

ATTORNEY PROFILE



**3701 Wilshire Boulevard, Suite 725
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PRACTICE AREAS

- ▶ City Attorney Work
- ▶ Land Use & Zoning
- ▶ Public Contracts
- ▶ Utilities / Energy
- ▶ Ethics & Open Government
- ▶ Solid Waste / Franchises
- ▶ Real Estate / Title
- ▶ Telecommunications
- ▶ Water
- ▶ First Amendment / Constitutional Law
- ▶ Public Construction / Prevailing Wages

PUBLIC OFFICES

Assistant City Attorney

- ▶ City of Lompoc

EDUCATION

- ▶ Florida State University College of Law, JD, 2006
- ▶ Tulane University, MA, 2002
- ▶ Tulane University, BA, 2001

ADMISSIONS

- ▶ State Bar of California
- ▶ US District Court, Central District of California
- ▶ State Bar of Colorado
- ▶ State Bar of Florida

BETHANY BURGESS

Partner

Bethany Burgess is a partner in the Los Angeles office, advising the firm's clients on a wide variety of general municipal and transactional matters. Ms. Burgess brings over 18 years of experience representing local governments, including a wide breadth of municipal knowledge and an ability to get things done in complex and often politically charged environments.

Bethany currently serves as the Assistant City Attorney for the City of Lompoc, advising the City on land use and zoning matters, public procurement and contracting, public works projects, public utilities issues, and advising and representing the Lompoc Planning Commission. She also represents the Hesperia Planning Commission and handles contracts for the City of Calabasas and other cities.

Bethany's experience also includes advising clients on issues involving complex real estate transactions, home rule authority, establishment of local revenue sources, land use and zoning, grants, annexations, public-private partnerships, public safety and emergency management, intergovernmental agreements, utility system extensions, telecommunications, franchise agreements, major public works projects, state and federal regulatory compliance, constitutional issues, code enforcement, public records and open meetings requirements, and advising local legislative bodies, boards and commissions.

Prior to joining the firm, Bethany served as in-house counsel to one of the largest municipally owned utilities in the country focusing her practice on public procurement, public contracting and other transactional matters, and public records requests. In two years, she oversaw more than 800 City contracts, ranging in value from \$5,000 to \$500 million.

Bethany has a deep commitment to ethical standards, transparency and aligning legal strategies with the public interest and community priorities. Her extensive experience with public works and infrastructure makes her a valuable asset to redevelopment and infrastructure improvement projects.

ATTORNEY PROFILE

SUNNY K. SOLTANI

MANAGING PARTNER



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Irvine, CA

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PRACTICE AREAS

- ▶ Public Private Partnerships/Economic Development
- ▶ Housing
- ▶ Land Use & Zoning
- ▶ Environmental Law
- ▶ Eminent Domain/Regulatory Takings
- ▶ Mobile Home/Rent Control
- ▶ Toxics/Hazardous Waste
- ▶ First Amendment/Constitutional Law
- ▶ Public Agency Organization

PUBLIC OFFICES

City Attorney:

- ▶ City of Carson

General Counsel:

- ▶ Carson Reclamation Authority Board
- ▶ Carson Successor Agency Counsel
- ▶ Carson Housing Authority

Special Counsel:

- ▶ City of El Segundo
- ▶ City of Cupertino
- ▶ City of Ojai
- ▶ City of Redondo Beach

Sanaz (Sunny) K. Soltani is a founding member of the Firm and the managing partner. She has been awarded the title of one of the “Woman of Influence” of Los Angeles County by the Los Angeles Business Journal “for exceptional legal skill and achievement across the full spectrum of responsibility, exemplary leadership as evidenced by the highest professional and ethical standards”.

Sunny specializes in complex real property negotiations, with an emphasis on housing, environmental justice and public private partnerships. Sunny routinely assists her clients with legislative solutions and has successfully secured the passage of several important legislative bills, significantly improving the regulatory position of her clients and preserving rent control in California.

REPRESENTATIVE MATTERS:

- ▶ Led team to victory in the dismissal of an \$85 million action against her client related to a project valued at more than half-a-billion dollars
- ▶ Lead in successful negotiations of sales tax sharing and economic benefit agreements for various public clients
- ▶ Lead in negotiating and putting together a complex \$1.8 billion sporting stadium development transaction involving issuance of \$50M in bonds
- ▶ Lead negotiator in a public private partnership involving clean up and development of a 157 acre former land fill, involving economic development for the Community resulting in over \$10M annually in sales tax to her City client – project valued at over one billion dollars, involving negotiations on a \$100M+ Remedial Action Plan with Department of Toxics & Substance Control. Passage of several legislative Bills (e.g., SB510 and AB 2789)
- ▶ Drafted most comprehensive Oil Code in State of California

ATTORNEY PROFILE

(CONTINUED)

EDUCATION

- ▶ Loyola Law School, JD, 2000, magna cum laude, Order of the Coif, St Thomas More Law Honor Society
- ▶ University of CA, Los Angeles, BA, 1997, with great honors and distinction

ADMISSIONS

- ▶ State Bar of California
- ▶ United States Supreme Court
- ▶ US Court of Appeals, 9th Circuit
- ▶ US District Court, Central District of California
- ▶ US District Court, Eastern District of California
- ▶ US District Court, Northern District of California

