



# LAW SEMINARS INTERNATIONAL

*The power of information®*

*16th Annual Advanced Seminar on*

# CEQA

*Critical updates on major developments for attorneys, environmental and  
real estate professionals, planners, and agency officials*

**September 21, 2020**

*Via Interactive Zoom Broadcast*

## *Agenda*

**8:30 Registration Opens**

**9:00 Introduction & Overview**

**James L. Arnone, Esq., Program Co-Chair**  
Latham & Watkins ~ Los Angeles, CA

**Douglas Carstens, Esq., Program Co-Chair**  
Chatten-Brown Carstens & Minter  
Hermosa Beach, CA

**9:15 VMT is Here! Practical Tips for Your Transportation Analyses**

How to perform an analysis and apply significance thresholds

**Patrick A. Gibson, P.E., President**  
Gibson Transportation Consulting, Inc.  
Los Angeles, CA

**9:45 Do We have a Transportation No Man's Land?**

What to make of *Citizens for Positive Growth* for projects approved during the transition from LOS to VMT

**Adrian Martinez, Esq., Staff Attorney**  
Earthjustice ~ Los Angeles, CA

**Charity B. Schiller, Esq.**  
Best Best & Krieger ~ Riverside, CA

**10:15 Break**

**10:30 Project Approval Processing with Physical Distancing**

How lead agencies are handling hearings and how advocates are being heard: How do people access CEQA documents? How do people comment?

**Christi Hogin, Esq.**  
Best Best & Krieger ~ Manhattan Beach, CA

**Sean B. Hecht, Esq.,** *Co-Executive Director*  
Emmett Institute on Climate Change and the Environment  
Los Angeles, CA

**11:15 Statutes of Limitations During a Pandemic**

A discussion of Emergency Rule 9, AB 3366, and access to courts

**Benjamin J. Hanelin, Esq.**  
Latham & Watkins ~ Los Angeles, CA  
**Richard Toshiyuki Drury, Esq.**  
Lozeau Drury ~ Oakland, CA

**12:00 Lunch (on your own)**

**1:15 NODs and NOEs in the Time of Covid-19: Navigating the Special Rules for "Posting" CEQA Notices**

What are the ramifications of having done it wrong?

**Steven G. Martin, Esq.,** *Deputy City Attorney*  
City of Los Angeles ~ Los Angeles, CA

**1:45 New Developments in CEQA Case Law**

**Sabrina Vansteenki Teller, Esq.**  
Remy Moose Manley ~ Sacramento, CA

**2:45 Break**

**3:00 Fair Housing and CEQA**

Is gentrification and displacement a CEQA issue? Can you use the Fair Housing Act to block projects?

**Jennifer K. Tobkin, Esq.,** *Deputy City Attorney*  
City of Los Angeles ~ Los Angeles, CA

**Beverly Grossman Palmer, Esq.**  
Strumwasser & Woocher ~ Los Angeles, CA

**3:45 San Diego Navy Broadway Case: Exemptions and the General Plan**

Implications for using an exemption for a project that isn't completely compliant with the General Plan:  
When do you need to modify the General Plan?

**Ryan Michael Leaderman, Esq.**  
Holland & Knight ~ Los Angeles, CA

**4:15 Legislation 2020: Updates from Sacramento**

SB 950 ("CEQA 2.0"), AB 3279 (CEQA modification), and more!

**Matthew Baker,** *Policy Director*  
Planning and Conservation League  
Sacramento, CA

**Adam J. Regele, Esq.,** *Policy Advocate*  
California Chamber of Commerce  
Sacramento, CA

**5:00 Evaluations & Adjourn**

*Who Should Attend*

Attorneys, real estate, land use, and environmental professionals, corporate managers, and governmental representatives

*About the Conference*

Unquestionably, 2020 has brought new challenges and changes to the field of CEQA law and policy.

The COVID-19 pandemic, and various federal, state, and local responses to it, have created new complications layered on top of already complex planning and development backgrounds.

While the pandemic effects were ongoing, new regulatory requirements for transportation analysis are kicking into effect. We will examine this year's changes to transportation planning in terms of Vehicle Miles Traveled analysis. At the same time, recent developments in caselaw have raised questions about whether VMT analysis is required.

Intertwined with these changes in land use planning have been the challenges created by varying responses to COVID-19 among various jurisdictions and agencies at the federal, state, and local level. We will delve into how agencies have been handling project processing and review hearings, the effects of various orders issued by the Governor, the Judicial Council, and elected officials in local jurisdictions, and how project proponents and the public have navigated the strange new waters.

~ James L. Arnone, Esq. of Latham & Watkins and  
Douglas Carstens, Esq. of Chatten-Brown & Carstens, Program Co-Chairs

### *Registration & Other Conference Information*

**Tuition:** Regular tuition for this program is \$695 with a group rate of \$625 each for two or more registrants from the same firm. For government employees, we offer a special rate of \$520. For students, people in their job for less than a year, and public interest NGO's, our rate is \$347.50. All rates include admission to all program sessions and course materials. Make checks payable to Law Seminars International.

