



Steven T. Mattas
Senior Principal

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Practice Groups

Municipal and Special District Law

Land Use

Environmental Law

Climate Change and Green Initiatives

Redevelopment, Real Estate and
Affordable Housing

Transportation and Infrastructure

California Bar Number
154247

Education

University of California at Davis, JD, 1991

University of California at Los Angeles, MA
Architecture and Urban Planning, 1988

University of California at Irvine, BA Social
Ecology with an emphasis in Urban
Planning, 1986

Practicing Since: 1991

Steven Mattas chairs the firm's flagship practice group, Municipal and Special District Law, overseeing the work of more than 30 attorneys who collectively serve as city attorneys to more than 25 municipalities. He also serves as City Attorney for the City of South San Francisco and the Town of Los Altos Hills and special counsel to several public agencies and private developers, providing advice and representation on CEQA/NEPA, land use entitlements and litigation. Steven focuses his practice on land use, environmental law, public agency elections and municipal law. The *Daily Journal* selected Steven as one of the "Top 25 Municipal Lawyers in California" for 2011.

Recognized statewide for his land use work, Steven is the Co-Managing Editor of Continuing Education of the Bar's important reference book, *California Land Use Practice*. In addition to serving as co-editor, he authored and contributed to several chapters of the book, including those covering general and specific plans, sustainability and climate change regulations, housing, and specially regulated land uses. He co-authored the chapter on compliance with federal, state and regional agency requirements, which includes discussion of wetlands regulation, endangered species regulation, wastewater and stormwater discharges, annexation issues, and much more.

In addition to his active legal practice and his work on *California Land Use Practice*, Steven frequently authors articles and gives presentations on land use law, redevelopment law, public agency compliance with the Americans with Disabilities Act, density bonus regulations, the regulation and amortization of adult businesses, and other topics in his realm of experience. He has spoken before the California State Bar, the League of California Cities and many other organizations. He previously served as the City Attorney Department representative to the League of California Cities' Housing, Community and Economic Development Committee and the Environmental Quality Committee. Steven has also served as an expert witness on land use and Fair Housing Act issues for the City of San Diego.

Representative Experience

- BART Cooperative Agreement, City of South San Francisco. Negotiated a cooperative agreement between the City of South San Francisco and BART related to the South San Francisco BART Station and the use of BART/SamTrans right-of-way for a linear park above the underground transit system. The linear park, known as Centennial Way, was awarded the 2010 Helen Putnam Award from the League of California Cities.
- JAKS, LLC. Retail Commercial Overlay District Zone Change, Hemet California. Assisted JAKS in obtaining approval of a zone change to establish an overlay zone allowing retail and light industrial uses on a 37-acre parcel.
- Bay West Cove Specific Plan, Zoning and Owner Participation Agreements, City of South San Francisco. Reviewed and edited specific plans, zoning ordinances and precise plans for a development adjacent to San Francisco Bay. The development was for commercial, biotechnology research and development, and hotel development. Steven also reviewed the Environmental Impact Report (EIR) and related California Environmental Quality Act (CEQA) findings for the project. Finally, he prepared and negotiated owner participation agreements with multiple property owners in the specific plan/redevelopment area.
- Hollywood Park Specific Plan, Development Agreement and Owner Participation Agreement, City of Inglewood and Inglewood Redevelopment Agency. Negotiated and prepared a development agreement and assisted in the preparation of a specific plan and owner participation agreement for the re-use of the Hollywood Park racetrack in Inglewood. The project authorized 2,995 residential units, 620,000 square feet of retail, 75,000 square feet of office, a 300-room hotel, and renovation and expansion of an existing on-site casino.
- Oyster Point Ventures Life Science Campus and Oyster Point Marina Ferry Village, City of South San Francisco and South San Francisco Redevelopment Agency. Assisted the City and Redevelopment Agency with preparation and negotiation of a general plan amendment, specific plan amendment, zone change, development agreement, subdivision map and disposition and development agreement for a 2.25-million square foot life sciences campus including office and research facilities and commercial project. The project also includes a hotel, ferry village retail and community open space development near the planned South San Francisco Ferry Terminal. The project is being developed by SKS and Shorenstein.
- Langbein Property, Sonoma County. Assisted property owner in obtaining changes to draft general plan to maintain current use rights. Steven also advised the property owner as to actions necessary to obtain a general plan amendment and zone change to allow for residential development on the property.
- Crows Landing Naval Air Facility Re-use Project/CCP West Park Development, County of Stanislaus. Assisted the County with preparation of a program and project-level EIR associated with the development of a general plan amendment, specific plan and preparation of disposition and development agreement for the re-use and redevelopment of the 1,528 acre former Landing Naval Air Facility and 1,268 adjacent acres of property. The proposal was for a 2,796-acre industrial and commercial development, including an inland rail port and

airport. Major environmental issues included greenhouse gas emissions, water supply and traffic impacts.

