining project.***
Client: **CR Briggs Company**
Location: Corona, CA
Description: Represented mining operator in federal entitlements process.

Project: ***Mesquite Landfill - Mining operation/municipal waste facility***
Client: **Gold Fields Mining Company**
Location: Imperial County
Description: Represented mining company in various entitlements and contracting matters.

Project: ***Eagle Materials, Inc. - Permitting issues***
Clients: **Eagle Materials, Inc., its wholly-owned subsidiaries, Western Aggregates LLC, Mathews Readymix LLC, and Nevada Cement Company**
Location: Yuba, CA
Description: Represents clients in various environmental and permitting matters.

Project: ***Walltown Quarry Project***
Client: **Tsakopoulos Investments, Inc.**
Location: Clarksburg, CA

Description: Represents client in connection with environmental issues.

Project: ***Agua Caliente***

Client: **Granite Construction Company**

Location: Imperial County, CA

Description: Represents client in environmental issue involving Bighorn Sheep critical habitat.

IV. SCHOOLS

Project: ***H.E.L.P. Group School***

Client: **The H.E.L.P. Group**

Location: Culver City, CA

Description: Represented client in obtaining entitlements for new school.

Project: ***The Village School Expansion***

Client: **The Village School**

Location: Pacific Palisades, CA

Description: Represented client in obtaining Conditional Use Permit for expansion of private elementary school.

Project: ***Chabad School for Girls***

Client: **Chabad of California, Inc.**

Location: Los Angeles, CA

Description: Represented client in zoning and land use entitlements proceedings and building permit and construction issues.

Project: ***Five Acres Expansion***

Client: **Five Acres: The Boys' and Girls' Aid Society of Los Angeles County**

Location: Altadena, CA

Description: Represented nonprofit children's home in county entitlement process.

Project: ***Yeshiva Gedolah High School***

Client: **Congregation Yeshiva Gedolah of Los Angeles**

Location: Los Angeles, CA

Description: Represented religious educational institution in obtaining city entitlements for a new high school.

Project: ***Heschel West – New campus for elementary and middle school***

Client: **Abraham Joshua Heschel Day School**

Location: Agoura Hills, CA

Description: Represent client in pursuit of all entitlements for new school campus.

Project: ***Kadima Hebrew Academy New Campus***

Client: **Kadima Hebrew Academy**

- Location: West Hills, CA
Description: Represent client in pursuit of entitlements for new school campus.
- Project: *New Community Jewish High School – Relocation of private religious high school*
Client: **New Community Jewish High School**
Location: (1) West Hills, CA and (2) City of Agoura Hills, CA
Description: Successfully represented client in obtaining new Conditional Use Permit in two locations for relocation to a new campus.
- Project: *Children’s Day School*
Client: **Children’s Day School**
Location: San Francisco, California
Description: Represented client in obtaining Conditional Use Permit to allow expansion of a private elementary school.
- Project: *Academy of Art University*
Client: **Academy of Art University**
Location: San Francisco, California
Description: Represent client with regard to Institutional Master Plan and all related entitlements for classrooms, and dormitories for continued expansion of student body of over 11,000 students.