



## Elizabeth Watson

Partner

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One of the few LEED accredited attorneys in California, Elizabeth Watson is a member of Greenberg Glusker's Real Estate Group where her practice encompasses transactional matters, including sales and acquisitions, leasing, financing, entity structuring and title issues, with special expertise in the land use arena.

On a day-to-day basis, the firm's entrepreneurial clients rely on Liz to navigate a broad range of issues involving governmental agencies and the legislative and regulatory process which require an in-depth understanding of the public sector. Her strategic advice and experience extends to agency enforcement actions, eminent domain, the Coastal Commission, Caltrans, utilities, organized community opposition, ballot box battles, threatened litigation, Air Quality Management Districts, Water Quality Boards, historic preservation, property disputes, sustainability standards, entitlements management, excessive fees and exactions, code requirements, permit revocation actions and overreaching governmental requirements.

Liz has guided high-profile development projects of all types through the zoning, planning, entitlements and CEQA labyrinth. Additionally, she is frequently quoted in business publications from the Wall Street Journal to Globe Street on land use and real estate topics.

### Professional Affiliations

- Member, Board of Directors, Lambda Alpha International
- Member, US Green Building Council - Los Angeles
- Member, Urban Land Institute
- Member, Westside Urban Forum

### Awards

- *The Best Lawyers in America*, 2015-2021
- Rated "AV Preeminent 5.0 out of 5," Martindale Hubbell

### Bar Admissions

- California

## Education

- University of Southern California Gould School of Law (J.D., 1981)
- Northwestern University (B.S., 1977)
  - Medill School of Journalism

## Land Use Experience

- Represented The Frederick R. Weisman Art Foundation in obtaining approval from the City of Los Angeles for a museum in a single-family residential area
- Represented Monrovia Nursery Company in obtaining approval of a 1200-unit subdivision, overcoming a series of ballot box battles and litigation challenges
- Obtained subdivision approvals for a controversial residential project in settlement of federal court litigation under the Religious Land Use and Institutionalized Persons Act
- Obtained approvals for affordable housing projects, most recently in Ventura and Palm Desert, California
- Obtained approvals for a private high school campus on the Ambassador Auditorium property in Pasadena, California

## Environmental Experience

- Represented the Los Angeles Coliseum Commission regarding various regulatory matters, including the California Environmental Quality Act
- Obtained City and Coastal Commission approvals for a mixed-use hotel and retail project in Manhattan Beach, California

## Insights

August 20, 2020

**36 Greenberg Glusker Attorneys Named to 2021 Best Lawyers® List**

November 7, 2019

**Super Commuters And Fire Woes The 'Story Of California'**

*Bisnow*

August 15, 2019

**29 Greenberg Glusker LLP Lawyers Named to 2020 Best Lawyers® List**

August 15, 2018

**26 Greenberg Glusker attorneys named to 2019 Best Lawyers® list**

August 15, 2017

**21 Greenberg Glusker Fields Claman & Machtinger LLP attorneys named to 2018 Best Lawyers® list**  
*Best Lawyers*

## GREENberg bLAWg

Where the Law and the Environment Connect.

September 2, 2011

### **Building Energy Benchmarking: Are We There Yet?**

In a classic case of “the devil’s in the details,” Assembly Bill 1103 (“AB 1103”), which mandated the disclosure of energy-usage data of commercial buildings in certain transactions, has yet to be implemented nearly four years after it was first enacted...

February 1, 2011

### **L.A. Takes the Lead in Replacing LEED**

Amid much fanfare, in 2008 the Los Angeles City Council established the Green Building Program requiring, among other things, that most new structures over 50,000 square feet in size be built to the United States Green Building Council (“USGBC”) Leadership in...

October 5, 2010

### **Can Construction Site Webcams Be Far Behind?**

The State Water Resources Control Board (“State Water Board”) recently adopted toughened standards for water flows generated by construction sites under a new statewide storm water construction general permit, effective July 1, 2010. The new permit (the “2010 Permit”) replaces the storm water...

August 11, 2010

### **CALGreen: Mandatory Green Building Standards Take Effect in 2011**

California’s first-in-the-nation set of mandatory green building standards for new construction is slated to take effect on January 1, 2011. Referred to officially as the California Green Building Standards Code, CALGreen applies to all new public and privately-constructed commercial and...

July 8, 2010

### **Seller Beware: Does Your Building Make The Grade?**

Deadline Approaches for Disclosure of Energy Efficiency Rating of Commercial Buildings One of the ongoing challenges in making the case for “green building” has been to monetize the value of high-efficiency features, such as reduced energy consumption. In a...