

REAL ESTATE & HOUSING

Smart Deals. Disciplined Compliance. Strategic Defense.

For forty years, Meyers Nave has guided California real estate through every stage of planning, approving, building, and operating, and in that time the field itself has changed. Housing has moved from a planning exercise to a compliance regime with litigation attached. A city out of compliance faces projects it cannot condition and funding it cannot count on, and a developer's project lives or dies on whether a statute means what it says.

Our clients sit at each of those pressure points. Cities and counties come to us to govern within the mandates, universities and housing authorities to build at scale, and developers because a project's fate rides on how the statutes actually operate. We have argued the appellate cases that decide that question, including landmark decisions before the California Supreme Court, and we advise the same kinds of clients those decisions bind.

The double position is the practice. A city that knows how developers litigate writes a defensible ordinance; a developer that knows how cities deliberate designs an approvable project. When disputes arise anyway, we know how to win.

The record below runs from counsel through entitlements to published decisions.

Statewide Clientele & Broad Project Experience

Our statewide presence gives us unmatched insight into California's diverse markets, industries, regulations, and local dynamics. We advise and defend private developers, government entities, property owners, investors, lenders, and landlords across all types of projects and properties, regardless of complexity, scale, or scope, including:

- Data Center Infrastructure
- Education
- Healthcare
- Hospitality
- Mixed-Use
- High-End Residential
- Restaurant & Retail
- Sports & Entertainment
- Supply Chain & Logistics
- Transportation & Infrastructure

INDUSTRY CHAIRS



Russell
Morse
PRINCIPAL



Amrit
Kulkarni
PRINCIPAL

ATTORNEYS

Deborah Fox
Amrit Kulkarni
Matthew Nazareth
Margaret Rosequist
Russell Morse
Camille Pating
Doug McManamon
Eric Firstman
Kiana Amiri-Davani
Shaye Diveley

All Under One Roof

Meyers Nave provides full compliance, transactions, and litigation services for every stage of a development project, including:

- **Real Estate Transactions** – We structure, negotiate, and close deals that align with our clients' unique goals, including: acquisitions, leases, agreements, contracts, financing, historic preservation & cultural resources, encumbrances & easements, property management, relocation, P3s
- **Litigation & Disputes** – We craft deals and strategies to prevent disputes and set the stage to win using negotiation, mediation, arbitration. If litigation is necessary or an appeal is crucial, we fight to win, across all practice areas including ADA, affordable housing, bad faith, breach of contract, construction, evictions, easements, labor and employment, land use, fraud, financing, housing, density bonus, insurance, ownership, permitting, and quiet title.
- **Financing and P3s** – Align public and private interests, structure low-risk deals, build creative and innovating funding mechanisms
- **Public Engagement & Political Strategy** – Anticipate opposition and work with policymakers, stakeholders, and the public to build support and negotiate community benefits
- **Planning & Land Use** – General plans, specific plans, entitlements, conditional use and variances, zoning, development agreements, redevelopment, LAFCO, historic preservation
- **Environmental** – Compliance and litigation strategy including air quality, CEQA/NEPA, hazards and remediation, wildlife and natural resources, water law Air Quality, CEQA/NEPA, Climate Change & Sustainability, Energy, Utilities & Renewables, Hazardous & Remediation, Wildlife & Natural Resources, Water Quality, Air Quality
- **Eminent Domain & Inverse Condemnation** – Negotiations, acquisitions, takings, disputes
- **Construction** – Contracts, negotiations, procurement, public bidding, disputes
- **Labor & Employment** – Advice, negotiations, training, investigations, disputes and litigation
- **Writs & Appeals** – Strategic, creative brief writing, and persuasive oral advocacy, including the California Supreme Court.

Housing

Housing development in California is uniquely challenging. Developers face ever-shifting laws, organized opposition, and funding challenges. Our attorneys stay current on the housing landscape, and help shape it. For example, Meyers Nave authored the 2025 LexisNexis CEQA Practice Guide analysis, including how SB 330 and the Housing Crisis Act affect historic resource findings.

We provide full-service counsel, helping clients get approvals, secure financing, and amass the political, community and legal support needed to build and defend market-rate and affordable housing, including projects that are part of universities and larger mixed-use developments.

