

# Arteen Mnayan

HEAD OF CALIFORNIA LAND USE PRACTICE

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Arteen Mnayan advises developers, investors and lenders on land use entitlement and regulatory strategy for real estate and infrastructure projects across California. He helps clients navigate state and local approval processes, environmental review, political dynamics and compliance issues that shape project feasibility, timing, and risk.

His practice focuses on land use regulation and obtaining entitlements for a wide range of real estate development projects, including residential, commercial, mixed-use, industrial, hospitality, educational and medical projects. Arteen regularly drafts and negotiates development agreements and advises on issues related to sign districts, water supply, and infrastructure constraints. He has experience counseling on the California Environmental Quality Act (CEQA), the Subdivision Map Act, the Ellis Act, and State Density Bonus law. Arteen also counsels institutional lenders on entitlement risk in connection with construction, acquisition and refinancing loans secured by real property.

Active in California's policy and planning community, Arteen is involved with the Central City Association of Los Angeles, the Los Angeles Business Council, and the Valley Industry and Commerce Association. He also serves on boards and committees for several nonprofit organizations and is a registered lobbyist with the City and County of Los Angeles and other local jurisdictions.

In 2022, Arteen was appointed to the Court Reporters Board of California by President pro tempore of the California State Senate.

## Education

- Loyola Law School, Los Angeles (J.D.)
- University of Southern California (B.A., *cum laude*)

## Bar Admissions

- California

## Memberships

## Capabilities

- Real Estate
- Zoning & Land Use
- Real Estate Development
- Real Estate Transactions
- Public Policy

## Related Capabilities

- Construction
- Affordable Housing
- Office
- Residential & Multifamily
- Resort & Hospitality
- Retail

- Los Angeles Business Council
- Valley Industry Commerce Association
- Central City Association of Los Angeles
- State Bar of California, Member

## Recognition

- Recognized as a “Rising Star” in real estate, land use and zoning by *Legal 500*, 2022-2025

## Languages

- Armenian

# Matters

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*The following representations occurred prior to Arteen joining Polsinelli.*

- Millennium Partners with entitlements for the famed Capitol Records building in Hollywood. The project will include approximately 1,005 residential units, significant commercial uses, and vast amounts of public and private open spaces.
- Watt Investment Partners with due diligence and entitlements on multiple projects in and around Southern California, including obtaining entitlements for the Metro Joint Development Program at the Expo/Crenshaw Station with a 400-unit mixed-use project, and the acquisition and entitlement of an office building in Los Angeles that was converted into a medical office building.
- AvalonBay Communities with its land use entitlements in Southern California, including with a 475-unit mixed-use project in the Arts District, a ballot measures initiative in the City of Calabasas, and with its winning proposal to develop a 1,000-unit mixed-use project with residential, commercial and municipal uses at the West L.A. Civic Center and Courthouse sites in response to a County and City of Los Angeles issued Request for Proposal.
- The owners of The Reef/Broadway Square in obtaining entitlements for a 10-acre site in downtown Los Angeles, one of the biggest development projects in the City. The project consists of approximately 1,500 residential units, a 200-key hotel and over 150,000 square feet of commercial uses. This project involved the negotiation of a 20-year development agreement and a community benefits package, a sign district to allow off-site digital signage, and CEQA compliance through the preparation of an EIR.
- Prologis with in obtaining entitlements for a nine-acre sound stage and studio campus located in the Arts District neighborhood of Downtown Los Angeles, and an approximately 340,000 square-foot logistics and distribution warehouse in the Harbor Gateway community.
- The GPI Companies with due diligence and entitlements on multiple projects in and around the City of Los Angeles, including the 6400 Sunset Project, which involves the redevelopment of the famed Amoeba Music site with a 200-unit mixed-use project.
- Crown Realty to obtain entitlements for redevelopment of the Burbank Town Center with up to 1,165 residential units, 284,000 square feet of office uses, a 250-room hotel, and 1.5 million square feet of commercial uses in the City of Burbank.
- Townscape Partners with the entitlements for the 8150 Sunset project, designed by the world-renowned architect Frank Gehry. The project includes 229 residential units,

including 38 affordable units, and 60,000 square feet of commercial uses on the corner of Sunset Boulevard and Crescent Heights in Los Angeles.

- Encore Capital Management and Cal Coast Development with the entitlements for a three-acre site in Hollywood at the corner of Cahuenga and Fountain. The project consists of approximately 375 residential units and a commercial and office component. This project involved the issuance of multiple entitlements as well as CEQA compliance through the preparation of an EIR.
- The Riboli Family and Granite Properties in obtaining entitlements for a state-of-the-art creative office building in the Chinatown community.
- Owners of the Universal Hilton Hotel in obtaining entitlements for an 18-story, 395-room expansion of the existing hotel, which included a spa, restaurants, and meeting spaces.
- Legendary Investment Group with their land use entitlements in Southern California, including the 18-story 4th & Hewitt mixed-use commercial office project in the Arts District neighborhood of downtown Los Angeles, and the 380 Rosemead mixed-use project in unincorporated portions of the County of Los Angeles.