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Timothy Hutter



Tom Kurtz/Special to the Daily Transcript
Senior Counsel

At the law firm Allen Matkins, Hutter focuses his practice on business and real estate disputes in all forms, including contract, construction, joint venture, entitlement, land use, and landlord and tenant litigation.

He knows the territory. "My dad was in the Navy, and I grew up here, traveled and returned here nine years ago," he said. "We consider ourselves San Diegans if you go to high school here." He earned a bachelor's degree in political science from Yale University, then attended UCLA School of Law. "I considered locating on the East Coast, but the draw of the Southern California coast was too great," he said. During law school, he worked as a law clerk for the Los Angeles County District Attorney's office and volunteered with the Legal Aid Foundation of Los Angeles.

Much of Hutter's recent work has been in land use law. "There's a subspecialty dealing with density bonus projects," he said, referring to a state statute that encourages development of affordable and senior housing, including up to a 35 percent increase in project densities. "I've become an expert in that statute."

He represented the Building Industry Association in an ongoing dispute with the city of Encinitas over bonus projects. The association contended that Encinitas' development policies restricted construction of affordable housing. The suit reached a public settlement requiring rescission of the policies, repayment of attorney fees and adoption of new policies in compliance with state law.

"Working on density bonus projects results in positives for cities," Hutter said. "I have reached the point where I am an advocate for the future of San Diego County's growth." He also successfully represented

Palomar Community College District in arbitration over the acquisition and development of a proposed college site in Fallbrook.

Hutter is vice chair of the city of San Diego's Historical Resources Board, chair and board member of the Build San Diego PAC, former board member and mentor for the Building Industry Association's y|Gen, member of the Urban Land Institute's Residential and Small Scale Infill Development Councils and a participant in the Louis M. Welsh American Inn of Court.

"The things I do now as I get deeper in my career support the causes I'm passionate about," he said. "With a wife and three kids now, I'm assistant coach for Little League Baseball. Allen Matkins firmly supports community outreach, and when I have more balance in my life I'm happier and I do a better job."

— **John Roemer**