



Claudia Gutierrez

Associate

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

Tel: 213.617.5557
Fax: 213.443.2867
cgutierrez@sheppardmullin.com

PRACTICE AREAS

- Real Estate
- Land Use and Natural Resources

OVERVIEW

Ms. Gutierrez is an associate in the Real Estate, Land Use and Natural Resources practice group in the firm's Los Angeles office.

Areas of Practice

Ms. Gutierrez's legal practice spans over multiple areas of real estate including purchase and sale, land use and development. Claudia has extensive experience advising clients on complex, cutting-edge real estate transactions.

Within real estate, Claudia has extensive experience in negotiating complex Purchase and Sale Agreements, Covenants, Conditions and Restrictions Agreements and Reciprocal Easement Agreements for commercial, mixed use and affordable housing projects.

Claudia's development practice focuses on public/private partnerships, multi-use projects, redevelopment, relocation, prevailing wage, transit-oriented projects and public financing. In connection with such projects, Claudia has successfully negotiated multiple Disposition and Development Agreements and Owner Participation Agreements with redevelopment agencies in multiple jurisdictions. In addition, Claudia has substantial experience advising clients on the California Community Redevelopment Law, Subdivision Map Act, the California Environmental Quality Act, and the Polanco Redevelopment Act.

Claudia also has significant experience in obtaining and negotiating land use entitlements for complex projects throughout California. She works closely with clients and consultants on all aspects of land use due diligence and entitlement, which includes analysis of local zoning ordinances, general plans, redevelopment agency plans, and related land use restrictions.

In addition, Claudia was also in the Southern California Leadership Network's Leadership L.A. Class of 2009 Fellows program, in partnership with the Los Angeles Area Chamber of Commerce.

EDUCATION

- J.D., Loyola Law School, 2002,
- B.A., Vassar College, 1999

ADMISSIONS

- California

LANGUAGES

- Spanish

HONORS

- Los Angeles Bar Association Real Property Section Outstanding Young Lawyer Award Recipient, 2010

MEMBERSHIPS

- Los Angeles County Bar Association
- Mexican American Bar Association
- Urban Land Institute

ARTICLES

- Bonds Fail To Deliver Economic Punch, April 15, 2010
- Sheppard Mullin Continues to Grow its Real Estate Practice, *California Real Estate Journal*, November 23, 2009
- "Should I Stay or Should I Go Now? Determining Whether to Modify Your Redevelopment Deal," *Redevelopment Magazine* (September 2009)
- "Vesting for All: The Top Five Reasons to Vest Your Entitlements in a Down Market," *NAIOP Newsletter* (August 2009)

Real Estate, Land Use and Environmental Law Blog Articles

- "Vested Rights Under Prior Permits Do Not Establish CEQA Baseline", April 27, 2010
- "Court Invalidates Housing Cap", April 27, 2010
- "Recovery Zone Facility Bonds May Not Provide the Economic Stimulus Local Agencies Hoped For", March 9, 2010

SPEECHES

- California Redevelopment Association- Redevelopment Institute, "Fundamentals in Real Estate Development," Instructor, May 2009