Anthony Amara
Janice Brown
Adam Lindgren
David Mehretu
David Skinner
Kristof Szoke
Palmer Hilton
Mina Arasteh
Seena Samimi
Margaret Sohagi
R. Tyson Sohagi
Nicole Gordon
Mark Desrosiers
Blake Senet
Amrit Kulkarni
Kiana Amiri-Davani
Nicole Gordon

- **Public Engagement, Organized Opposition & Litigation** – We anticipate public opposition, negotiate with stakeholders, work with regulators, and structure projects to withstand litigation of virtually any kind with an outstanding record of success, including the California Supreme Court.
- **Entitlements & Approvals** – We handle zoning, density bonuses, and affordable housing approvals and help clients comply with CEQA, NEPA, the Housing Accountability Act, RHNA, and all other housing-related laws.
- **University & Workforce Housing** – Student, faculty, and workforce housing projects have unique zoning, funding, and compliance requirements. We help major universities, colleges, and employers develop housing that fits within regulatory frameworks and meets long-term housing demands.
- **Housing for the Unhoused** – Meyers Nave helps clients plan, fund, and collaborate to build permanent and temporary housing projects, securing state and federal grants and structuring contracts that meet public requirements and keep projects moving.

Meyers Nave is California's go-to firm for comprehensive political strategy, bulletproof compliance, smart deals, and strategic defense. Let's talk about your project.

EXPERIENCE

Southern California Association of Governments – City of Huntington Beach v. Newsom

Defense of SCAG against a city's challenge to the Regional Housing Needs Allocation assigned to it. A dispositive motion rejected the attempt to use the federal courts to stall housing development, the Ninth Circuit affirmed the dismissal, and the firm defeated the plaintiffs' petition for a writ of certiorari as lead counsel before the United States Supreme Court, which called for briefing and then denied review. The result sustains the process by which California allocates its housing obligations.

City of Newport Beach – State Housing Law Preemption Litigation

Cities throughout California are under intense pressure to meet strict housing targets set by Sacramento. When local rules stand in the way, the consequences are serious, ranging from costly delays and substantial fines to potential state intervention. We secured a major legal victory for the City of Newport Beach in a case with broad implications for cities across California. Petitioners challenged the City's implementation of its state-mandated Housing Element, arguing it violated the city charter by bypassing a voter approval requirement. The court, however, ruled in favor of the City, holding that state housing law preempts local procedures when they conflict with compliance obligations ([Read Press Release](#)).

City of Los Angeles – 8150 Sunset Boulevard

Defeated four separate CEQA lawsuits against the Frank Gehry-designed, 330,000 square foot mixed-use high-rise on the Sunset Strip. The Governor designated the project an Environmental Leadership Development Project, which required every challenge to be

resolved within 270 days of approval. The development includes two residential buildings carrying affordable and low-income housing, retail and entertainment space, and public open space.

Mitch Kapor & Freada Kapor-Klein – Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086

In *Berkeley Hillside Preservation v. City of Berkeley* (S201116, March 2, 2015), the California Supreme Court resolved years of uncertainty by holding that there must be “unusual circumstances” for an otherwise categorically exempt project to be subject to CEQA. The Court also resolved a divide among the Courts of Appeal, holding that an agency’s findings as to unusual circumstances are reviewed for substantial evidence, and it established a new two-part test for analyzing a project opponent’s assertion that a project presents unusual circumstances requiring CEQA review.

Meyers Nave represented Lotus founder Mitch Kapor and Freada Kapor-Klein in the case, which drew extensive coverage describing it as “the biggest CEQA case the state’s high court will consider,” “a landmark CEQA case...to determine the fundamental legal nature and practical utility of CEQA’s regulatory exemptions,” and a case affecting “how public agencies handle common exemptions from California’s bedrock environmental law.”

Los Angeles World Airports (LAWA)

We serve LAWA on a broad range of high-stakes real property and land use matters, including negotiating and drafting leases and licenses for solar panel installations as part of LAWA’s Sustainability Action Plan (one of the largest in the LA Basin), negotiating EV charging station leases near LAX, and in the long-term lease of the Airtel Hotel at Van Nuys.

