

# Daily Journal

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## REAL ESTATE

### TOP LAND USE LEADERS 2011



#### William F. Delvac

Armbruster Goldsmith & Delvac LLP  
Los Angeles

**Notable Clients:** Anschutz Entertainment Group, Target, Pacifica Ventures, Academy of Motion Picture Arts and Sciences

2.5 million square feet | Total Square Feet/Acres of Projects Worked on in 2010-11

impact report on the project, and he is handling entitlement issues and other behind-the-scenes business dealings with the city and its various agencies that are required for construction approval. Much of the work at this early stage, he said, involves meeting with key officials and anticipating questions such as, "What is a community group going to say about this?" with each aspect of the proposal.



LA Live, Los Angeles

**D**elvac served as lead counsel on several major development projects since leaving Latham & Watkins LLP two years ago to join the land-use boutique now known as Armbruster Goldsmith & Delvac LLP.

One of the biggest projects on his plate is a proposed downtown Los Angeles football stadium called Farmers Field by LA Live developer the Anschutz Entertainment Group. The massive effort, which is still in the early planning stages, would encompass a brand-new, 72,000-seat stadium for National Football League games and other spectator events, and it would replace the Los Angeles Convention Center's West Hall. The privately financed development would move the convention center from the 15th largest in the nation to the fifth largest.

Delvac is leading the environmental

"We anticipate the most scrutiny of any project," he said.

Other projects for which Delvac is working on both technical and strategic elements include a long-planned, eight-acre museum campus in Hollywood for the Academy of Motion Picture Arts and Sciences; a Southern California campus for the Boston-based Emerson College that would encompass 38,000 square feet of academic facilities, 244 student residences and 6,400 square feet of ground-floor retail; a 163,862-square-foot, three-level Target Store at Sunset Boulevard and Western Avenue in Hollywood; and a proposed eight-

story building in Hollywood with more than 100,000 square feet of office and retail space for the private developer Pacifica Ventures.

"That one got to be very controversial," Delvac said of the Pacifica project, which is still going through the entitlement process.

Specifically, last year the development faced a legal challenge from a local hamburger stand owner whose attorney claimed her property was historically significant. Delvac and his colleagues ultimately worked out a much-publicized settlement with the owner of Molly's Charbroiler before any lawsuit was filed, netting the owner of Molly's \$1.1 million to relocate.

"It's a very healthy settlement," Delvac said.

—Anna Scott