SUNNY K. SOLTANI

Managing Partner

- ▶ Was Assistant City Attorney in Bell when her firm won the California Lawyer “Attorneys of the Year” award in Municipal Law in 2015 for helping Bell return to responsible government and solvency after the malfeasance of eight city officials; within three years her team returned Bell to a sound fiscal basis eliminating \$78M in claims and recovery \$7M in damages Successfully argued before the California Supreme Court preserving the significant Porterville doctrine in regulatory takings law
- ▶ First chair in jury trial involving right to take challenges and 21 consolidated cases on the cleanup of a former oil field (saving client \$18 million)
- ▶ Successfully argued before the California Supreme Court for City of Perris
- ▶ Negotiated \$45M settlement against largest oil refinery on the West Coast
- ▶ Worked with Regional Water Quality Control Board dealing with storm water management issues and assisted City in joining the Dominguez Watershed Plan, resulting in City receiving \$13M Caltrans grant for construction of Carriage Crest Park project, currently underway

PUBLISHED OPINIONS

- ▶ *Colony Cove Properties, LLC v. City of Carson, et al.* (9th Cir. 2018) 888 F.3d 445 [certiorari denied]
- ▶ *City of Perris v. Stamper* (2016) 1 Cal.5th 576
- ▶ *Carson Harbor Village, Ltd. v. City of Carson* (2015) 239 Cal. App. 4th 56
- ▶ *Colony Cove Properties, LLC v. City of Carson* (2013) 220 Cal. App. 4th 840 [petition for review denied]
- ▶ *Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal. 4th 783
- ▶ *Goldstone v. County of Santa Cruz* (2012) 207 Cal. App. 4th 1038 [petition for review denied]
- ▶ *Colony Cove Properties, LLC v. City of Carson, et al.* (9th Cir. 2011) 640 F.3d 948, Case No. 09-57039 [petition for review denied]
- ▶ *Colony Cove Properties, LLC v. City of Carson* (2010) 187 Cal. App. 4th 1487 [petition for review denied]
- ▶ *Carson Redevelopment Agency v. Padilla* (2006) 140 Cal. App. 4th 1323

ATTORNEY PROFILE



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PRACTICE AREAS

- ▶ Public Contracts
- ▶ Land Use and Planning
- ▶ Environmental Law
- ▶ Litigation & Appellate Law
- ▶ Eminent Domain/Regulatory Takings
- ▶ Risk Management
- ▶ Water Law
- ▶ First Amendment/Constitutional Law
- ▶ Public Construction/Prevailing Wages

PRO BONO WORK

- ▶ Legal Aid Society of San Bernardino

EDUCATION

- ▶ University of California Riverside
- ▶ McGeorge School of Law, University of the Pacific

ADMISSIONS

- ▶ State Bar of California
- ▶ U.S. District Courts for all Districts of California
- ▶ Ninth Circuit Court of Appeals

CARRIE RAVEN

Of Counsel

Carrie A. Raven is Of Counsel in Aleshire & Wynder's Public Law and Litigation Practice Groups.

She has devoted, almost exclusively, her 19+ years of legal practice to the representation of numerous cities and other public agencies throughout California. Not only is Carrie highly skilled in the fields of municipal governance and planning, but she also specializes in eminent domain, inverse condemnation, public works/infrastructure development, environmental compliance, writs of mandamus, and land use litigation.

Carrie enjoys these fields of law and welcomes not only the day-to-day tasks confronted by her clients, but also the unique and complex issues presented. She provides legal review/guidance on local, state, and federal law related to a broad range of public agency issues, regularly involving the Brown Act, Political Reform Act, Public Contract Code, California Tort Claims Act, Public Records Act, Eminent Domain Law, Constitutional Law, and the California Government Code.

LAND-USE/DEVELOPMENT

Ms. Raven is a technical specialist in matters related to land use, zoning, and real estate development. She regularly advises cities on all sorts of planning issues associated with project approvals, conditional use permits, variances, due process, environmental issues, and both general and specific plans. She has served as legal counsel to city planning commissions; and regularly has worked closely with planning staff and department heads. Additionally, prior to joining the firm, she represented private business clients, including Wal-Mart, and other national and multi-national real estate developers with almost every aspect of commercial and residential real estate development, including local land use entitlements and approvals for large-scale commercial and residential developments. Ms. Raven counsels public entity clients on CEQA, NEPA, Clean Water Act, Clean Air Act, CERCLA compliance, environmental risk mitigation.

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CODY PARKER

Associate

Cody was born and raised in New Jersey before moving to Southern California in 2015. He graduated from Fairfield University in 2014 with a bachelor's degree in Political Science. At Fairfield, he was a member of the Division I Swimming and Diving team.

Prior to beginning law school, he worked as a high school teacher. He taught AP Government and Politics and was the head boys and girls varsity swimming coach. After completing his first year at UC Law San Francisco, he worked as a judicial extern at the California Court of Appeal. Cody began his work at Aleshire & Wynder as a Summer law clerk after his second year of law school. Cody has always been passionate about public service and looks forward to serving clients and communities.

PRACTICE AREAS

Elections Law
Housing
Water
First Amendment / Constitutional Law

ADMISSIONS

State Bar of California

EDUCATION

UC Law San Francisco, JD, 2024
Chapman University, MA, Secondary Education, 2017
Fairfield University, BA, Political Science, 2014