As an added value bonus, you'll receive access to audio and video recordings of the program at no extra charge. Financial aid is available to those who qualify. Contact our office for more information.

**Substitution & Cancellation:** You may substitute another person at any time. We will refund tuition, less a \$50 cancellation fee, if we receive your cancellation by 5:00 p.m. on Tuesday, September 15, 2020. After that time, we will credit your tuition toward attendance at another program or the purchase of an audio or video replay.

**Continuing Education Credit:** Live credits: Law Seminars International is a State Bar of California approved MCLE provider. This program qualifies for 6.25 California MCLE, 6.0 AICP planner, and 6.0 ABCEP environmental professional credits. Upon request, we will help you apply for CLE credits in other states and other types of credits.

**Time Shift Your Content:** Audio and video replay files, with course materials, are available for download or on a flash drive at the same price as live attendance. Files are available for downloading five business days after the program or from the date we receive payment. Flashdrive orders are sent via First Class mail within seven business days after the program or from the date we receive payment. The course materials alone are available for \$75.

### *Faculty*

**James L. Arnone**, *Program Co-Chair*, is the Global Chair of the Environment, Land & Resources Department at Latham & Watkins. He has particular experience in the following areas: Compliance with state and federal environmental laws; infrastructure, energy, and real estate development projects; litigation over the legal obligations of local, state, and federal governmental bodies.

**Douglas Carstens**, *Program Co-Chair*, is the managing partner for Chatten-Brown Carstens & Minter. He has extensive experience in environmental, land use, municipal and natural resource matters.

**Matthew Baker** is Policy Director for the Planning and Conservation League. His work focuses on planning policy development that seeks to provide joint solutions to California's environmental and social equity challenges.

**Richard Toshiyuki Drury** represents environmental organizations, individuals and workers in environmental matters at Lozeau Drury. He was Chair of the US EPA's National Environmental Justice Advisory Committee Pollution Trading Work Group. He also has served on the Boards of Directors of the Center on Race Poverty & the Environment.

**Patrick A. Gibson, P.E.**, is President of Gibson Transportation Consulting, Inc. Current and recent projects include Angel Stadium, The Disneyland Resort, Dodger Stadium, The Honda Center, the Lucas Museum of Narrative Art, and Universal Studios Hollywood. He also currently serves as the City Traffic Engineer for Monrovia, California.

**Benjamin J. Hanelin** is of counsel to Latham & Watkins. He provides advice to private developers, corporations, institutions and non-profit organizations regarding local planning and zoning regulations and related environmental matters; and state land use regulations, including CEQA and the California Coastal Act.

**Sean B. Hecht** is Co-Executive Director of the Emmett Institute on Climate Change and the Environment at the UCLA School of Law. His research includes developing legal and policy tools for building resilience to climate change's projected impacts; analyzing insurance and finance sector roles; examining the relationship between environmental justice and mainstream environmental advocacy; analyzing the role of environmental impact analysis under CEQA and NEPA.

**Christi Hogin** is of counsel to Best Best & Krieger. She serves as City Attorney for the cities of Lomita, Malibu and Palos Verdes Estates. She also serves as Assistant City Attorney to West Hollywood and provides a variety of legal services to other city clients.

**Ryan Michael Leaderman** is a partner at Holland & Knight. He focuses on obtaining and negotiating land use entitlements for complex land use planning and mixed-use developments. He also handles securing project approvals for all types of major developments in California.

**Steven G. Martin** is a Deputy City Attorney in the Los Angeles City Attorney's Real Property and Environment Division. He litigates and advises on matters related to CEQA, California Coastal Act, hazardous sites, and endangered species.

**Adrian Martinez** is a Staff Attorney at Earthjustice. He works on clean air, clean energy and environmental justice issues. Prior to joining Earthjustice, he worked at the Natural Resources Defense Council as a smog and environmental justice attorney.

**Beverly Grossman Palmer** is a partner at Strumwasser & Woocher. Before entering the legal profession, she was a Senior Research Associate at the Environmental Law Institute in Washington, D.C.

**Adam J. Regele** is a Policy Advocate for the California Chamber of Commerce. He specializes in environmental policy, housing and land use, and product regulation issues.

**Charity B. Schiller** is a partner at Best Best & Krieger. She helps public and private clients negotiate the maze of laws that apply to infrastructure and private development projects so that those projects can be entitled and built. She also has assisted several federally designated metropolitan planning organizations (MPOs) and regional transportation agencies with countywide and regional transportation plans.

**Sabrina Vansteenki Teller** is a partner at Remy Moose Manley. She represents public agencies, private applicants, and citizens' groups in a wide variety of land use and environmental law matters.

**Jennifer Tobkin** is a Deputy City Attorney for the City of Los Angeles, where she focuses on land use and CEQA advice and litigation.