



### PRACTICES / INDUSTRIES

- Land Use
- Real Estate Transactions
- Environmental
- Climate Change, Renewable Energy & Sustainable Technology
- Distressed Real Estate Asset Group
- Eminent Domain & Valuation - Landowners | Public Agencies

### BAR ADMISSIONS

- California

### EDUCATION

- JD, UC Berkeley - Boalt Hall, 1974 (Public Administration and International Affairs) Woodrow Wilson School, 1974
- BA, Princeton, 1971

> [WWW.LUCE.COM](http://WWW.LUCE.COM)

### > LOCATION / CONTACT INFO

Partner in the San Francisco Office

**Phone:** 415.356.4612  
**Fax:** 415.356.3864  
**E-Mail:** [ttosta@luce.com](mailto:ttosta@luce.com)  
**Web:** [www.luce.com/timothytosta](http://www.luce.com/timothytosta)

Timothy A. Tosta's practice emphasizes land use and environmental law.

Mr. Tosta has successfully procured land use entitlements for some of California's most complex and controversial development proposals in some of the state's most treacherous political environments. From California's coast to the shores of Lake Tahoe, from the urban centers of San Francisco and Los Angeles to rural Monterey and Orange Counties, he has presented innovative strategies and solutions for entitlement of a wide variety of product types ranging from urban infill to new towns, from industrial campuses to vacation resorts. Finally, Mr. Tosta fully defends, in court, the entitlements that he has procured. Among other court victories, Mr. Tosta argued, before the California Supreme Court, *Citizens of Goleta Valley v. Board of Supervisors of Santa Barbara County*, one of California's most significant Environmental Quality Act cases.

Mr. Tosta also specializes in the development of innovative strategic plans for "non-developer" business and other institutions (e.g. hospitals, universities, biotechnology and information technology companies) that find themselves in traditional developer roles.

Mr. Tosta has lectured at national meetings, conferences, and conventions of the American Bar Association, the American Institute of Architects, the American Law Institute, the American Planning Association, the California State Bar Real Estate Section, the National Association of Real Estate Editors, the Practising Law Institute, The California Association of Appellate Lawyers and the Urban Land Institute, and has appeared before a variety of business groups, community associations, and colleges and universities throughout California. He has also been prominently featured in numerous publications, including *The American Lawyer*, *California Law Business*, *The California Executive*, *The Daily Journal* and *The California Lawyer*.

In addition to practicing law, Mr. Tosta is also a certified Integral Coach, working with a select number of colleagues and clients to build sustainable careers as well as balanced, fulfilled lives. He is an amateur musician who plays guitar, mandolin, banjo, ukulele and a variety of other stringed instruments. He also serves as a hospice volunteer at San Francisco's Laguna Honda Hospital, where he is encouraged to play and sing his own mediocre renditions of tin pan alley, folk and country songs to the hospice residents. His first book, *#DEATHtweet: A Well-Lived Life Through 140 Perspectives on Death and Its Teachings*, was published to rave reviews in February 2010.

#### > MEMBERSHIPS

American Planning Association.  
Congress for New Urbanism.  
International Council of Shopping Centers.  
NAIOP.  
San Francisco Planning and Urban Research Association.  
Urban Land Institute.  
Board of Directors, Laguna Honda Hospital Foundation.  
Board of Directors, Felidae Conservation Fund.

#### > RECOGNITION

Martindale-Hubbell® AV Rating.  
*Super Lawyers Corporate Counsel Edition* - Most Recent Listing: 2010 - Land Use/Zoning.  
*Northern California Super Lawyers* - Corporate Counsel - Most Recent Listing: 2009 - Land Use / Zoning.  
*Northern California Super Lawyers* - Most Recent Listing: 2009 - Land Use / Zoning.

#### > BOOKS

*#DEATHtweet: A Well-Lived Life Through 140 Perspectives on Death and Its Teachings*, Book 01: A THINKaha Book - Happy About Books, Publisher - 2010.

#### > ARTICLES

"The Elephant in the Room" - *Daily Journal* - August 30, 2010.  
"Redemption" - *Daily Journal* - July 13, 2010.  
"Finding and Returning to Ground" - *Daily Journal* - June 24, 2010.  
"Working With Angels" - *Daily Journal* - June 3, 2010.  
"On the Shoulders of Giants" - *Daily Journal* - April 29, 2010.  
"Victor's Story" - *Daily Journal* - January 11, 2010.  
"Putting the Holidays Into Perspective" - *Daily Journal* - December 21, 2009.

