



Ellis F. Raskin

Associate

Ellis is an Associate in the Real Estate + Environment section. Ellis has represented clients in matters involving CEQA, NEPA, the California Coastal Act, the Subdivision Map Act, and other environmental and land use legislation. He has also advised clients regarding Political Reform Act compliance. Ellis' work has involved a range of large-scale development projects in high-stakes administrative proceedings and litigation. Prior to joining Hanson Bridgett, Ellis worked as an attorney at a boutique environmental law firm in Santa Monica, California.

Publications

"Court of Appeal Issues First Published Opinion Interpreting California Senate Bill 35 Streamlining Provisions," Land Use Law Alert (April 2021)

"New State Guidelines Clarify When Leases of Local Agency-Owned Land are Subject to the Surplus Land Act," Government + Real Estate + Environment Law Alert (April 2021)

"NEPA in the Ninth Circuit: A Rare Look at Impacts to Redwood Forests and 'Downstream' Carbon Emissions," co-author, Land Use Law Alert (December 2020)

"Court of Appeal Clarifies Rules for Retaining Emails That are Included in CEQA Records," co-author, Land Use + Government Law Alert (August 2020)

"CEQA Reform in the COVID Era? The California Senate Housing Production Package Moves Forward," co-author, Land Use Law Alert (June 2020)

"Recent Conflict of Interest Cases Reveal Pitfalls for Land Use Practitioners," Land Use + Government Law Alert (May 2020)

"Recent Changes to CEQA-Related Procedures from COVID-19," co-author, Land Use Law Alert (April 2020)

"Construction of Residential Care Facilities for the Elderly to Continue in Santa Clara County," co-author, Real Estate Law Alert (April 2020)

"CEQA Update: No Change to Administrative Deadlines, Noticing, or Filing Requirements Following Governor Newsom's 'Stay at Home' Order," Land Use Law Alert (April 2020)

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Practices/Industries

Real Estate

Environmental Law

Land Use

"Construction to Continue For Now Following Governor Newsom's "Stay at Home" Order," co-author, Construction + Government Law Alert (March 2020)

"Updates to CEQA Technical Advisories on Disaster Response and Housing," co-author, Land Use Alert (January 2020)

"Urban Forests as Weapons Against Climate Change: Lessons From California's Global Warming Solutions Act," 47 Urb. Law. 387 (2015)

"Report: California Law at the Intersection of Water Use and Land Planning," *Public Law Research Institute* (2015)

"The Definitive Guide to Tree Disputes in California," 21 Hastings W.-N.W. J. Envtl. L. & Pol'y 113 (2015)

Press

"McKinnon Fails to Win Reappointment to Planning Commission," Santa Monica Lookout (September 2020)

"Antioch Approves Nearly 1,200 Homes on its Southern Border," The Mercury News (July 2020)

"Almost 500 apartments go through design review," Santa Monica Daily Press (December 2019)

"Marijuana production faces 'war' from Asian American communities in San Gabriel Valley," Los Angeles Times (February 2019)

"Redondo Beach mulls next steps for Measure C, waterfront development," The Daily Breeze (April 2017)

Professional Affiliations

Member, Santa Monica Planning Commission

Member, Political Committee, Sierra Club Angeles Chapter

Judicial Clerkships

Judicial Extern to the Honorable Justice Goodwin Liu, California Supreme Court

Academic Distinctions

West-Northwest Journal of Environmental Law & Policy, Managing Editor

Moot Court Student of the Year, 2014-2015

Education

J.D., University of California, Hastings College of the Law (2015)

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B.A., Occidental College (2010)

Admissions and Courts

California