University of California

We have represented the University of California in many critical housing projects, including:

- **Multi-Campus Long-Range Development Plans & Implementation.** Meyers Nave has advised UC on the CEQA review of a new generation of Long Range Development Plans to guide future development to accommodate enrollment growth of tens of thousands of new students on campuses throughout the UC system, including UC Los Angeles, UC Berkeley, UC Davis, UC Santa Cruz, UC Riverside, UC San Diego, and UC Irvine—including many housing projects.
- **UC Berkeley: Landmark Supreme Court Victory for People’s Park Housing.** We secured a unanimous California Supreme Court ruling in a landmark CEQA case, clearing the way for a major UC Berkeley housing project ([Read Press Release Here](#)).
- **UC Merced 2020 Project.** Meyers Nave delivered the \$1.2 billion Merced 2020 project, the [largest P3 social infrastructure project in U.S. history](#). We crafted a forward-thinking master plan, negotiated innovative utility and transportation agreements, and addressed critical wetland requirements with local governments. This enables Merced, UC’s newest and fastest-growing campus, to support up to 10,000 students.
- **UC Santa Cruz: Student Housing West Project.** Meyers Nave guided UC Santa Cruz through the preparation of an EIR for two student housing projects at UC Santa Cruz, accommodating approximately 3,000 students through a P3 delivery model. We successfully defended the EIR against five lawsuits and are currently representing UC

in two court of appeal cases challenging the project approvals.

- **UC Berkeley: University Village Project**

We advised UC in a CEQA challenge to the City's approval of the University Village project, which includes a 175-unit senior housing facility, 80,000 square feet of retail space, a grocery store, parking, pedestrian and bike paths, and stormwater drainage facilities.

Santa Clara Valley Transportation Authority (VTA)

We represent VTA on a wide range of real estate, land use, environmental, and litigation challenges for major transit-oriented developments.

City of Rancho Cordova – Affordable, Veterans and Transit-Oriented Housing

Negotiated the purchase and sale, environmental mitigation and affordable housing agreements for Mather Veterans Village, 70 units for senior and disabled veterans and homeless families, drawing more than \$30 million in state and federal funding including Homekey+. Related work includes Asteria Flats, a 236-unit affordable development supported by a \$5 million city loan, and Mills Crossing, a mixed-use transit-oriented public-private partnership with a community arts center, health and wellness center, 100 residential units and a public plaza.

City of Salinas – Rent Control, Tenant Protection and State Housing Law

Drafted the City's rent control, just-cause eviction, tenant protection and anti-harassment ordinances, balancing landlord and tenant interests against state and federal law. The firm also assists staff in processing SB 330 and Density Bonus Law applications and advises on the housing element update and rent stabilization.

City of San Leandro – Mobile Home Rent Ordinance

Prevailed at the trial court in both a writ proceeding and a related declaratory relief action defending the City's mobile home rental ordinance, and is handling the subsequent appeals before the California Court of Appeal.

City of Antioch – SB 330, Conditions of Approval and Eviction Moratorium

Two related disputes with a developer concerning SB 330 and litigation over the conditions of approval imposed on a large housing development, together with the successful defense of a constitutional challenge to the City's COVID-19 emergency ordinance restricting residential evictions and actions to recover unpaid rent.

Housing Applicant – Housing Accountability Act Writ

Overturned a local denial of a housing project under the Housing Accountability Act, with the trial court granting a writ of mandate ordering the City of Los Angeles to approve the project.

City of Rancho Cordova – Vineyard Area Citizens and the Water Supply Standard

The California Supreme Court decision in *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412 set the statewide standard for how an EIR must analyze water supply for long-range development, in a plan contemplating roughly 20,000 new dwellings across 6,000 rural acres. The firm then prepared the supplemental EIR under the court's new rubric and applied the same standard to municipal EIRs across California.

City of Los Angeles – Las Lomas Land Company

The City declined to annex a 555-acre unincorporated property and rejected the project mid-review. The developer asserted CEQA and civil rights violations and sought more than \$100 million in compensatory damages. The City's demurrer was sustained and the Court of Appeal affirmed in a published decision at (2009) 177 Cal.App.4th 837.

Master-Planned Community Defense – Rancho Cordova, Desert Hot Springs and Sebastopol

Defense of large residential approvals against CEQA and planning law challenges, including a 2,393-unit residential and commercial project on 530 acres in Rancho Cordova, which produced a published decision; a 2,694-unit project on 1,926 acres in Desert Hot Springs raising CEQA and Subdivision Map Act claims; and *Schellinger Brothers v. City of Sebastopol* (2009) 179 Cal.App.4th 1245, which clarified a lead agency's right to complete adequate environmental review even where the process exceeds one year.

