



AMRIT S. KULKARNI

Chair, Land Use Practice Group
akulkarni@meyersnave.com
800.464.3559

Meyers Nave's expertise in Land Use law is demonstrated by the fact that clients rely on us to handle their largest, most complicated and often most controversial land use related legal and regulatory matters.

We serve as lead transaction and litigation counsel for many of the most innovative and highest profile institutional, civil infrastructure and economic development projects undertaken by public agencies, private enterprise and public-private partnerships throughout California.

PROJECT EXPERIENCE

- Port, harbor and airport expansions
- Passenger and freight transportation projects
- Sports arenas and entertainment complexes
- Industrial buildings and research centers
- Office, hospital and university campuses
- Commercial, residential and mixed-use developments
- Water, telecommunications and power facilities

“CALIFORNIA POWERHOUSE” — ONE OF THE LEADING FIRMS FOR LOCAL GOVERNMENT AND PUBLIC AGENCIES THROUGHOUT THE STATE AS WELL AS PRIVATE CLIENTS FOCUSED ON COMPLEX, PUBLIC-FACING TRANSPORTATION AND DEVELOPMENT PROJECTS.

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PORT OF LOS ANGELES — VARIOUS TERMINAL PROJECTS

Meyers Nave represents the Port of Los Angeles on numerous cargo, shipping and transportation projects for port container terminals and dockside intermodal rail yards, including the China Shipping Terminal, Trapac Container Terminal, and Pacific L.A. Marine Terminal — the first oil terminal in the state in more than 15 years and the first of its kind at the Port — as well as the Clean Trucks Program designed to improve regional air quality. These projects involve local, regional, state and federal land use and environmental issues. We have won every lawsuit since we began our representation eight years ago.

CITY OF SOUTH SAN FRANCISCO — OYSTER POINT VENTURES LIFE SCIENCE CAMPUS AND MARINA FERRY VILLAGE

Meyers Nave serves as lead negotiator for the City regarding the planned 2.25-million-square foot biotech research, commercial office, hotel, public recreation and retail marina project. Our services include preparing and negotiating a general plan amendment, specific plan amendment, zone change, subdivision map and owner participation agreements; counseling on the disposition and development agreement which provides public and private financing that helps facilitate land transfers; and negotiating an agreement with the harbor district regarding facility improvements.

LOS ANGELES WORLD AIRPORTS — EXPANSION AND PLANNING PROJECTS

Meyers Nave represented Los Angeles World Airports regarding its approval of a \$13 billion expansion, advising on a broad range of land use and environmental issues, including NEPA, CEQA, California Coastal Act, Federal Coastal Zone Management Act, endangered species laws, and various other state and federal land use matters. We also served as outside counsel for the environmental review of the \$240 million South Airfield Improvement Project, the first project to be implemented under the Los Angeles Airport Master Plan.

CITY OF SACRAMENTO — DOWNTOWN ARENA PROJECT

Meyers Nave served as Special Counsel to the City of Sacramento and defeated every legal challenge against the \$477 million downtown arena for the Sacramento Kings NBA team, including (1) an eminent domain victory giving the City permission to take over the final piece of downtown property, (2) a published appellate decision denying a CEQA-based challenge to the project, (3) a published appellate decision denying a constitutional challenge to the special statute passed to streamline the City's CEQA review of the proposed arena, and (4) an 11-day trial victory, recognized by the *Daily Journal* as a “Top Defense Result,” alleging that the public-private partnership behind the arena engaged in a secret subsidy, collusion, fraud, and illegal expenditure of public funds.

