

Development Projects

(Partial Listing 1998-2015)

I. REAL ESTATE DEVELOPMENT

Project: ***Luxe Hotel Redevelopment***
Client: **Jia Yuan USA Co, Inc. (Hazens)**
Location: 1020 S. Figueroa Street, Los Angeles, CA 90015
Description: Represent client in pursuit of entitlements for new mixed use high rise development of multiple buildings across LA Live in downtown LA consisting of new hotel, condos and retail.

Project: ***Entrada***
Client: **Lennar (Newhall Land & Farming)**
Location: Valencia, CA
Description: Represent client in pursuit of entitlements for master planned community.

Project: ***138 Culver***
Client: **Legado Companies**
Location: Playa del Rey, CA
Description: Represent client in pursuit of entitlements for four-story mixed-use affordable housing project.

Project: ***One Paseo***
Client: **Kilroy Realty Corporation**
Location: San Diego, CA
Description: Represent client in pursuit of entitlements for proposed 1.4 million square feet mixed use neighborhood village in Carmel Valley.

Project: ***6250 Sunset – 200 unit affordable mixed-use high rise apartment project***
Client: **Essex Property Trust**
Location: Hollywood, CA
Description: Represent client in density bonus entitlement process, including re-zoning after within the Hollywood Community Plan area, off-site signage, and on-site historic structure.

Project: ***iPic Theater Westwood – new luxury theater with food and alcohol service and on-site restaurant***
Client: **iPic Theater**
Location: Westwood, CA
Description: Represent client in obtaining entitlements for renovation of vacant structure into a luxury theater, including conditional use permit for the service of alcohol in the theater, restaurant with outdoor seating, and signage; also represent client with obtaining building permits, noise variance, and various departmental approvals for street usage on an expedited basis.

Project: ***LAX Retail Concessions***
Client: **Hudson Group and Magic Johnson Enterprises**
Location: LAX Airport
Description: Successfully represented client in obtaining prime retail concession space in Terminals 4, 5, 7 and 8 of the LAX Airport.

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- 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: Represented 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: **Playa Del Oro - 405 unit mixed-use apartment project**
Client: **Decron Management Corp.**
Location: Los Angeles, CA
Description: Represent client in pursuit of entitlements, including an on-site signage program and to permit gymnasium use in a portion of the mixed-use development located in the RAS4 Zone.
- Project: **Bundy Village**
Client: **Kilroy Realty Corporation**
Location: Los Angeles, CA
Description: Successfully represented client in working with community groups to reduce significant adverse impacts of a large mixed-use development planned for Olympic and Bundy.
- Project: **Ponte Vista - 1,135 housing units on 61.5 acres**
Client: **iStar Financial**
Location: San Pedro, CA
Description: Represent client in pursuit of entitlements for a variety of housing types with 6 acres of open space and dedicated walking trails and bike paths on the site of the former Long Beach Naval Shipyard.
- Project: **Tower Lane - residential estate in Benedict Canyon**
Client: **Confidential**
Location: Los Angeles, CA
Description: Represent client in development of the former King Vidor estate.
- Project: **Ship Building and Ship Repair Facility**
Client: **Gambol Industries, Inc.**
Location: Long Beach, CA
Description: Represented client in efforts to develop a ship repair and ship building facility for the former Southwest Marine site at the Port of Los Angeles.
- Project: **Wilshire Grand**
Client: **Wilshire Boulevard Property LLC (Lehman Holdings; Broadway Partners; Monday Properties)**
Location: Los Angeles, CA
Description: Successfully represented client in reducing adverse impacts to its Wedbush Building from proposed Wilshire Grand redevelopment.
- 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: Represented client in obtaining development entitlement approvals.

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Project: **LandSource Communities Development LLC**
Client: **MW Housing Partners, III, L.P. (MacFarlane Partners & Weyerhaeuser)**
Location: California, Texas, Florida
Description: 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.

Project: **Target Department Store - New retail store**
Client: **Target Corporation**
Location: Sacramento, CA
Description: Obtained 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: Represented 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: Represented 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, CA
Description: Represented 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: Represented 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 regarding 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.

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Project: ***The DaVinci - 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: Represented developer in pursuit of complex project entitlements.

Project: ***CIRCA - 190 unit mixed-use, high rise building***
Client: **Mount Auburn Partners**
Location: Los Angeles - Koreatown/Wilshire Central, CA
Description: Represented client in pursuit of development entitlements and environmental clearance for mixed-use high rise building.

Project: ***Mixed-Use Development***
Client: **Triangle Builders**
Location: Sherman Oaks, CA
Description: Obtained 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: Represented client in successful pursuit of various entitlements and repositioning of project.

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

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

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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: Represented 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 represented 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 represented 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.

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- 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: Represented 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: ***100 N. Western Avenue***
Client: **HK Town**
Location: Koreatown, Los Angeles
Project: Represented 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 mixed-use project on the former Mann National Theater site, including denial of a designation of the 1970's brick building as an historic cultural resource.
- Project: ***Canyon Crest - 369 acre residential subdivision in Carbon Canyon***
Client: **Eastbridge Partners, LP**
Location: Brea, CA
Description: Represented developer client in pursuit of entitlements; advise on environmental and land use issues.

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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: Assisted 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: **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: **Executive Park Housing Development** - 1,100 dwelling units
Client: **Universal Paragon Corporation**
Location: San Francisco, CA
Description: Represented client in obtaining all entitlement approvals to convert an office park into a residential community.

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

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

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, CA
Description: Represented client in obtaining the entitlements for a mixed-use development on a “brownfield” site within a Redevelopment Project Area.