County of Los Angeles, Centennial Specific Plan

We are advising the County on a new, master-planned community to develop up to 19,333 dwelling units and 8.4 million square feet of non-residential uses. Our extensive services included review of the EIR and a Supplemental EIR; review and drafting of CEQA findings; all aspects of the entitlement process, including negotiating a project Development Agreement and affordable housing program; staff reports; and Planning Commission and Board of Supervisors resolutions. Our attorneys subsequently defended the County in two lawsuits brought by three petitioners. The County was successful on numerous issues at trial, including all issues raised by the Center for Biological Diversity and the California Native Plant Society. Appeals and cross-appeals are currently pending in the Second District Court of Appeal.

Riverside County University Health System (RUHS)

- **Medical Center Master Plan and Development Project.** We serve as real estate, land use, and environmental counsel to Riverside University Health System in connection with the long-term expansion of the RUHS Medical Center in Moreno Valley. The 30-year, multi-phase project is guided by a Programmatic Environmental Impact Report (PEIR). We are leading the project's environmental compliance, including preparation of the PEIR, and providing associated land use and real estate services.
- **\$580 Behavioral Health Campus.** We are outside real estate and land use counsel for the Riverside University Health System's Mead Valley Wellness Village Project, a \$580 million behavioral health facility, including leases and development agreements with a

P3 partner, as well as CEQA review and other land use and environmental services.

City of Anaheim, Angel Stadium Litigation

We served the City of Anaheim as litigation counsel related to the proposed sale of the Angel Stadium property, successfully resolving complex real property and contract issues between stakeholders, and in the sale of air space owned jointly with a private party, successfully completing a sale the City had been trying to accomplish for many years.

San Diego Association of Governments (SANDAG) - Protecting Housing Allocations

We secured a precedent-setting appellate victory for SANDAG and developers across California tackling the housing crisis, ruling that the Regional Housing Needs Assessment (RHNA) process is immune from judicial review.

City of Seaside - Campus Town Center

Our attorneys advised the City of Seaside on CEQA and land use issues for the 120-acre Campus Town Specific Plan, a major mixed-use development near Cal State Monterey Bay. The project includes 1,500 homes, 200,000 square feet of commercial space, and 250 hotel rooms on the former Fort Ord site. We reviewed the Specific Plan and EIR, helping align the project with the City's General Plan and long-term revitalization goals. When the EIR was challenged on multiple CEQA grounds, including water, traffic, air quality, and public services, we successfully defended the City, securing a full demurrer on all twelve causes of action.

City of Brisbane - Sierra Point Towers and Life Science Project

Currently advising the City of Brisbane on all aspects of the Sierra Point Towers and Life Science Project, including legal review of the Environmental Impact Report (EIR) and entitlement processing. The proposed development includes the construction of a 1.2-million-square-foot mixed-use project featuring a 12-story, 508,000-square-foot hotel with 608 guest rooms and a separate 11-story, 658,000-square-foot life sciences building. The life sciences building would accommodate up to 50% research and development (R&D) uses and 50% office uses. The entitlement process includes a Design Review Permit for new structures, a Zoning Amendment to modify the site plan and height limit, Variances to allow increased lot coverage and off-site parking, a Conditional Use Permit for parking modifications, and a Tentative Map to adjust the parcel configuration.

City of Coronado et al. v. SANDAG

Meyers Nave achieved a major appellate court victory for the San Diego Association Of Governments, protecting housing allocation process from judicial review. The Court of Appeal for the Fourth Appellate District issued its published decision holding that the RHNA allocation process for new housing units is immune from judicial review. The case involves a writ action brought by four cities in the San Diego region challenging their share of new housing units allotted to them under the most recent RHNA cycle. The cities brought suit against Meyers Nave client, the San Diego Association of Governments ("SANDAG"), demanding a new hearing and a do over of the final RHNA allocation numbers for the entire region, arguing that the use of a "weighted vote" process and alleged bias among Board members denied them a fair hearing.

