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REAL ESTATE

CALIFORNIA'S TOP REAL ESTATE ATTORNEYS OF 2012



William F. Delvac

Armbruster Goldsmith & Delvac LLP

Los Angeles

Specialties: Development, Historic Preservation

This year, Delvac has been busy helping Anschutz Entertainment Group navigate a flurry of complex issues on its \$1.2 billion, 72,000-seat Los Angeles football stadium project, including drafting a 10,000-page environmental impact report and securing government entitlements and other behind-the-scenes approvals.

But his role in pushing forward the Farmers Field development has transcended the usual land use lawyer strategies. Delvac also negotiated with environmental groups and California lawmakers to help obtain passage of SB 292, a September 2011 bill fast-tracking legal challenges to the stadium by funneling them directly to the appellate courts. Legislators also passed a companion bill, AB 900, which grants expedited legal treatment for certain big projects on underutilized properties in developed areas.

As part of SB 292 requirements, Delvac said his client has met with “scores of parties,” including environmentalists and community interest groups, to address their concerns about the project’s impact.

“We have some substantive duties of reducing the [development’s] carbon emissions to zero,” he said. “We also have to work within five years to have the lowest auto trip ratio of any NFL stadium in the nation in an environment that isn’t perceived as being transit-oriented.”

Delvac expects the Los Angeles City Council to decide this summer whether to approve the environmental studies for the project, which includes the stadium and a Los Angeles Convention Center overhaul.

“We intend to be open for the 2017 season,” he said.

Delvac’s other big projects include working on technical and strategic elements of a long-planned, eight-acre museum campus in Hollywood for the Academy of Motion Picture Arts and Sciences.

—Jason W. Armstrong