

***Navigating the Regulatory  
Environment and Entitlement  
Process in California***

Thursday, August 18, 2022



**Instructors:**

**goldfarb lipman attorneys**

***Rafael Yaquián, Partner, Goldfarb Lipman LLP***

Rafael Yaquián is a partner with Goldfarb Lipman LLP with an emphasis in community economic development, real estate transactions, and affordable housing. Mr. Yaquián assists clients in structuring, negotiating and drafting conveyance and financing documents for complex real estate developments. He has extensive experience with the disposition and development of public property. Mr. Yaquián has experience with the formation of special purpose entities, analyzing financial projections for tax credit investments, and assisting clients in complying with federal and state regulatory requirements. Mr. Yaquián also has extensive experience assisting clients in interpreting and implementing the redevelopment dissolution and unwind statutes..

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***Erin Lapeyrolerie, Attorney, Goldfarb Lipman LLP***

Erin Lapeyrolerie's practice emphasizes affordable housing, land use, fair housing, cooperative corporations, and real estate transactions. She represents numerous public agencies and nonprofit housing developers on subjects such as affordable housing requirements, real property transfers, land use entitlements, and compliance with federal and state fair housing laws. She further assists public agencies in complying with planning and land use laws, including new state housing laws, especially SB 35, and has drafted a variety of implementing ordinances, including accessory dwelling unit and density bonus ordinances. Ms. Lapeyrolerie also advises housing cooperative corporations on compliance with the Davis-Stirling Act, the Corporations Code, and other laws and regulations impacting cooperatives..

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***Gabrielle B. Janssens, Attorney, Goldfarb Lipman LLP***

Ms. Janssens' practice focuses on assisting clients with land use matters, development of public property, and general municipal and governmental law. She advises both nonprofit housing developers and public agencies on subjects such as affordable housing requirements, accessory dwelling units, land use entitlements, and the California Environmental Quality Act and has drafted inclusionary ordinances and guidelines and SB 9 ordinances. Ms. Janssens additionally has experience in all aspects of municipal law, such as the Brown Act, Public Records Act, and conflicts of interest. She has worked on many public-private transactions, including

redevelopment projects and affordable housing development, and has drafted disposition and development agreements, purchase and sale agreements, development agreements, loan agreements, and regulatory agreements. In her capacity as an agency attorney, Ms. Janssens has provided legal advice to Planning Commissions, City Councils and Boards of Supervisors..



***Jennifer Ott, Assistant City Manager, City of Hayward***

Jennifer Ott, has over 20 years of experience in city management, housing, economic development and real estate development and transactions, including with numerous private and public entities on complex, large-scale projects. She is currently Assistant City Manager for the City of Hayward, and oversees the Development Services, Public Works and Utilities and Maintenance Services Departments, as well as the Economic Development, Housing and Community Services Divisions within the City Manager's Office. She also manages the disposition and development of over 200 acres of former 238 Caltrans properties now owned by the City. Previously, Jennifer worked as the Director of Base Reuse and Transportation Planning for the City of Alameda responsible for managing the reuse and redevelopment of the 900-acre former Naval Air Station and as a Vice President for Economic & Planning Systems, a real estate economics and land use policy consultant firm.

**Course Description:**

This advanced course in navigating the regulatory environment and entitlement process will provide students with a detailed understanding of the various regulatory issues that most economic development practitioners in California face. A focus on CEQA and how to interface with state agencies will be included in the instruction. The session will also provide an overview of state and local governmental agencies' regulatory process including the resources available to assist with resolving permitting issues. In addition, the course will highlight best practices in the field that streamline the permit process and improve a community's regulatory climate.

**Course Core Competencies:**

- Overview of regulatory issues most relevant to economic development practitioners
- CEQA from an economic developer's perspective
- Overview of state and local governmental regulatory permit processes and effective strategies to interface these agencies
- Use of third-party facilitators to resolve permitting issues
- Best practices that streamline the permitting process

## Student Outcomes:

After successful completion of this course, students will have:

- An understanding of emerging post-COVID-19 economic development trends – changes in the commercial, housing and entertainment landscape
- An understanding of CEQA and effective ways to manage projects within this complex regulatory framework
- A working knowledge of state and local governmental regulatory agencies' permit requirements and resources available to assist communities navigate this landscape
- Suggestions on ways to improve your community's business environment through streamlining the regulatory compliance process

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