



## Dale J. Goldsmith



**Armbruster Goldsmith & Delvac LLP**  
Los Angeles  
**Practice Type:** Real estate, litigation  
**Specialties:** land use, real estate, and administrative matters

In the past year, land use attorney Goldsmith worked on over 100 projects taking up 20 million square feet from a mixed-use building at USC to an environmentally friendly hotel in Santa Monica.

Goldsmith is now working on the University Park Campus Development Plan, a mixed-use building to house dormitories, classrooms, a supermarket and a laboratory school for kindergarteners to eighth graders. This could be a game changer for the university in supplying more housing for students and also improving the University Park neighborhood.

"It will help get students out of the neighborhood [housing] and reduce

the awkward pressure on rents in what the market has experienced in the past few years," he said. "It's a social bonus."

The project could put \$40 million back into the neighborhood with the addition of improving the streets and bicycle lanes.

In Santa Monica, Goldsmith is a part of a revitalization team there to place a Leadership in Energy & Environmental Design-certified hotel on Fourth and Arizona downtown called the Plaza at Santa Monica. To get the approval from the city of the architectural design and environmental reviews, it's already taken 14 months with another three years to build the hotel. But the wait is worthwhile for Goldsmith, who enjoys the sustainability factor of the building.

"I see this project with an iconic design that can really unify a central point for this neighborhood," he said. "It's also adjacent to the Expo Line, the light rail connection to the city. This place can be a block away [for some]. With other great aspects and components, it will help support the light rail line and also allow people who work in the mixed-use place get around without using a car."

Though he helps companies get the paperwork to construct such buildings, some projects still go into litigation with dissatisfied residents not wanting a major building in their community. Goldsmith is now representing his longtime client, Costco, in which he worked with on 20 stores in 15 years, with residents concerned about the impacts of a future supercenter in their community like traffic congestion. *Ukiah Citizens For Safety First, a California Association, et al. v. City of Ukiah*, SCUVCVPT 14-63579, (Mendocino County Sup. Ct., filed Feb. 10, 2014).

Goldsmith's goal is to support projects that will rebuild communities and supply jobs. When he graduated from The University of Chicago law school grad, he went into real estate law. "I was essentially bored, thinking it was a mistake," he said. By 1986, he began to see more land use projects at a time when there were very few land use lawyers.

"As land use got more complicated, I was lucky to get in on the ground floor," he said. "Now I'm one of the most experienced land use lawyers in the state. I'm in my 30th year of nonstop land use. I hadn't heard of land use in law school."

Now, he's busily working on six major projects to revitalize southern California, including the USC plan and the Santa Monica hotel.