City of Pasadena

We assisted with property acquisition and simultaneous negotiation and preparation of a retail leases for a \$13,000,000 commercial real estate purchase in the City of Pasadena.

Real Estate Investment Firm

Meyers Nave represents a Los-Angeles based real estate investment firm in negotiation and preparation of dozens of commercial lease agreements for tens of thousands of square feet throughout Los Angeles County.

Commercial Office Buildings

We facilitated the purchase of a \$9,000,000 commercial office building in the City of Burbank and prepared commercial office leases for 15+ tenants at the Property. In another matter, Meyers Nave facilitated the purchase of a commercial office building in the City of Los Angeles for \$10,000,000.

State Farm Franchisees

We negotiate and prepare commercial office leases for State Farm franchisees in the City of Los Angeles.

CONSTRUCTION

PUBLIC CONTRACTS & PROCUREMENT

City of Manteca – Navigation Center Project (homeless shelter, design-build construction counsel; not completed)

We served as lead construction counsel on the City's Navigation Center Project.

LABOR & EMPLOYMENT

L&E LITIGATION

City of Los Angeles – Crossroads of the World Redevelopment Project (CEQA Litigation)

Meyers Nave represented the City in CEQA litigation over redevelopment of the iconic Crossroads of the World site on Sunset Boulevard in Hollywood. The plan, approved by the L.A.

City of Los Angeles – 8150 Sunset Boulevard Mixed-Use Development Project (CEQA Litigation Defense)

Meyers Nave serves as a primary outside land use and environmental litigation counsel to the City of Los Angeles in a number of cases challenging land use and CEQA approvals for a wide range of projects that are part of the City's long-range efforts to revitalize the downtown area.

City of Sebastopol – Gardner v. City of Sebastopol – Denial of 48-Unit Multifamily Housing Project and Affordable Housing Discrimination Claim (Bench Trial June 1994)

Gardner v. City of Sebastopol – Bench Trial June 1994. Meyers Nave was co-counsel in a lawsuit brought by a developer of a proposed 48-unit multifamily housing project. The City denied the project and the developer sued the City on ground of discrimination against affordable housing.

LAND USE & ENVIRONMENTAL

CEQA & NEPA

University of California – People’s Park Student Housing

UC Berkeley – CA Supreme Court Holds CEQA Does Not Cover Social Noise from Residential Projects, Clearing Way for UC Berkeley’s Housing Project at People’s Park.

University of California – UC Santa Cruz – Student Housing West Project

Meyers Nave represented UC in preparation of an EIR for the construction of housing for approximately 3,000 students at two sites on the UC Santa Cruz main campus via a P3 delivery method, and successfully defended the Campus against five separate lawsuits challenging the EIR.

Los Angeles World Airports (LAWA) – Sustainability Action Plan Real Property Services – Van Nuys Solar, EV Charging Lease, and Airtel Hotel Lease

Advancing Sustainability with Green Energy Solutions. Meyers Nave supports LAWA’s Sustainability Action Plan through a range of real property services, including negotiating and preparing leases.

City of Anaheim – Big A 2050 – Angel Stadium Site Mixed-Use Redevelopment (Land Use/CEQA Counsel)

Meyers Nave played a key role as lead land use and CEQA counsel for the City of Anaheim’s visionary “Big A 2050” plan, a generational redevelopment centered on the Los Angeles Angels stadium.

City of Rancho Cordova – Rio Del Oro Specific Plan Mixed-Use Development Project

Meyers Nave assisted the City of Rancho Cordova in the development and approval of plan amendments for the City’s largest land development project.

City of Rancho Cordova – Mills Crossing Civic Center P3

P3 to turn a 10-acre, city-owned parcel into a mixed-use community hub including housing as well as civic and commercial uses. Land use and environmental counsel for

the City of Rancho Cordova on the Mills Crossing project, providing CEQA review and EIR guidance.

Palmer v. Community Redevelopment Agency of the City of Los Angeles

Civil rights challenge by a developer whose project was delayed due to need for environmental review. Also alleged various Section 1983 claims including equal protection violations.

County of Los Angeles – Tapia Ranch Subdivision Project EIR

Assisting the County of Los Angeles in the preparation of an Environmental Impact Report (EIR) for the proposed Tapia Ranch Project, which entails the subdivision and development of 405 single-family residential units on approximately 1,167 acres of undeveloped hillside and canyon land in Los Angeles County.

