



Mitchell B Menzer

Partner, Real Estate Department
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Mitchell B. Menzer is a partner in the Paul Hastings Los Angeles office and a member of the firm's Global Real Estate group.

Mr. Menzer represents investors and developers in all aspects of real estate development, including land use and entitlement matters, joint ventures, acquisitions and dispositions, financing, equity investments, environmental issues and construction contracts. These transactions involve properties ranging from hotels to raw land to residential developments to portfolios of office buildings.

Mr. Menzer has substantial expertise in land use regulation and obtaining entitlements for real estate development projects, including residential development mixed use projects, development agreements, and compliance with the California Environmental Quality Act. Examples of these projects include representation of:

- Korean Air Lines in the redevelopment of its 896 room hotel located at Wilshire Boulevard and Figueroa Street in downtown Los Angeles. The approvals include a 65-story 1,500,000 square foot office tower, a 45-story hotel/residential tower with 900 hotel rooms and 100 condominium units, 275,000 square feet of hotel amenities, restaurants and retail, and a 1,900 space parking garage as well as a state-of-the-art electronic sign district, transient occupancy tax subvention and 20 year Development Agreement.
- The Huntington Library, Art Collections and Botanical Gardens in obtaining approvals of zoning code amendments, conditional use permits and an environmental impact report for its new Education and Visitors Center.
- Mack Urban Development in obtaining entitlements for a large scale residential community in the South Park neighborhood in downtown Los Angeles. The projects involve six separate sites that the developer will entitle for over 1,800 residential units and ground floor retail, restaurants and amenities.
- Greenland US Holding Inc. in securing economic incentives from the City of

Los Angeles

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Practice Areas

Real Estate
Land Use
Real Estate Equity
Investments and Joint
Ventures
Real Estate Development and
Construction
Energy and Global Climate
Change

Admissions

California Bar

Education

Amherst College, B.A. 1978
UCLA School of Law, J.D.
1984

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Los Angeles for Greenland's new 350 room hotel in downtown Los Angeles that will serve the convention center, businesses and tourist industry.

- Oaktree Capital in obtaining entitlements for a significant residential community in Malibu, California. The project required an environmental impact report, zoning text amendment for a planned development designation, vesting tentative tract map, a local coastal plan amendment and other approvals to comply with the Coastal Act.
- AREA Property Partners in obtaining land use approvals for a one million square foot mixed-use project on a full city block in Hollywood, California, which will include 400,000 square feet of office space, a 125-room hotel, 400 condominium units and approximately 40,000 square feet of restaurant and retail. The project also involves the preservation and rehabilitation of a 100,000 square foot office complex designated as a historic monument.
- Carlyle Realty Partners in obtaining land use approvals from the City of Culver City and its Redevelopment Agency for a 400,000 square foot office building to be integrated with an existing hotel to create a mixed-use project. The project involved a shared parking analysis, major traffic improvements and the completion of an environmental impact report. We also successfully defended the lawsuit challenging the project's compliance with the California Environmental Quality Act, which was brought by project opponents.
- Museum of Tolerance in West Los Angeles in obtaining approvals for its proposed expansion and modification of operating conditions. This work also includes the completion of an environmental impact report and numerous land use approvals.
- Barlow Respiratory Hospital in connection with its master plan for its Elysian Park campus, including a replacement hospital and a large mixed-use community.
- Madame Tussauds in obtaining approvals for a 40,000 square foot Madame Tussauds attraction in Hollywood, California. This project involved the approval of site plan review and numerous variances as well as a comprehensive sign program featuring electronic signs and supergraphics approved by the Community Redevelopment Agency. The project also involved the adoption of a subsequent negative declaration under CEQA.
- The developer in obtaining approvals for a mixed-use development featuring 36,000 square feet of retail and commercial space and 155 condominium units. This project involved innovative shared parking arrangements and the completion of an environmental impact report.

Mr. Menzer served on the Los Angeles City Planning Commission from 2000 to 2004 and was the President of the Commission 2002 – 2003. During that time, he served on the Mayor's Development Advisory Group and the Mayor's

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Industrial Land Task Force.

