

2009 (Fourth) Edition

# Redevelopment in California

Joseph E. Coomes, Jr. et al.

Redevelopment in California is the definitive guide to the law and practice of redevelopment, providing a comprehensive and clearly written reference for policymakers, redevelopment officials, developers, investors, attorneys, citizens, and students. The book is a basic introduction for anyone who wants to understand the process.

This ALL-NEW fourth edition contains the entire text of the law, including the most recent legislation adopted through January 1, 2009—SB 1206 and AB 1389, as well as discussion of recent redevelopment and other relevant cases. The book also contains revised chapters on plan adoptions and amendments, toxics, military base reuse, tax-increment financing, affordable housing, and plan implementation.



Joseph E. Coomes, Jr. helped establish the redevelopment practice at McDonough Holland & Allen PC some 40 years ago. Joe's practice is concentrated in the area of redevelopment, land use, and planning law, including military base closure and reuse. Joe, in particular, also represents both public agencies and major developers in complex land use matters and in the negotiation of development agreements. He has successfully negotiated some of the largest, most difficult urban mixed-use redevelopment projects in California, including San Francisco's Yerba Buena Gardens, and downtown San Jose's Silicon Valley Financial Center, as well as closed military base reuse projects at Hamilton Field in Novato, Mare Island in Vallejo, the Dunes Project at Fort Ord in the City of Marina, and the East Garrison Project at Ford Ord in the County of Monterey. In 2008, he received a Lifetime Achievement Award from the California Redevelopment Association.



Iris P. Yang practices redevelopment, public, and land use law (both transactional and litigation). On the transactional side, Iris has helped numerous public agencies adopt and amend redevelopment plans, and has negotiated development agreements for affordable housing projects, shopping centers, mixed-use projects, and performing arts centers. In addition, she has represented clients on a variety of litigation matters, including land use and CEQA issues, First Amendment challenges, validation actions, and conflicts of interest. She serves as City Attorney of El Paso de Robles and special counsel to public agencies and private clients on a variety of issues including conflicts of interest, lobbying, economic disclosure, and campaign finance, and has represented both public and private clients before the state Fair Political Practices Commission. She has authored the California chapter of *Lobbying, PACs and Campaign Finance—Fifty State Handbook* each year since 1994.



T. Brent Hawkins practices redevelopment, land use, housing, and environmental law (both transactional and litigation). Brent represents clients in California and in other western states, including Nevada and Idaho. His practice emphasizes adoption and amendment of redevelopment plans, negotiation of development transactions, development agreements, asset management, and preparation and lobbying of redevelopment legislation. Brent's litigation experience includes practice before state and federal courts relative to eminent domain law and planning and zoning law, as well as the California Environmental Quality Act, the California Relocation Assistance Act, and the Community Redevelopment Law. Brent lectures frequently for organizations such as the California Redevelopment Association, the League of California Cities, and the University of California. He is chairman of the Legal Committee of the California Redevelopment Association.



Gerald J. Ramiza is a member of McDonough Holland & Allen's Oakland office, where his practice emphasizes transactional redevelopment matters, public agency law, and real estate law. Jerry's experience includes drafting and negotiation of leases, purchase and sale, owner participation, and disposition and development agreements. He represents developers on redevelopment agency-assisted projects and advises property owners and developers on leasing, acquisition, and land use entitlement processes. He is the lead attorney for the Emeryville, Pleasant Hill, Concord, San Bruno, Vallejo, and Foster City Redevelopment Agencies and the Alameda Community Improvement Commission, and provides special counsel services to the cities of Pacifica, Truckee, Clearlake, and Los Altos in connection with real estate and land use matters and the cities of Berkeley, Pleasant Hill, San Bruno, and Emeryville on affordable housing matters.



Ethan Walsh practices in the areas of affordable housing, redevelopment, and land use law. Ethan's practice includes assisting redevelopment agencies and developers in the structuring of transactions for commercial, residential, and mixed-use projects; negotiating and drafting disposition and development agreements and owner participation agreements for commercial, residential, and mixed-use projects; advising redevelopment agencies on adoption and amendment of redevelopment plans; and providing day-to-day advice on redevelopment law issues. Additionally, Ethan has substantial experience in advising public agencies and private developers on the potential impacts of prevailing wage laws as they relate to public-private transactions.

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