

AUGUST 13, 2014

# Development

CALIFORNIA'S **TOP 50 DEVELOPMENT LAWYERS**

## Editors Note

This year, we decided to take a different approach. We didn't pick a list of lawyers specifically devoted to real estate deals or municipal law. Our list this year is a collection of the state's top attorneys whose work in the development arena significantly impacted projects that are helping to shape the transformation of cities.

These lawyers and the others on our list are passionate about their work, and it shows in very tangible ways.

## Paul Rohrer

### FIRM

**Loeb & Loeb LLP**

*Los Angeles*

### SPECIALTIES

real estate, land use



**R**eimagining the venerable City Market of Los Angeles for the new millennia has its challenges, Rohrer said.

"It was a very important feature of the city in the early part of the 20th century, and now we want to reposition it for the 21st century," he said.

Rohrer is representing the City Market in amending Los Angeles' general plan and zoning code to provide an increase in density and a change from industrial use to mixed-use.

The nearly 10-acre site encompasses three city blocks in downtown L.A.'s Fashion District.

The development, which will proceed in several phases, will include 315,000 square feet of academic or corporate campus area; 945 residential units; a 210-room boutique hotel; 225,000 square feet of retail, restaurant and entertainment space; and 300,000 square feet of flexible office space.

The city's redevelopment agency — before redevelopment agencies were dissolved — had done its own study of what sort of development should be located in the area of the City Market, Rohrer said.

"The city is working with the redevelopment agency study in reviewing projects for the area," he added. "It is important to the city that strong jobs-creating uses be included in the project."

Consequently, Rohrer said, "The city desires that there be a strong mixed-use component, not just a coffee shop at the base of an apartment building."

In addition to obtaining the entitlements, among his other duties, Rohrer is supervising the production and adoption of the environmental impact report to obtain clearance under the California Environmental Quality Act.

Rohrer also is negotiating and drafting a long-term development agreement with the city of Los Angeles, together with a signage special-use district that would permit off-site advertising signage rights.

In another matter, on behalf of the Los Angeles County Metropolitan Transportation Authority, Rohrer negotiated, drafted and executed a joint development agreement with a national developer for a multiphase mixed-use residential and retail project on an 18-acre parcel just north of downtown Los Angeles.

"The MTA is not just sitting passively as a landlord giving out ground leases," he said, "but is actively involved in working with private developers to create a transit-friendly future for the Los Angeles region."

— Pat Broderick