Developer – CEQA Trial Defense of 70-Unit Residential Project, Los Angeles

Successfully tried and defended a CEQA challenge to a 70-unit residential development in Los Angeles, defending the project at trial against environmental claims.

City of Brisbane – Brisbane Baylands Specific Plan (General Plan Implementation)

Currently assisting the City of Brisbane in its review of a complex Specific Plan and development application for the Brisbane Baylands, an approximately 733-acre site located primarily in Brisbane following preparation of a Programmatic EIR (PEIR) for the large site.

Riverside University Health Systems (RUHS) – RUHS – Medical Center Moreno Valley Expansion (30-Year Program)

Meyers Nave currently represents RUHS as CEQA and real estate counsel related to the future expansion of the RUHS Medical Center in Moreno Valley, a 30-year multi-phased program to guide the future expansion of the Medical Center.

Riverside University Health Systems (RUHS) – RUHS – Mead Valley Wellness Village Project

Meyers Nave represented RUHS as outside real estate, land use and CEQA counsel on the Mead Valley Wellness Village Project, a \$250 million behavioral health facility, covering the ground lease, the facilities lease and the development agreement with the public-private partnership partner, together with CEQA review and processing of the project.

Sacramento Housing and Redevelopment Authority v. Rashid, et al. – Former Gasoline Service Station Site Acquisition (Jury Trial August 2006)

Sacramento Housing and Redevelopment Authority v. Rashid, et al. – Jury Trial August 2006. Meyers Nave was lead counsel for the Sacramento Redevelopment Agency in

several eminent domain actions to acquire parcels for redevelopment purposes.

County of Los Angeles – Newhall Ranch (FivePoint Valencia)

Development Agreement

Meyers Nave provides ongoing legal advice to the County of Los Angeles regarding the build-out of the Newhall Ranch Specific Plan in the northwestern unincorporated portion of Los Angeles County, focusing on in-depth legal review and negotiations of the Newhall Ranch Development Agreement terms and requirements.

City of Anaheim – Angel Stadium Property Sale – Real Estate

Litigation Counsel (Contractual Issues with Former Purchaser)

Meyers Nave served the City of Anaheim as outside real estate litigation counsel related to proposed sale of the Angel Stadium property, successfully resolving complex contractual issues with the former purchaser in the transaction.

City of Salinas – Rent Control, Tenant Protection and Housing

Ordinance Drafting (rent control/just-cause eviction/anti-harassment ordinances; SB 330 and Density Bonus Law processing)

Drafted the City's rent control, just-cause eviction, tenant protection and anti-harassment ordinances, balancing landlord and tenant interests against state and federal law.

County of San Bernardino – Fair Housing Guidance – Sober Living Facilities Zoning

Meyers Nave provided legal guidance to the County of San Bernardino on sober living facilities, including drafting zoning provisions and evaluating potential code enforcement actions against a variety of licensed and unlicensed facilities.

Northern California Developer – LAFCO Annexation and Zoning for a Large Residential Development

Advised a Northern California developer on LAFCO annexation issues and related zoning matters in connection with a large residential development.

City of Monterey – Cannery Row Mixed-Use Development (Subdivision & Vested-Rights Advisory)

Meyers Nave advises the City of Monterey on subdivision and vested-rights questions for a major mixed-use development on Cannery Row.

TRIAL & LITIGATION

EMINENT DOMAIN

County of Los Angeles – Malibu Canyon LP v. Los Angeles County

(vesting tentative map / development moratoria, \$80 million damage claim)

Malibu Canyon Continental Communities, L.P. v. County of Los Angeles. Meyers Nave successfully defended writ and inverse condemnation action over rejected development project in sensitive ecological area that serves as the gateway to Calabasas area in Santa Monica Mountains.

City of Glendale – Homes by Polygon v. City of Glendale (hillside ordinance, 29-acre ridgeline property)

The case arose out of Glendale's adoption in March 1993 of a comprehensive revision of its hillside ordinance, and its February 1993 denial of a developer's request for a tentative map on a 29-acre ridgeline property.