- Elmwood Area Commercial and Residential Development, City of Milpitas. Prepared and negotiated a draft disposition and development agreement and land use entitlements including a vesting tentative map for the City and Redevelopment Agency of Milpitas. The project included a 683-unit market rate and affordable residential development, 180,000 square feet of commercial development for automobile dealerships, 6 acres of public parks, 8.4 acres of open space and extensive streetscape improvements.
- Frontier Community Builders Residential and Public Recreational Project, City of Lodi. Assisted the City of Lodi with preparing and negotiating development agreements, land use entitlements (general plan amendment, zoning, annexation, tentative map and growth management allocation) and an EIR for a master plan development of approximately 1,900 residential units and a community park. The development also provided financing and land for substantial public infrastructure improvements.
- Genentech Facilities Master Plan Update and Master Environmental Impact Report, City of South San Francisco. Reviewed and edited a Master Land Use Plan and Master EIR for Genentech campus expansion project adding 3,000,000 square feet of office, research and development, and light industrial development to the existing corporate campus.
- Georgia Pacific Mill Site Re-use Plan, City of Ft. Bragg. Assisted the City of Ft. Bragg and Redevelopment Agency in the entitlement process associated with re-use of the 425-acre Georgia Pacific Mill Site located on the coast in Ft. Bragg. This project involved: CEQA compliance; site remediation; development of a specific plan and related land use entitlements, including Coastal Act compliance and negotiation of a development agreement; conveyance of open space; and preparation of redevelopment documents associated with the re-use of the site.
- Milpitas BART Station EIR and Supplemental EIR, City of Milpitas. Assisted the City of Milpitas in reviewing and commenting on draft and final EIRs for the proposed BART stations within the City of Milpitas. Steven also assisted in securing project design options requested by the City.
- Milpitas Midtown Specific Plan, City of Milpitas. Assisted the City of Milpitas with preparing a specific plan and EIR and related findings for the Midtown Specific Plan area. The specific plan anticipates the redevelopment of approximately 1,000 acres of existing development within midtown Milpitas and the addition of 4,000 residential units and retail and commercial development in a pedestrian-friendly environment.
- Milpitas Project Area No. 1 Redevelopment Plan Amendment and Related Residential and Commercial Development, City of Milpitas and Milpitas Redevelopment Agency. Assisted the City of Milpitas and Milpitas Redevelopment Agency with preparing a redevelopment plan amendment and related CEQA documents to expand Milpitas Redevelopment Project Area No. 1 and to facilitate residential and commercial development and construction of public facilities, including a new library, health center, two parking garages and streetscape improvements. Steven also negotiated with, and assisted in preparing agreements with, the County related to payments of tax increment revenue generated from the project area.

- Reynolds Ranch Mixed Use Development, City of Lodi. Assisted the City of Lodi with preparing and negotiating a development agreement, land use entitlements (general plan amendment, zoning, annexation, tentative map and growth management allocation) and an EIR for a commercial, office and residential development. The project included 220 acres of development, including a 20-acre office parcel for a Blue Shield Call Center, 60 acres of retail development, and 160 acres for residential development, parks, a fire station, a school and other facilities.
- South San Francisco Wastewater Treatment Plant and Collection System and Storm Water Drainage System Projects, South San Francisco. Assisted the City of South Francisco with preparing and editing draft environmental review documents and related findings for a \$100,000,000 retrofit and expansion project for the wastewater treatment plant, sewer system and stormwater collection system in South San Francisco.
- Terrabay Specific Plan, Zoning and Development Agreement and Related EIRs, City of South San Francisco. Reviewed and edited specific plans, zoning ordinances and precise plans for mixed-use development, including low- and high-density housing, open space, public infrastructure, public amenities and 600,000 square feet of office and retail development on San Bruno Mountain. Steven also reviewed and edited phased EIRs and related CEQA findings for the project and negotiated development agreements for all phases of development.
- Wavecrest Mixed Use Development, City of Half Moon Bay. Assisted the City of Half Moon Bay with preparation and approval of the Wavecrest Specific Plan, development agreement, tentative map and coastal development permit and related EIR for a mixed-use development near the coast in Half Moon Bay. The project included residential and commercial development, open space, and public amenities such as sports fields and a coastal trail.

Professional Affiliations

- Member, The State Bar of California

Honors and Awards

- *Daily Journal*, "Top 25 Municipal Lawyers in California," 2011

Presentations and Publications

- Speaker, "Liquor Stores, Bars and Nightclubs: Conditional Use Permits and Best Practices for Regulating Alcohol Sales," League of California Cities Annual Conference, 2011
- Panelist, "Sustainable Development Strategies: Get Informed and Participate in Developing the Regulations or Get Run Over," The State Bar of California, Real Property Section, Annual Meeting, 2009

- Speaker, “Public & Private Partnerships,” Sonoma County Bar Association, 2008
- Speaker, “Sustainability Regulations: Surveying Trends Involving Voluntary, Mandatory and Incentive Based Standards and Analyzing the Legal Framework and Relative Successes and Challenges of Various Standards,” California Environmental Law Conference, 2008
- “The Development Process in a Nutshell,” The State Bar of California Annual Conference, 2008
- “Advanced Zoning and Land Use,” Lorman Seminar, 2007
- “California Land Use Practice Annual Update,” Continuing Education of the Bar (CEB), 2007
- “The Development Process in a Nutshell,” The State Bar of California, 2006
- “Land Use Update,” League of California Cities, 2006
- “Zoning and Land Use in California,” Lorman Seminar, 2006
- “Advanced Zoning and Land Use,” Lorman Seminar, 2006
- “A Year in the Life of a Development Deal,” Lorman Seminar, 2006
- “California Land Use Practice,” CEB, 2006
- “Advance Land Use and Zoning,” Lorman Seminar, 2006
- “California Zoning Practice Update,” CEB, 2004 and 2005
- “SB 1818 Density Bonus Law – The New Math,” League of California Cities (LOCC), City Attorney Continuing Education Series, 2005
- “Major Land Use Laws,” NBI Seminar, 2005
- “SB 1818 Density Bonus Law – The New Math,” LOCC, City Attorney Continuing Education Series, 2005
- “California Land Use: Current Issues in Subdivision, Annexation and Zoning Law,” 2002
- Co-Author, “Regulating Adult Business,” *Western City Magazine*, 1992
- Author, “Americans with Disabilities Act: Obligations Imposed on Public Entities,” *Public Law Journal*, Vol. 16, No. 2, 1992