> **ARTICLES** *CONTINUED*

"Overcoming Fear" - *California Real Estate Journal* - November 23, 2009.

"Why Work With Developmental Models?" - *Daily Journal* - November 16, 2009.

"I Know Your Type" - *Daily Journal* - September 18, 2009.

"Metaphors Matter" - *Daily Journal* - August 10, 2009.

"Don't Just Do Something, Sit There" - *Daily Journal* - July 6, 2009.

"Body Works" - *Daily Journal* - June 1, 2009.

"Is Law Bringing Meaning to Your Life? Then Call it a Calling" - *Daily Journal* - April 27, 2009.

"The Only Thing to Fear ..." - *Daily Journal* - March 23, 2009.

"Overcoming 'Stickiness'" - *Daily Journal* - March 2, 2009.

"Global Warming | Local Planning | SB 375" - *Luce Forward Legal e-Update* - October 8, 2008.

"InProPer: Agent of Change" - *Daily Journal* - March 1, 2008.

"Attorney General Announces Global Warming Settlement" - *Luce Forward Legal e-Update*  
August 22, 2007.

"Is San Francisco Serious About Meeting Its Housing Needs?" (with Edward Stevens Atkinson Jr.)  
San Francisco Planning and Urban Research Association Newsletter, Report 412.

"Affordable Housing Model" - *UrbanLand* - June 2002.

"Planning for San Francisco's Future: Information Technology and Biotech"  
(with Edward Stevens Atkinson Jr.).

Tosta, Timothy A., et al. - "How Citizens of *Goleta Valley v. Board of Supervisors* Changed the California  
Environmental Review Process" - *Southwestern University Law Review* - Vol. 26, No. 1 (1996).

Tosta, Timothy A., et al. - "Environmental Review After Goleta" - *Southwestern University Law Review* -  
Vol. 21, No. 3 (1992).

Tosta, Timothy A., et al. - "Environmental Review After Goleta" - *CEB Real Property Law Reporter*  
(July 1991).

> **INTERVIEWS**

#DEATHtweet: *TeleSeminar* - Happy About Books, Publisher - April 2010.

#DEATHtweet: Interview with Tim Tosta - Rajeseh Setty's "Life Beyond Code" Blog - April 19, 2010.

"San Francisco / unscripted" - October 18, 2005 - June 15, 2006 - November 6, 2007.

> **PERSONAL WRITINGS**

“Putting Things in Perspective: Stories of a Hospice Volunteer” - a collection of short stories - August 2006 through December 2008: Ben, Simon, Marcus, Tim, Chloe, Alejandro, Cesario, Suzie and Anita, Marion, Mia and Joe, Craig, Paul, Victor, Andy and Carol, Michael.

“Putting the Holidays Into Perspective” - A Holiday Message From Tim Tosta.

> **PRESENTATIONS**

Speaker: “Transformational Listening” – Association of Corporate Counsel, San Diego Chapter  
June 11, 2010.

Speaker: “Informed Dying is the Only Way to Live” - Silicon Valley Business Association - April 21, 2010.

Speaker: “Informed Dying is the Only Way to Live” - Webinar - April 20, 2010.

Speaker: “Why Not Thrive in Turbulent Times?” - Urban Land Institute:

- Irvine: September 22, 2009; October 27, 2009; December 10, 2009; January 14, 2010; April 29, 2010.
- San Diego: September 17, 2009; October 28, 2009; December 11, 2009; January 15, 2010; April 30, 2010; June 11, 2010.
- San Francisco: March 18, 2009; July 14, 2009; September 17, 2009; October 7, 2009; November 18, 2009; January 19, 2010.

Speaker: “The Chi of San Francisco” - ULI Fall Meeting, Inner City Council - November 4, 2009.

Speaker: “Moving Mountains – Negotiating a Win-Win” - ULI Fall Meeting, Small Scale Commercial Council - November 4, 2009.

Speaker: “Recovering California” with Sunne McPeak - Luce Forward Leadership Luncheon  
May 5, 2009.

Speaker: “Transformative Listening” - Wells Fargo Trust Department - April 16, 2009.

Speaker: “Staying Alive - Workouts & Breakouts: What Can Be Built in Today’s Market?”  
Urban Land Institute - San Francisco - September 10, 2008.

Participant: “Mixed-Use Development Conference” - CLE International - August 21, 2008.

Speaker: “Lessons for the Living” - California Association of Appellate Lawyers - May 16, 2008.

Participant: “Mixed-Use Development Conference” - CLE International - January 10, 2008.