

Miller Starr Regalia's Land Use & CEQA Developments Monthly Update



April 2019

Land Use Developments

April 8, 2019 - Court Rules That Extending Permit for Quarry Operation Was an Impermissible Extension, Enlargement, or Intensification of a Non-Conforming Use and a Violation of County Zoning Ordinance

April 11, 2019 - Attorney General Opines that Cities May Not Condition the Grant of a Density Bonus on the Payment of a “Public Benefit Fee”

April 29, 2019 - Court Holds That Takings Claims Are Not Ripe Because City’s Denial of Grading Permit Was Not a Final Decision

CEQA Developments

April 5, 2019 - First District Rejects Laundry List Of CEQA Challenges To EIR For Mixed Use 5M Project In Downtown San Francisco



Walnut Creek
[1331 N. California Blvd.](#)
Fifth Floor
Walnut Creek, CA 94596
Phone: 925.935.9400

San Francisco
[351 California Street](#)
Suite 1110
[San Francisco, CA 94104](#)
Phone: 415.638.4800

Newport Beach
[4695 MacArthur Court](#)
Eleventh Floor

April 18, 2019 - Legislature Enacts New Statutory CEQA Exemption, Modeled After Class 32 Categorical Exemption, For Certain Infill Multifamily Housing Developments In Urbanized, Unincorporated County Areas

Suite 1108A
Newport Beach, CA 92660
Phone: 949.719.2960

About the Authors



Bryan W. Wenter, AICP

Bryan Wenter is a shareholder in Miller Starr Regalia's Walnut Creek office and a member of the firm's [Land Use Department](#). For nearly 20 years, his practice has entered on land use and local government law, with a focus on obtaining and defending land use entitlements for a wide range of complex development projects including, in-fill, mixed-use, residential, retail/commercial, and industrial.



Arthur F. Coon

Arthur F. Coon is the Co-Chair of Miller Starr Regalia's [Land Use Department](#) and Chair of its [Appellate Practice Group](#). He has distinguished himself over a more than 30-year career as a top CEQA and land use law litigator at the trial and appellate level of both federal and state courts, including an appearance as counsel of record before the U.S. Supreme Court. His areas of expertise include land use, environmental law, the law of public agencies, extraordinary writs, and the California Environmental Quality Act (CEQA).

Miller Starr Regalia

Miller Starr Regalia has had a well-established reputation as a leading real estate law firm for more than fifty years. For nearly all that time, our firm has written *Miller & Starr, California Real Estate 4th*, a 12-volume encyclopedia on California real estate law. We call it “the Book.” The Book is the most widely used and judicially recognized real estate treatise in California and is cited by practicing attorneys and courts throughout the state. Our firm has expertise in all real property matters, including full-service litigation and dispute resolution services, transactions, acquisitions, dispositions, leasing, common interest development, construction, management, title insurance, environmental law, and redevelopment and land use. For more information, visit www.mslegal.com.
