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This workshop is held in partnership with

**USC Architecture**  
*Graduate Programs in Heritage Conservation*

**The California Environmental Quality Act: How it Really Works**  
**Christine Lazzaretto**

*Moderator:*

*Speakers:*

**Adrian Fine**, Director of Advocacy, Los Angeles Conservancy; **Amy Forbes**, Partner, Gibson, Dunn & Crutcher; **Erik Krause**, Senior Planner, City of Glendale; **Christine Lazzaretto**, Principal, Historic Resources Group; **Paul Travis**, AICP, Principal, Historic Resources Group.

*Location:*

**Thursday, May 21, 2015**  
Watt Hall, University of Southern California, Los Angeles, CA

*Workshop  
Summary:*

Adopted in 1970, the California Environmental Quality Act is a critical tool for protecting the state's historic resources. All projects undertaken by a public agency, and many projects undertaken by private parties, are subject to CEQA review. Despite its widespread and effective use as a preservation tool, it is frequently misunderstood or misinterpreted. This workshop will explore CEQA from different perspectives: historic preservation professionals, City staff members, and preservation advocates. Through a series of case studies, participants will discuss the strengths and limitations of CEQA in evaluating project impacts on historic resources, implementing appropriate mitigation measures, and advocating for historic properties.

*Learning  
Objectives:*

1. Develop a working knowledge of CEQA guidelines and its applicability in historic preservation.
2. Understand the CEQA process and thresholds.
3. Review recent case studies to understand how CEQA is applied and how project impacts are identified and analyzed.
4. Understand the most frequently applied mitigation measures and the enforcement of mitigation.

**Schedule:**

<b>8:30- 9:00</b>	<b>Registration</b>	
<b>9:00 – 9:15</b>	<b>Welcome &amp; Introductions</b>	
<b>9:15 – 10:00</b>	<b>Overview: The Basics of CEQA and its Role in Historic Preservation</b>	
	<i>Christine Lazzaretto</i> <i>Paul Travis</i>	<ul style="list-style-type: none"><li>▪ General CEQA Requirements and Limitations</li><li>▪ Mitigation Measures</li><li>▪ Case Studies</li></ul>
<b>10:00 – 11:00</b>	<b>CEQA from the City Perspective</b>	
	<i>Erik Krause</i>	<ul style="list-style-type: none"><li>▪ Process</li><li>▪ Case study (preserving a resource through the use of CEQA)</li></ul>
<b>11:00 – 11:15</b>	<b>BREAK</b>	
<b>11:15 – 12:15</b>	<b>CEQA from the Advocacy Perspective</b>	
	<i>Adrian Scott Fine</i>	
<b>12:15 – 1:15</b>	<b>LUNCH</b>	
<b>1:30 – 2:30</b>	<b>CEQA from the Legal Perspective</b>	
	<i>Amy Forbes</i>	
<b>2:30 - 2:45</b>	<b>BREAK</b>	
<b>2:45 – 3:45</b>	<b>CEQA Case Studies and Hypotheticals</b>	
	<i>Panelists</i>	<ul style="list-style-type: none"><li>▪ A participatory session in which a controversial hypothetical project is presented, speakers advocate for each side of the issue, and the audience acts as planning department / jury</li><li>▪ Hypotheticals/Case Studies</li><li>▪ Key issues and common gray areas and challenges</li></ul>
<b>3:45-4:00</b>	<b>Final Q&amp;A Discussion</b>	

## Speakers (Alphabetical by Last Name)

As Director of Advocacy for the Los Angeles Conservancy, **Adrian Scott Fine** oversees the organization's outreach, advocacy and response on key preservation issues within the greater Los Angeles area. This includes setting priorities, developing initiatives, working with local governments, and preparing responses to Environmental Impact Reports (EIRs). The Los Angeles Conservancy is the largest local nonprofit preservation organization in the country. Since 1984, the Conservancy has had Modern Committee (ModCom) in place advocating on behalf of mid-twentieth century resources. Mr. Fine is also a board member of the recently-formed Southern California chapter of Docomomo.

Previously Mr. Fine was the Director of the Center for State and Local Policy for the National Trust for Historic Preservation, based in Washington, DC, where his position providing research and responses on key state and local policy issues affecting historic preservation. From 2000 to 2009, Mr. Fine was the Director of the Northeast Field Office of the National Trust for Historic Preservation, coordinating the programs and advocacy efforts in Philadelphia, serving the states of Delaware, New Jersey and Pennsylvania. From 1994 to 2000, Mr. Fine was a Senior Field Coordinator with the Northern Regional Office of Indiana Landmarks, the largest statewide nonprofit preservation organization in the country. Mr. Fine graduated from Ball State University with degrees in Urban Planning and Development, Environmental Design and Historic Preservation.

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**Amy R. Forbes** has spent her entire legal career at and is Co-Partner in Charge of the Los Angeles office of Gibson, Dunn & Crutcher. Ms. Forbes' practice is concentrated on land use planning issues, including zoning, planning, the California Environmental Quality Act, and municipal law. The primary focus of her land use practice is at the administrative level, including the negotiation of agreements with local governments and public agencies, the supervision of the preparation of environmental documentation, the processing of entitlements through public hearings and community meetings and other administrative proceedings, as well as legal issues associated with project development and construction. In addition to her extensive land use experience, Ms. Forbes has a solid grounding in eminent domain and CEQA litigation.

During a one-year leave of absence from the firm in 1988-89, she had the honor and opportunity to work on land use planning issues at the Crown Property Bureau, the agency of the Thai government which manages the King of Thailand's property, under a Luce Foundation Fellowship.

Ms. Forbes graduated with a degree in Civil Engineering from Princeton University in 1980 (earning a certification in the transportation program) and from the University of Southern California School of Law in 1984, where she was a member of the Order of the Coif. The Daily Journal named her as one of “California’s Top 50 Development Lawyers” as well as one of the “Top Women Lawyers” in 2014 and again in 2015. She was named to Los Angeles Business Journal’s “Angelenos to Know in Real Estate Law” in July, 2013. Best Lawyers named Ms. Forbes Los Angeles Land Use & Zoning Law Lawyer of the Year 2012. She has been listed in the Legal 500 and editions of The Best Lawyers in America® since 2010. Ms. Forbes has been ranked in Chambers USA since 2006, and is currently a Tier 1 lawyer, the highest rank. Since 2005, she has been named a Southern California SuperLawyer. From 1990 to 1996, she was on the Board of Directors of the Los Angeles Conservancy, the largest local preservation organization in the country, serving as President of the organization from 1993-1996. She has also served on the Board of the USC School of Architecture Guild and the Los Angeles Free Clinic. She is a member of the Center Theatre Group Board of Directors and Executive Committee, and has provided more than 20 years of pro bono real estate advice and other service to the organization (which operates the theatres in the Los Angeles Music Center downtown and the Kirk Douglas Theatre in Culver City, which is a rehabilitated movie theatre, and a project Ms. Forbes worked on pro bono for almost 10 years). She is a member of the American College of Real Estate Lawyers.

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**Christine Lazzaretto**, Principal, Historic Resources Group, has a Bachelor of Arts Degree in Art History from Pennsylvania State University and a Master of Historic Preservation (now Heritage Conservation) from the University of Southern California. She came to Historic Resources Group after several years at Pasadena Heritage, where she served as the firm's first Preservation Director. At Historic Resources Group, Christine prepares landmark nominations, historic assessments, HABS documentation, CEQA documents, historic tax credit applications, and historic resource surveys.

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