



## Elisa L. Paster

Partner

☎ 310.556.7855

✉ EPaster@GlaserWeil.com

### PRACTICE AREAS

Government & Regulatory

Real Estate

Land Use & Entitlements

Environmental & Energy

Environmental and Energy  
Litigation

### EDUCATION

University of New Mexico Law  
School, J.D.

University College of London,  
Bartlett School of Architecture,  
Development Planning Unit, MSc  
in Housing in Development

Bryn Mawr College, B.A., Growth  
and Structure of Cities

### STATE BAR ADMISSIONS

California

New Mexico

Missouri

Elisa L. Paster is a Partner in Glaser Weil's Government and Regulatory Law Practice Group. Ms. Paster represents developers, land owners, investors and municipal governments in all aspects of land use entitlement, regulatory and administrative matters. Her expertise focuses on compliance with the California Environmental Quality Act, subdivision, planning and zoning laws, administrative rules, and all related local regulations. She has extensive experience working with projects from start to finish, including conducting due diligence reviews, advising on real estate transactions, processing all entitlements, and assisting with permitting and construction issues.

Ms. Paster has experience entitling a wide range of projects, from urban infill to mixed-use Master Planned Communities, and has successfully defended the land use entitlements and environmental impact reports against litigation challenges in trial and appellate courts. Her clients include local and national developers, international real estate companies, high net worth individuals, and a variety of real estate related businesses.

Ms. Paster is the immediate past President of the Westside Urban Forum, a 30-year-old organization that brings together industry leaders to debate urban policy issues. She is also a frequent speaker at law and planning conferences. With her work for clients in multiple jurisdictions such as Los Angeles, Beverly Hills, West Hollywood and Santa Monica, she has deep relationships with elected and appointed officials and city staff.

Ms. Paster's academic background includes both undergraduate and postgraduate degrees in urban planning, and she worked as a planner for five years before law school. She earned the distinction of Order of the Coif upon graduation.

Ms. Paster is admitted in Missouri, New Mexico and California.

### REPRESENTATIVE MATTERS

**Mixed-Use Infill:** Representation of developer in the ongoing entitlement for a mixed use project, including hotel, restaurant, office, and residential, in Los Angeles, including CEQA review, political strategy for a controversial project, and planning and entitlement advice.

**Creative Billboard:** Representation of outdoor advertising company to successfully obtain entitlements for a cutting edge creative billboard in the City of West Hollywood.

**Mixed-Use Community:** Representation of national client in the successful planning and entitlement of a mixed-use, sustainable, and cutting edge community, including political strategy, purchase and sale agreements, CEQA review, condemnation litigation, water resource and utility planning and acquisition, economic development and joint venture agreements.

**Master Planned Community:** Representation of client in the successful planning and entitlement of a former military base as a master planned community, including environmental compliance and review of environmental impact reports, preparation of entitlement applications, and participation in public hearings. Representation included negotiation of a CEQA settlement in litigation.

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## ASSOCIATIONS

Westside Urban Forum, past President and current Board Member

Menorah Housing Foundation, Secretary and Board Member

Los Angeles County Bar Association, Real Estate Section, Executive Committee Member

Benjamin S. Crocker 2014 Symposium on Real Estate Law and Business, 2014 Vice Co-Chair

Urban Land Institute, Member

American Planning Association (State and National), Member

## HONORS & AWARDS

Southern California Super Lawyers, 2017

Southern California Rising Stars, Super Lawyers, 2012 and 2013

## PUBLICATIONS

“Is Infill Development Always So Good and Greenfield Development Always So Bad? Or Is Good Planning the Key?” *Daily Journal*, co-author with Catherine Norian, February 2013

“The Changing Face of Office Space: Leasing and Land Use Issues and Implications,” *Real Estate Finance & Investment*, January 2013

“The U.S. Supreme Court Considers Takings in Koontz,” *Land Use Law Report*, November 2012

## SPEAKING ENGAGEMENTS

Panelist, “Solving Our Housing Crisis Through Transit Oriented Development: Panacea or Pie in the Sky?” USC Gould School of Law’s 2018 Real Estate Law and Business Forum, April 12, 2018

Panelist, “Sacramento’s Solution to the Housing Crisis,” Westside Urban Forum, December 15, 2017

Panelist, “Transit and Development in the L.A. Region,” USC Gould School of Law’s 2016 Real Estate Law and Business Forum, March 10, 2016

## MEDIA MENTIONS AND INTERVIEWS

“4 Ways LA Ballot Proposal Would Stymie Development,” *Law360*, February 1, 2016