In 2014, Mr. Menzer was named by the *Daily Journal* as one of California's Top 50 Development Lawyers. In 2012, Mr. Menzer was recognized by the *Daily Journal* in its inaugural list of Top 25 Land Use Leaders. Mr. Menzer was selected as among the top 5% of Southern California real estate attorneys in a research process conducted by *Law & Politics* magazine.

In 2001-2002, Mr. Menzer served on the Urban Land Institute's California Smart Growth Coordinating Committee, which published "Putting the Pieces Together: State Actions to Encourage Smart Growth Practices in California."

He is a member of the ULI Los Angeles District Council Executive Committee and its Land Use Leadership Committee. He serves on the board of A Community of Friends and the California Advisory Board of the Trust for Public Land. He also serves on committees for the Central City Association. He was member of the CEQA Improvement Advisory Group convened by the Secretary of the California Resources Agency.

Mr. Menzer is the author of numerous articles including "A Guide to California Government Code Section 65915: Density Bonuses and Incentives for Affordable Housing" in the California Real Property Journal (Spring, 2005) and "Housing Southern California: Smart Growth Strategies" in the 2001 SCAG State of the Region Report.

Mr. Menzer is a frequent speaker to both real estate attorneys and other real estate professionals, including the California Continuing Education of the Bar course on Land Use Entitlements.

Mr. Menzer received his B.A. degree in 1978 from Amherst College, with honors. In 1984, he received his J.D. degree from the UCLA School of Law, graduating Order of the Coif. Mr. Menzer clerked for the Honorable Pamela Ann Rymer, United States District Judge for the Central District of California.

News

October 02, 2017

Carey Watermark Investors & Carey Watermark Investors 2 Acquire Bacara Resort & Spa

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July 12, 2016

LinkedIn Acquires Google Properties

June 05, 2013

Paul Hastings Extensive Practice Strength Highlighted in The Legal 500 United States 2013

February 01, 2013

Paul Hastings Team Assists Korean Air Lines With Major Development Project

June 01, 2011

Paul Hastings Representing Equity LifeStyle Properties in \$1.43 Billion Real Estate Portfolio Acquisition

August 16, 2010

Best Lawyers Names 91 Lawyers to 2011 Edition of Rankings

August 18, 2009

Paul Hastings Represents Korean Air in Proposed Billion Dollar Redevelopment of Downtown Los Angeles Hotel and Office Site

May 20, 2007

Paul Hastings Attorneys Recognized as Super Lawyers in Southern California, Connecticut, Georgia, New York, San Diego and Washington, D.C.

Insights

July 16, 2013

Koontz v. St. Johns River Water Management District: The United States Supreme Court Expands Fifth Amendment Takings Protections To Limit Monetary Exactions in Land Use Matters

January 03, 2012

California Supreme Court Ruling Abolishes Redevelopment Agencies

October 12, 2011

Governor Signs Third CEQA Reform Bill

September 28, 2011

Governor Signs CEQA Reform into Law

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July 14, 2011

Governor Signs Historic Legislation to Abolish Redevelopment Agencies

January 19, 2011

Blueprint 2010-2011: The Los Angeles Planning Department Announces Major
New Reorganization and New Staff Assignments

October 26, 2010

The California Air Resources Board Sets Ambitious Greenhouse Gas Emissions
Reduction Targets Under SB 375

June 10, 2010

Los Angeles Planning Department Announces Major New Reorganization

September 14, 2009

Los Angeles to Increase Land Use Application Fees

July 11, 2008

Los Angeles Adopts Sustainable Building Ordinance

September 24, 2007

The California Attorney Generals Latest Settlement: ConocoPhillips Company
Agrees to Offset Greenhouse Gas Emissions from Expanded Refinery

July 10, 2006

Clean Water Act Still Murky: High Court Fails to Provide Clear Guidance on
Wetlands

Rankings & Awards

August 14, 2014

The Daily Journal's Top 50 Real Estate Development Attorneys 2014

April 27, 2011

Daily Journal