UNIVERSITY OF CALIFORNIA – CAMPUS EXPANSION PROJECTS

Meyers Nave represents the University of California on multiple campus capital developments, including the North Campus Expansion at UC Santa Cruz, the Lawrence Berkeley National Laboratory Solar Energy Research Project at UC Berkeley, and a public-private master development at UC Merced. In addition to advising throughout the CEQA and NEPA review processes, Meyers Nave defends campus projects in a variety of land use and other matters, such as recently defeating CEQA, zoning, taxation, and public funding challenges to the \$162 million Meyer and Renee Luskin Conference and Guest Center on the University of California, Los Angeles, campus. Meyers Nave was recently selected to provide legal services to several University of California campuses in connection with new or updated Long Range Development Plans (LRDPs). The scope of work includes land use and environmental law services for matters that arise while planning and implementing LRDPs. We are currently working on LRDPs for the University of California campuses at Davis, Los Angeles, Santa Cruz, and San Diego.

CITY OF LOS ANGELES ON MULTIPLE MIXED-USE DEVELOPMENT PROJECTS

The City of Los Angeles is engaged in long-range planning to revitalize its downtown area and effectuate its goal of providing more affordable housing. Meyers Nave is serving as litigation counsel in defense of land use and environmental challenges brought against multiple projects approved by the City, including the 8150 Sunset Project (Frank Gehry-designed mixed-use development), Il Villaggio Toscano Project (residential, commercial and office development) and Cumulus Transit-Oriented Mixed-Use Project (large-scale complex with apartments, offices, and grocery store).

BURLINGTON NORTHERN SANTA FE RAILROAD (BNSF) – SOUTHERN CALIFORNIA INTERNATIONAL GATEWAY (SCIG) PROJECT

Meyers Nave represents BNSF, North America's second-largest freight railway, in seven consolidated lawsuits and related appeals challenging the company's planned \$500 million rail transfer facility on CEQA and other environmental impact and environmental justice grounds. Another significant issue in the litigation relates to federal preemption that bars states and non-federal agencies from directly or indirectly regulating railway operations.

The SCIG Project will create a new near-dock rail yard for the loading of shipping containers heading to and from the Los Angeles-Long Beach port complex, the nation's largest container port.

CITY OF INGLEWOOD – HOLLYWOOD PARK TOMORROW PROJECT

Meyers Nave served as lead negotiator for the City and its Redevelopment Agency on all land use and environmental issues relating to redevelopment of the Hollywood Park racetrack. The Hollywood Park Tomorrow project will create a large-scale mixed-use community on 238 acres, including 3,000 residential units, 620,000-square-foot of retail space, 75,000-square-foot of office space, a large hotel and casino, 25 acres of park space and a four-acre civic site. In addition to advising the City on CEQA issues associated with the EIR, Meyers Nave assisted with the review and development of a large number of entitlements and helped draft the development agreement, general plan amendment, Hollywood Park Specific Plan, owner's participation agreement and redevelopment plan amendment.

CITY OF RANCHO CORDOVA - MIXED USE DEVELOPMENT SPECIFIC PLAN AND 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. The Council's extensive approvals included (1) Amendments to the Rio Del Oro Specific Plan, (2) Public Facilities Financing Plan, (3) Amended and Restated Development Agreements, (4) Large Lot Tentative Subdivision Map, (5) Master Phasing Plan, (6) Affordable Housing Plan and (7) Environmental Impact Report Addendum. Meyers Nave assisted with entitlement documents for the 3,828-acre master-planned community that consists of 12,189 residential units, nine schools, 247 acres of commercial space, 269 acres of industrial park, 510 acres of wetland preserve, 178 acres of community parks, and 16 miles of trails. Our work included land use entitlements, an EIR/EIS, development agreement, specific plan, affordable housing agreement, and finance plan. The project will transform a mine tailings site into a community with schools, parks and retail.

CITY OF RANCHO CORDOVA – HOUSING FOR HOMELESS VETERANS WITH DISABILITIES

Meyers Nave assisted the City of Rancho Cordova with the first permanent supportive housing project for homeless veterans with disabilities in the Sacramento region. Mather Veterans Village is an innovative partnership involving the City of Rancho Cordova, Mercy Housing, Veterans Resource Centers of America and the County of Sacramento. The project is a three-story, garden-style community with 50 apartment homes and 3,500 square feet of meeting rooms, staff offices, a computer lab, and a kitchen and lounge area.