Community Redevelopment Agency of the City of Los Angeles – JSM Rivara v. Community Redevelopment Agency of the City of Los Angeles

Community Redevelopment Agency of the City of Los Angeles. Meyers Nave successfully defended writ and inverse condemnation action over rejected development project in sensitive ecological area that serves as the gateway to Calabasas area in Santa Monica Mountains.

WRITS & APPEALS

City of Coronado v. San Diego Association of Governments, (2022) 80 Cal.App.5th 21 (Regional fair share housing / RHNA)

The Regional Housing Needs Assessment ("RHNA") statutory process enacted by the State Legislature is one of the critical tools needed to address the severe housing crisis facing California.

Hines Holdings – Mezzanine-lender defense – \$1.5B real estate portfolio

Represented a mezzanine lender defending against claims for breach of loan guaranties and an alleged loan-to-own scheme involving a \$1.5 billion real estate portfolio, obtaining summary judgment and a favorable settlement.

University of California – UC Merced 2020 Project – \$1.2B P3 (largest U.S. social-infrastructure P3)

We also advise on and protect individual UC development projects, including many that use creative funding models and P3s implemented under Meyers Nave's guidance. For example, this includes the \$1.2 billion UC Merced 2020 Project.

Bronfman – Real estate fraud – \$11M jury verdict (\$26M luxury-

homes venture)

Obtained an \$11 million verdict after a month-long jury trial for claims involving fraud and breach of fiduciary duty in connection with a \$26 million real estate venture involving luxury homes in Southern California.

City of Redondo Beach – South Bay Galleria redevelopment –

Walters v. Redondo Beach (2016) 1 Cal.App.5th 809

Central Coast Community Energy (3CE) v. AES Redondo Beach. Meyers Nave represented Central Coast Community Energy (3CE) in this breach of contract action where AES Redondo Beach breached its obligation under a negotiated Confirm to provide the District with a back up energy supply (RA) at a reduced price. This negotiated Confirm providing a below market price to 3CE was based on 3CE offering its written support to the State Water Board to allow the AES Redondo Beach operating plant to continue operation for several years. AES Redondo Beach is an environmentally unpopular project that has been subject to widespread community opposition from Surfriders and various other environmental groups. AES obtained the benefit of 3CE's support and then reneged on providing the RA at the agreed to price. The damages for the replacement RA are in excess of 3 million dollars. This required knowledge of the extensive regulatory provisions within the energy market and Meyers Nave successfully negotiated a settlement for 3CE.

Southern California Association of Governments – City of Huntington Beach, et al. v. Gavin Newsom, et al. (SCAG Regional Housing Needs Allocation Defense), USDC C.D. Cal. No. 8:23- CV-00421-FWS-ADS

Case Citations: City of Huntington Beach, et al. v. Gavin Newsom, et al., No. 8:23-CV-00421-FWS-ADS. (U.S. District Court, Central District of California, Filed March 9, 2023)
Also – United States Court of Appeals for the Ninth Circuit, Appeal Docket No.

Southern California Association of Governments – Orange County Council of Governments v. Velasquez, et al. (SCAG RHNA Defense)

Case Citations: *Orange County Council of Governments, A Joint Powers Agency vs Gustavo Velasquez, Interim Director of Department of Housing and Community Development, et al.*, No.

City of Antioch – SB 330 / Conditions of Approval Housing Development Disputes and COVID-19 Eviction Moratorium Ordinance Defense

Two related disputes with a developer concerning SB 330 and litigation over the conditions of approval imposed on a large housing development, together with the successful defense of a constitutional challenge to the City's COVID-19 emergency ordinance restricting residential evictions and actions to recover unpaid rent.

Luxury Condominium Developer – Copyright Infringement Defense (S.D.N.Y.)

Defended a luxury condominium developer in a copyright infringement action in the Southern District of New York concerning designs in a San Francisco luxury condominium development.

Community Redevelopment Agency of the City of Los Angeles – Leonard Woods, etc. v. Alexandria Housing Partners, et al

Leonard Woods, etc. v. Alexandria Housing Partners, et al. Represented the Community Redevelopment Agency of the City of Los Angeles (“CRA/LA”) in a federal court action filed by 10 individuals and several non-profit entities.

City of Alameda – CP VI Admirals Cove v. City of Alameda (2025) – Costa-Hawkins published decision

CP VI Admirals Cove, LLC v. City of Alameda (2025) 113 Cal.App.5th 116.