HansonBridgett



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Areas of Focus

- Real Estate
- Environmental Law
- Land Use

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Ellis Raskin is a Partner in the firm's Real Estate & Environment Section. He represents public agencies, privately-held companies, and other stakeholders across California in complex real estate, housing, and land use matters. Ellis' work has involved a range of large-scale development projects in high-stakes administrative proceedings and litigation.

Ellis is an accomplished land use litigator who has achieved groundbreaking environmental and land use victories for clients across California. Areas of focus in Ellis' practice regularly include the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the Surplus Land Act, the California Coastal Act, the Subdivision Map Act, and other state and local land use laws. He also regularly provides advice and guidance about navigating California's new housing laws, California's Housing Element Law, the Housing Accountability Act, SB 9, and related legislation.

As part of his land use practice, Ellis helps clients navigate complex property disputes, including disputes relating to views, boundaries, easements, and complex tree disputes. He also advises clients on matters involving residential and commercial leases, including matters involving California's state and local rent control laws.

Ellis has litigated numerous private attorney general fee motions (Code of Civil Procedure § 1021.5), and he advises public agencies, law firms, and other stakeholders in matters involving private attorney

general fee claims. Ellis has provided expert testimony regarding private attorney general fee motions, and he provides third-party reviews of fee claims.

In addition to his legal practice, Ellis serves as an elected member of the Santa Monica City Council, and he is the former Chair of the City of Santa Monica's Planning Commission. He also serves in leadership positions on a range of housing and environmental advocacy organizations. Ellis is an elected member of the Executive Committee of the Sierra Club's Angeles Chapter and the Steering Committee of Santa Monicans for Renters' Rights.

Publications

"Options for Rebuilding Following Southern California's Fires," co-author, Land Use Law Alert (January 2025)

"2021 Legislative Update #2: Additional Wins for Housing Advocates, Some Losses," co-author, Land Use Law Alert (November 2021)

"A Recent Ruling Involving Unlined Landfills Highlights the Pitfalls of Relying on Categorical Exemptions under CEQA," co-author, Land Use Law Alert (September 2021)

"California Court of Appeal Issues Rare Interpretation of Policy Designed to Mitigate the Effects of Coastal Erosion," Land Use Law Alert (July 2021)

"Recent Court of Appeal Decision Confirms that CEQA Statutes of Limitations Cannot be Extended Without a Project Proponent's Consent," Land Use Law Alert (July 2021)

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

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

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

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

"Recent Recusal Cases Reveal Pitfalls for Land Use Practitioners," Land Use + Government Insights & Analysis (May 2020)

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

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

“CEQA Update: No Change to Administrative Deadlines, Noticing, or Filing Requirements Following Governor Newsom’s ‘Stay at Home’ Order,” Land Use Legal Alert (April 2020)

“Governor Newsom’s ‘Stay at Home’ Order Allows Construction to Continue, but Many Cities and Counties are Banning Most Construction,” co-author, Construction + Government Legal Alert (March 2020)

“Updates to CEQA Technical Advisories on Disaster Response and Housing,” co-author, Land Use Legal 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,” *West-Northwest Journal of Environmental Law and Policy*, 21 Hastings W.-N.W. J. Envtl. L. & Pol’y 113 (2015)

Presentations

“Debating Climate Action on the Coast - Sea Level Rise & Flooding,” panelist, 2025 Environmental Law Society Symposium (March 2025)

“Navigating California’s Surplus Lands Act,” presenter, 2023 Appraisal Institute Conference (September 2023)

“Housing – How Can We Truly Make an Impact?,” panelist, San Mateo County Chamber of Commerce’s 2023 Progress Seminar (April 2023)

Press

“Hanson Bridgett Helps Secure Approval for Landmark Housing and Senior Living Community in Marin County,” Hanson Bridgett Press Release (June 2026)

“Shifting Focus on Corporate Ownership of Single-Family Homes,” *Law 360 Real Estate Authority* (January 2025)

“Hanson Bridgett Partner Ellis Raskin Elected to Santa Monica City Council,” *Hanson Bridgett Press Release* (November 2024)

“Five Win Seats on the Chapters Executive Board,“ *Sierra Club* (December 2023)

“Gavin Newsom Signs YIMBY-backed Law to Fast-Track Homebuilding,” *San Francisco Chronicle* (October 2023)

“Court Revives California Public Beach Harassment Case,” *Law360* (March 2023)

“Council Could Approve Revised Housing Element at Tuesday Meeting,” *Santa Monica Daily Press* (June 2022)

“City Council Race Begins with Newcomers Vying for Open Seat,” *Santa Monica Daily Press* (June 2022)

“A stalled housing project asks: Should we preserve Bay Area hillsides or watch ‘people move to Texas’?,” *San Francisco Chronicle* (March 2022)

“Planning Commissioner Ellis Raskin declares Council candidacy,” *Santa Monica Daily Press* (March 2022)

Planning Commission backs Saint John’s redevelopment despite lack of psych beds,” *Santa Monica Daily Press* (January 2022)

New medical center approved for Arizona/20th,” *Santa Monica Daily Press* (November 2021)

“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)

Honors & Awards

Super Lawyers, Environmental Litigation (2022-2023)

California Lawyers Association, Wiley W. Manuel Pro Bono Legal Services Award (2020-2022, 2024-2025)

Professional Affiliations

Sierra Club Angeles Chapter, Executive Board

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., UC Law San Francisco (Formerly UC Hastings) (2015)

B.A., Occidental College (2010)

Admissions and Courts

California