

# LAND USE, CONSTRUCTION & HOUSING

## Land Use, Construction and Housing Agenda January 25<sup>th</sup>, 2012

1. **Welcome and Self Introductions**
2. **Change on the Horizon: Is Development Reform Possible in 2012**

From the city of L.A.'s outdated zoning code to California's Environmental Quality Act, development in Los Angeles is a risky proposition for most developers. The slow economic recovery has created even more uncertainty for this struggling industry. Now with the end of redevelopment as we know it, the future presents some immediate challenges and opportunities. Can we set a course for the future that creates more certainty for developers and those wishing to invest in Los Angeles?

### **Special Guests**

Alan Bell, Deputy Director of Planning  
Sharon Rubalcava, Chair, CEQA Task Force; Partner, Alston & Bird LLP  
Jerry Neuman, Chair, Government & Fiscal Affairs; Partner, Sheppard Mullin

3. **Discussion Item**

Draft 2012 Land Use, Construction and Housing Advocacy Agenda

4. **Upcoming Events**

Access Washington DC: Los Angeles on the Hill- March 5<sup>th</sup>-7<sup>th</sup>

- *Early bird registration ends February 3, 2012*

Access Sacramento- May 22<sup>nd</sup>-23<sup>rd</sup>

5. **2012 Land Use, Construction and Housing Dates (4<sup>th</sup> Wednesday, 12 – 1:30 pm)**

January 25	February 22
April 25	June 27
September 26	November 28



Los Angeles Area  
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**Alan Bell**  
Deputy Director  
Los Angeles Department of City Planning  
Office of Zoning Administration

Mr. Alan Bell is a Deputy Director of Planning in the Los Angeles Department of City Planning, responsible for two divisions: Development Services and Zoning Administration; and Policy Planning and Historic Resources. In this position, he focuses primarily on community planning, long-range and citywide planning, zoning code amendments and simplification, and development reform. Recently, he led the effort to reorganize the Department and implement the eight strategic changes outlined in Blueprint 2010-11.

Prior to his appointment as Deputy Director, he was the Senior City Planner in the Office of Zoning Administration, where he managed the code studies, case management, zoning investigations, and nuisance abatement units. Over the past 20 years his other assignments within the Department have included working as a case manager and drafting amendments to the zoning code.

Mr. Bell was the Project Manager for the Adaptive Reuse Ordinance (ARO), which facilitated the development of thousands of new lofts citywide since its initial adoption in 1999. In addition to the ARO, other code amendments he has authored provide incentives for historic preservation and residential construction along commercial corridors. He was also a staff planner on the Los Angeles General Plan Framework, a citywide strategy for managing the city's long-range growth in population, housing and jobs.

Alan Bell has a master's degree in urban planning from the University of California Los Angeles and is a member of the American Institute of Certified Planners.



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**Jerry Neuman**  
Partner  
Sheppard Mullin

Mr. Jerry Neuman is a partner in the Real Estate and Land Use and Natural Resources Practice Group for the Sheppard Mullin Los Angeles office. Mr. Neuman has experience in land use, environmental, governmental, real estate, environmental, administrative, and public finance law. In 2009, Mr. Neuman received recognition as the leading lawyer and 1st tier placement for California (Southern) Land Use & Zoning practice for *Legal 500*. In 2006, he was also selected as the Real Estate Lawyer of the Year by the *Los Angeles Business Journal*.

Mr. Neuman has extensive experience in all aspects of compliance with the California Environmental Quality Act (CEQA). He works closely with consultants, clients and lead agencies to ensure adequacy of their EIRs, negative declarations, addendums, exemptions, and more, and defending the resulting CEQA document against challenge by project opponents.

Mr. Neuman has been the lead negotiator and project coordinator for many of Southern California's most important real estate, green energy, infrastructure, and governmental procurement projects. He is currently appointed to the State of California's Economic Strategy Panel in which he currently holds the longest standing seat and was selected by Mayor Villaraigosa to the Mixed-Income Housing Technical Advisory Committee for the City of Los Angeles.

Mr. Neuman received his Bachelors of Science degree from the University of Arizona. He received his Juris Doctor degree from Columbia University School of Law.



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**Sharon Rubalcava**  
Partner  
Alston & Bird LLP

Ms. Sharon Rubalcava is a partner in Alston & Bird LLP Los Angeles office. She advises clients planning major industrial development projects in compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), with a particular emphasis on facilities with significant air and toxic emissions and water quality issues. She also has been involved in legal actions challenging the sufficiency of CEQA documents such as Environmental Impact Reports (EIRs), as well as the failure of regulatory agencies to prepare such documents.

Ms. Rubalcava's work includes major infrastructure projects, power plants, solid waste disposal facilities, petroleum pipelines, gasoline refineries, oil and gas production facilities, marine terminals and manufacturing facilities. These projects are often highly controversial and present unusually challenging permitting and compliance issues, including environmental justice concerns. Ms. Rubalcava also represents existing businesses and trade associations on environmental compliance issues specializing in air and water quality regulations.

Ms. Rubalcava received both her Bachelors of Arts degree and her Juris Doctor degree from the University of California Los Angeles.