Project: **Knightson Road Shopping Mall - 750,000 square feet retail shopping mall**
Client: **Hawkins Companies**
Location: Redding, CA
Description: Represented 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, CA
Description: Prepared 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, CA
Description: Represented 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 - 1,900 dwelling units**
Client: **Trinity Properties**
Location: San Francisco, CA
Project: Prepared documentation required for \$100 million financing of first phase of new housing development of 1,900 dwelling units.

Project: **Westfield Center - Shopping Mall**
Client: **Forest City Development and Westfield**
Location: San Francisco, CA
Project: Represented 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: **Expansion and Redevelopment of Existing Oil Production Facility**
Client: **Warren Resources, Inc.**
Location: Wilmington, CA
Description: Successfully obtained new zoning and land use entitlements for redevelopment of existing oil production facility.

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Project: **LNG Receiving Terminal** - Proposed liquefied natural gas receiving terminal at the Port of Long Beach
Client: **Mitsubishi Corporation**
Location: Long Beach, CA
Description: Represented client in project feasibility analysis, political due diligence and pre-filing preparatory work, pursuit of project entitlements and 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 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: **Compliance with 1965 Mining Permit**
Client: **United States Pumice Company**
Location: Mono County, CA
Description: Represent client in response to Notice of Non-Compliance and Forest Service's attempt to require client to apply for a new permit to replace their earlier free permit.

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.

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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: Represent clients in various environmental and permitting matters.

Project: **Walltown Quarry Project**
Client: **Tsakopoulos Investments, Inc.**
Location: Clarksburg, CA
Description: Represent client in connection with environmental issues.

Project: **Agua Caliente**
Client: **Granite Construction Company**
Location: Imperial County, CA
Description: Represent client in environmental issue involving Bighorn Sheep critical habitat.

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IV. SCHOOLS AND RELIGIOUS INSTITUTIONS

Project: ***Proposed New School***
Client: **Bright Star Schools dba Stella Middle Charter Academy**
Location: Los Angeles, CA
Description: Represent client in land and zoning approvals.

Project: ***Plan Approval***
Client: **New West Charter School**
Location: Los Angeles, CA
Description: Represent school in Plan Approval process.

Project: ***Expansion of Mirman School***
Client: **Mirman School**
Location: Los Angeles, CA (Mulholland Drive)
Description: Represent client in acquisition of land and zoning entitlements for expansion.

Project: ***Expansion of Campus***
Client: **Sinai Temple**
Location: Westwood, CA
Description: Represented client in successfully obtaining zoning and land use entitlements for expansion of synagogue, day school and related facilities.

Project: ***Child's World School***
Client: **Evan and Mia Levi**
Location: Tarzana, CA
Description: Successfully obtained zoning entitlements for expansion of pre-K through third grade school.

Project: ***New Synagogue***
Client: **Chabad of North Hollywood**
Location: North Hollywood, CA
Description: Represent client in successfully obtaining new C.U.P. and variance for new synagogue.

Project: ***New Hindu Temple and Center***
Client: **Barsana Dham**
Location: Tarzana, CA
Description: Successfully obtained zoning entitlements for new Hindu Temple and Center in residential zone.

Project: ***New Master Plan Campus***
Client: **Temple Valley Beth Shalom**
Location: Encino, CA
Description: Represent client in successfully obtaining zoning and land use entitlements for the redevelopment of existing synagogue, day school and related facilities.

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.

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- 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: ***Church of Scientology Inglewood***
Client: Church of Scientology
Location: Inglewood, CA
Description: Successfully represented client in appealing the denial of a Special Use Permit to allow church use in an existing 45,000 square foot commercial building.
- 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: ***New Korean Church***
Client: **Ttokamsa Church**
Location: Los Angeles, CA
Description: Successfully obtained zoning entitlements for conversion of existing industrial building to church use in downtown Los Angeles.
- Project: ***Heschel West – New campus for elementary and middle school***
Client: **Abraham Joshua Heschel Day School**
Location: Agoura Hills, CA
Description: Represented 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: Represented 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.

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Project: ***Kabbalah Center Expansion***
Client: **Spirituality for Kids**
Location: Los Angeles, CA
Description: Successfully obtained zoning entitlements for new campus expansion.

Project: ***Children's Day School***
Client: **Children's Day School**
Location: San Francisco, CA
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, CA
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.

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.

V. SIGNS

Project: ***Roosevelt Hotel***
Client: **Roosevelt Hotel LLC/In Plain Sight Media**
Location: Hollywood, CA
Description: Represent client in effort to obtain rights to supergraphic sign on historic Roosevelt Hotel.

Project: ***Signage Program***
Client: **Contest Promotions**
Location: San Francisco, CA
Description: Defend against city attack of signage program.

Project: ***Union Bank Corporate Headquarters Signs***
Client: **Union Bank of California**
Location: San Francisco, CA
Description: Defend against city attack of new signs installed on high rise buildings after city claimed permits were issued in error.

VI. HOTELS

Project: ***Queen Mary Island***
Client: **Save the Queen, LLC (Garrison Investment Group)**
Location: Long Beach, CA
Description: Retail/entertainment development involving the historic Queen Mary ocean liner.

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- 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:** ***Hotel Angeleno***
Client: **GH Capital**
Location: Brentwood, CA
Description: Successfully obtained entitlements for redevelopment of former Holiday Inn Hotel including restaurant and spa facilities.
- Project:** ***Park Hyatt Hotel***
Client: **Sumitomo Realty & Development**
Location: Century City (Los Angeles), CA
Description: Successfully assisted client in obtaining building permits for new spa expansion and meeting rooms.
- 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, CA
Description: Represented developer in obtaining complex approvals for mixed-use condo-hotel project.
- Project:** ***W Hotel in Hollywood***
Client: **HEI/Gatehouse**
Location: Hollywood, CA
Description: Successfully represented 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:** ***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.

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