



PATRICIA E. CURTIN

Attorney

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Walnut Creek, California

Patricia has more than three decades of experience in local government and land use law representing both public and private sector clients. She focuses on processing and obtaining land use entitlements for the private sector and advises the public agencies on land use and local government law. Patricia has presented and written extensively on land use topics, including co-authoring *State and Local Government Land Use Liability* (Thomson Reuters) and served as a Planning Commissioner in her home town for over 10 years.

Patricia assists clients in processing and obtaining approvals for complex master planned and mixed-use projects, market rate and affordable housing projects, logistic centers, hotels and resorts, educational and medical facilities; drafting and negotiating development, disposition, annexation, reimbursement, school mitigation and affordable housing agreements; application of density bonus laws, streamlining processes for development applications, and affordable housing opportunities. She stays current on all the new housing/streamlining laws from the Legislature and explains their impact on local governments. Her recent and significant project include the redevelopment of shopping centers into mixed use developments and golf courses into RV Resorts and housing. Patricia also provides advise to affordable housing providers throughout the state and serves as a Board member of HomeAid, Northern California whose mission is to assist people experiencing or at risk for homelessness.

Patricia serves as legal counsel to over 12 Geologic Hazard Abatement Districts (GHADs). She counsels GHADs and represents property owners, cities, and counties in forming, annexing into and operating GHADs. As Secretary on the board for the non-profit California Association of GHADs, she works to improve the effectiveness of GHADs at preventing, mitigating, and controlling geological hazards. Patricia has written several articles and papers related to GHAD formation and implementation.

Patricia periodically presents on new housing laws and the California Environment Quality Act to her clients. She also assists clients in complying with CEQA and in creating assessment and other financing districts.

Patricia's practice includes obtaining permits for mental health facilities for a major provider throughout the state. She also secures approvals for other supportive services (i.e., care homes for persons with eating disorders and safe homes for victims of human trafficking) and for affordable housing non-profit groups. She also co-authors a national land use book; one of

the chapters focuses on the unique issues relating to uses for persons with disabilities (includes mental health) under the ADA and Rehabilitation Act.

EDUCATION

- J.D., University of the Pacific, McGeorge School of Law
- B.A., California State University, Chico

AREAS OF PRACTICE

- Land Use
- Government Relations and Regulatory
- Real Estate

AWARDS AND HONORS

- *San Francisco Magazine*, Top Women Attorneys in Northern California, 2021
- *Daily Journal*, Top Women Lawyers, 2020
- *Best Lawyers in America*®, Land Use & Zoning Law, 2001 – 2016, 2018 – 2020; Lawyer of the Year, Land Use & Zoning Law, 2015, 2017
- GlobeSt. Real Estate Forum, Women of Influence, 2019
- *Northern California Super Lawyers*®, 2005 – 2022
- *San Francisco Business Times*, Forever Influential Women in Bay Area Business, 2016
- *San Francisco Business Times*, Northern California Real Estate Woman of Influence, 2015
- *San Francisco Business Times*, Most Influential Women in Bay Area Business, 2015
- East Bay Commercial Real Estate Women (CREW), Sustained Leader ECHO Award, 2013
- *Northern California Super Lawyers*®, Top Women Attorneys in Northern California, 2012
- *Daily Journal*, Top 25 California Land Use Lawyers, 2011
- *California Real Estate Journal*, Top Women in Real Estate, 2009

ARTICLES AND PRESENTATIONS

- Co-Author, "State and Local Government Land Use Liability," *Publisher West Group* – Updated Annually
- Presenter, "Streamlined Housing Approval with SB 35, SB 330 and New Housing Legislation," Wendel Rosen LLP, October 2021
- Presenter, "How to Prepare Findings and Conditions of Approval," 2021 Planning Commissioners Academy, League of California Cities, March 2021

- Presenter, "How to Prepare Findings and Conditions of Approval," 2020 Planning Commissioners Academy, League of California Cities, March 2020
- Presenter, "Streamlined Processing of Ministerial Projects Under SB 35," City Attorneys' Spring Conference, May 2019
- Presenter, "A Brave New World? Over-the-Counter Approvals for Large Projects Under SB 35," Sonoma State University, 35th Annual Planning Commissioners Conference, December 2018
- Presenter, "Role of a Planning Commissioner," League of California Cities, April 2018
- Presenter, "Planning Commission 102 – Nuts and Bolts of Planning," League of California Cities, April 2018

PROFESSIONAL AND COMMUNITY ACTIVITIES

- Board Member, HomeAid Northern California
- Member, East Bay Commercial Real Estate Women (CREW)
- Former Planning Commissioner, City of Lafayette
- Founding Member and Secretary, California Association of Geologic Hazard Abatement (GHAD)
- Member, League of California Cities
- Member, American Planning Association
- Former Board Member, John Muir Health
- Founding and Former Board Member, Special Education Enrichment Development Foundation
- Board Member, Dreamcatchers Empowerment Network

ADMISSIONS

- California
- U.S. District Court, Northern District of California
- U.S. Court of Appeals, Ninth Circuit
- U.S. Supreme Court