

# 2010 – Year in Review

Despite a challenging economic environment, 2010 was an especially busy and successful year for Armbruster Goldsmith & Delvac LLP and our clients. Amy Freilich joined the Firm as a Partner. We moved into a new larger office. We also achieved notable successes in both our administrative land use practice and our rapidly growing land use litigation practice.

## Amy Freilich joins the Firm

Amy E. Freilich, a highly accomplished real estate and land use lawyer, is our newest partner since July. Amy's extensive experience in land acquisition and disposition, the California Environmental Quality Act and entitlement of major projects adds both depth and breadth to the Firm's rapidly growing practice.

For over 20 years, Amy has served as lead land use and real estate counsel to a variety of private developers and public agencies in complex transactions and public-private partnerships. Amy has been responsible for major projects such as the Home Depot Center, Staples Center, and the LA/Pasadena Gold Line, as well as many other residential, retail, office and entertainment projects.

Amy also has a wealth of business experience. She served for five years as Senior Vice President, Land Use Counsel at SunCal Companies, a master developer of mixed-use communities throughout California. Amy's senior management role included providing advice and leadership in acquisition and entitlement of master planned communities. Amy also assisted SunCal in developing and implementing its state legislative and regulatory and sustainability policies.



Amy holds an A.B. in Public Policy (*honors*) from The University of Chicago and a J.D. (*cum laude*) from Harvard Law School. Amy is a frequent public speaker, including at Urban Land Institute, Crocker Real Estate Symposium, and the Southwest Legal Foundation. Amy was named one of SoCal's **Most Powerful Real Estate Women** by *Real Estate SOUTHERN CALIFORNIA* magazine in both 2002 and 2003.

Amy's hire is the latest example of the Firm's ability to attract the best land use lawyers.

## We are pleased to share with you some of the highlights of our efforts on behalf of our clients during 2010:

### January

The Firm negotiates an agreement with the Los Angeles Conservancy and the National Trust for Historic Preservation to save and incorporate the Century Plaza hotel into a new 1.4 million square-foot mixed-use development in Century City.

BRE demolishes the Columbia Savings Building as part of the 482-unit mixed-use Wilshire & La Brea project, after the Firm successfully opposes efforts by preservationists to prevent demolition of the building.

## **February**

The W Hotel holds its grand opening. The hotel is part of the mixed-use, transit-oriented Hollywood & Vine development consisting of a 300-room hotel, 150 condominiums, 375 apartment units, 42,000 square feet of retail/commercial, and signage. The Firm obtained entitlements for this project from the City of Los Angeles and CRA.

## **March**

The Los Angeles City Planning Commission approves the expansion of the Laurence School to allow for construction of a playfield and additional parking.

The Firm obtains unanimous approval from the City Planning Commission for the 1.2 million square-foot Bundy Village project, despite strong opposition by local homeowners and a rival developer.

The Firm's litigators successfully defend the Museum of Tolerance expansion project against a neighborhood group lawsuit. Following a tentative court ruling in favor of the Museum of Tolerance on all counts, the Firm avoids an appeal and settles the CEQA litigation on very favorable terms to the Museum.

The Firm successfully obtains City of Los Angeles approvals to expand the Red-O, one of the City's hottest new restaurants.

## **April**

The City of Los Angeles approves Hanover's 158-unit, mixed-use, high-rise project at Wilshire & Crescent Heights.

The Firm's litigators successfully demur to a lawsuit challenging building permits for a large Brentwood estate, resulting in voluntary dismissal of the lawsuit.

The Los Angeles County Regional Planning Commission unanimously approves Legacy Partners' Neptune Marina Apartments & Anchorage project and The Hardage Group's Woodfin Suites Hotel & Timeshare Resort project, which are comprised of a 536-unit apartment complex, private and public boat anchorages, a public wetland park and a 288-room hotel/timeshare resort in Marina del Rey.

## **May**

The Los Angeles City Council unanimously approves Waste Management's Sun Valley Recycling Project at the former Bradley Landfill in Sun Valley.

The Los Angeles City Council approves the Campbell Hall School expansion project. The Firm twice obtains recommendations of approval from the Studio City Neighborhood Council.

## **June**

Santa Monica Place holds its grand opening. The Firm obtained entitlements for this Project.

The City of Los Angeles approves entitlements for a 700,000 square-foot light industrial/self storage project for Trammell Crow in Sun Valley.

## **July**

The Firm persuades the City of Los Angeles Cultural Heritage Commission to reject a landmark nomination of the Casa Adobe in Brentwood.

The Firm successfully obtains approvals for the California Marketplace, an 81,000 square foot mixed-use project in Koreatown.

## **August**

The Los Angeles City Council approves Emerson College's proposal to construct a residential educational facility in Hollywood - designed by Pritzker Prize-winning architect Thom Mayne.

The Santa Monica City Council green lights negotiation of a development agreement for AMC's new multi-screen theater complex on Fourth Street.

## **September**

Target Corporation launches efforts to obtain new approvals for its proposed store at Sunset and Western.

The Santa Monica City Council approves a development agreement and ground lease extension for a 158,000 square-foot R&D/manufacturing campus for cutting-edge biotech firm Agensys.

The City of Huntington Beach approves new Costco at Bella Terra shopping center.

The Firm restructures a \$17 million loan for a client's medical office building, allowing new leases and a repositioning of the property.

The Firm, on a pro-bono basis, successfully expanded the lease of a charter school in Pacoima that is providing a first-class education to some of the City's poorest residents. The school is now seeking a 50% increase in enrollment.

## **October**

The Los Angeles CRA approves a major settlement agreement to enable Pacifica Ventures to construct a Class-A office tower for entertainment industry tenants on Vine Street in Hollywood.

The City of San Marcos approves a CUP for a new Costco.

The City of San Juan Capistrano approves expansion of an existing Costco.

The Firm successfully obtains unanimous CRA approval for various infrastructure funding for California Marketplace project.

## **November**

The Los Angeles City Council unanimously approves the 125-unit apartment project at 375 N. La Cienega.

The Santa Monica City Council approves the controversial luxury condominium project at 301 Ocean, involving demolition of the former home of the City's prior Mayor, Clo Hoover.

The Santa Monica Planning Commission green lights negotiation of a development agreement for a 300,000 square-foot, mixed-use project at Roberts Business Park.

The Los Angeles County Regional Planning Commission approves Dinerstein's 196-unit Millennium-Playa del Mar apartments.

The Firm's litigators successfully dismiss CEQA claims filed by a neighborhood association against Waste Management's Sun Valley Recycling and Green Waste Center.

## **December**

For the mixed-use, 179-unit La Brea Gateway project, the Firm obtains a settlement agreement resolving CEQA litigation by community groups and resulting in the dismissal of CEQA lawsuits by two separate neighborhood groups.

The Firm obtains for Walgreens 31 separate conditional use permits, allowing the sale of alcoholic beverages at Walgreens stores throughout Southern California.

The Firm completes an \$11 million loan modification for a client, secured by a dozen small shopping centers, that will allow the properties to be repositioned by the owner.

The Rosemead City Council unanimously grants approvals for construction of 15,000 square feet of new restaurants on out-parcels of a regional shopping center.

The Los Angeles City Planning Commission approves a 178-unit mixed-use, high-rise project at Hollywood & Gower.

The Los Angeles City Council unanimously approves the controversial Grandmarc Westwood student housing project over strong neighborhood opposition.

*We are looking forward to an even better year in 2011, and we wish you a prosperous and successful New Year.*