



Phillip M. Tate

Associate

Los Angeles
333 South Hope Street
Forty-Third Floor
Los Angeles , CA 90071

Tel: 213.617.5575
Fax: 213.443.2833
ptate@sheppardmullin.com

PRACTICE AREAS

- Land Use and Natural Resources

OVERVIEW

Mr. Tate is an associate in the Land Use and Natural Resources practice group in the firm's Los Angeles office.

Areas of Practice

Mr. Tate's practice focuses on land use, entitlement matters, environmental review and permitting, as well as the political and public affairs process that surrounds most entitlement related legal matters.

Mr. Tate has worked on a variety of development projects, including hotels, condominiums, apartments, assisted living facilities, planned developments, cargo facilities, health clubs, movie studios, post production facilities, retail stores, restaurants, bars and telecommunications facilities. Some of the jurisdictions that Mr. Tate has worked in include Los Angeles, Santa Monica, Beverly Hills, Pasadena, Burbank, Long Beach, Thousand Oaks, Paso Robles, Yolo County, Ontario, Azusa, Oceanside, and San Diego. He has experience with the California Environmental Quality Act ("CEQA"), the Subdivision Map Act, the California Coastal Act, the Ellis Act, the Brown Act, the Federal Telecommunications Act, the Political Reform Act and the planning and zoning codes from various jurisdictions throughout California.

Prior to joining Sheppard Mullin, Mr. Tate was in charge of steering Los Angeles City Councilman Bill Rosendahl's legislative agenda as it relates to the City's rent stabilization ordinance, housing, aviation and the City's budget. His responsibilities included drafting motions, researching policy issues and counseling Councilman Rosendahl on strategy and procedures. As an attorney in the Councilman's office, Mr. Tate was frequently called upon to work with the City Attorney's office, review documents, and consult on the viability of potential litigation. Among other things, Mr. Tate worked on some of the largest projects in the district, including LAX modernization, CEQA review of Playa Vista Phase II, tenant relocation issues at Lincoln Place, the applicability of the rent stabilization ordinance to various apartment complexes and street vacation issues in the Mountain Gate community.

Mr. Tate also served as the Special Projects Director for Bill Rosendahl's campaign. In this capacity, he met with various constituent groups throughout the 11th district and advised the campaign on relevant legal matters. Prior to joining the campaign, he worked as an attorney and practiced in several fields including estate planning, land use, family law and general business transactions. Mr. Tate has also founded several successful small businesses.

EDUCATION

- J.D., University of California, Los Angeles, School of Law, 2002
- M.Phil in Criminology, Cambridge University, 1999
- B.A., Georgetown University, 1998

ADMISSIONS

- California

ARTICLES

- Implications Of Calif.'s Cancellation Of RDAs, *Law360*, January 23, 2012
- Sheppard Mullin Continues to Grow its Real Estate Practice, *California Real Estate Journal*, November 23, 2009

Real Estate & Construction Law Blog Articles

- "State Cancellation of Redevelopment Agencies May Affect You!" January 5, 2012
- "Update On Redevelopment Law: Litigation Proceeds - Uncertainty Continues," October 4, 2011
- "Notice Of Exemption Triggers A 35-Day Statute Of Limitations Under CEQA Despite Flaws in Underlying Approval", April 30, 2010
- "Supercenters Do Not Automatically Trigger Requirement To Study Urban Decay Effects In An EIR", April 30, 2010