

UpClose **Jeff Chine**

UP CLOSE WITH JEFF CHINE OF ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS

An only child, Jeff Chine was born in Arkansas. His father was a career Navy man, so he moved around quite a bit before settling in South County where he graduated from Bonita Vista High School. His college years were spent at UC Santa Barbara, where he majored in economics and psychology. He attended UCLA Law School.

Chine first became interested in land use after taking a class at UCLA, and since his graduation in 1987, has practiced in San Diego. For 21 years, that was at Luce Forward where he also was Chair of the Real Estate Department. In 2008, he joined Allen Matkins as a partner and Chair of the San Diego Land Use Group where he represents land owners and developers of complex mixed-use, commercial and residential projects throughout Southern California. Chine specializes in regulatory issues facing development in California, and also represents development interests in litigation over entitlements, such as challenges to Environmental Impact Reports and other state and federal permits.

Chine has represented master-planned communities including San Elijo Hills, Fanita Ranch and Otay Ranch. He also gets involved with controversial projects such as the Palomar Station mixed-use project in San Marcos (which resulted in the unsuccessful no-growth initiative, Prop O). And, he successfully sued the city of San Diego over the former city attorney's refusal to issue occupancy certificates to Blackwater U.S.A.'s naval training facility in Otay Mesa.

You will see his name listed in the *Best Lawyers in America* for 2009, and regularly in *The San Diego Daily Transcript's* report on San Diego's Top Lawyers. He has also taught the California Environmental Quality Act (CEQA) to judges and appellate justices at the California Judicial College.

Chine's BIA involvement began many years ago as part of the BIA Legal Action Committee. He has since represented BIA in its negotiations with SANDAG over the renewal of the TransNet tax in 2004, which will result in \$14 billion to public transportation projects in the region, and has served as the General Counsel for the BIA Board of Directors since 2006.

He is married to Kara, a high school English teacher, and they have two children: Jack (3) and Olivia, (5). When not working or with the family, he competes in triathlons.



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C O N T I N U E D

What is your favorite way to spend a Sunday?

It starts with a bike ride early in the morning, usually up the coast, and then I make pancakes for the family. We go to the local park for some playground time and then have friends over for dinner. I'd like to sneak a nap in there somewhere, but it won't happen.

If you could trade places with one person for a day, who would it be and why?

Can I use a time machine? Dan Fouts, 1981 AFC Championship Game in Cincinnati. Sixty degrees below zero with wind chill. That was the Chargers' year. They would have won the Superbowl. No doubt in my mind. I want another shot at the Bengals.

What is the last book you read?

Building St. Peter's, a non-fiction account of the politics and scandals surrounding the planning and construction of St. Peter's Basilica in 16th Century Rome. It's a land use attorney's dream. The project did take 100 years to complete, just slightly longer than processing a project in California.

What has been the biggest surprise in your life?

Being a parent is a lot of fun, which I expected, but it's also hard work. I have much more respect for my parents, for all parents, now that I am a father.

What annoys you?

Commercials.

What inspires you?

Perseverance. People who fight against tough odds in difficult circumstances, and never give in, never quit. I was with a family member recently at the Grossmont Hospital Cancer Center. Twenty or so people of all ages and backgrounds were receiving chemotherapy. Some of them, like my stepfather, have been through several rounds of treatment. I can't imagine more courageous people.

What advice would you give to someone new to this country?

Get an education. Work hard. Always take the high road and maintain your integrity. In the end you'll succeed at whatever you set out to do.



From left to right, Kara, Jack, Olivia and Jeff Chine

What would you talk about if you had one hour with the President of the United States?

I would tell him that Federal laws impacting the development industry need to be re-evaluated as part of any economic recovery plan. Perhaps the financial industry lacked regulation, but the building industry is over-regulated by any standards. Two laws, the Endangered Species Act and Clean Water Act, immediately come to mind. They have been interpreted and implemented in ways that harm our industry and result in little, if any, public benefit originally intended by the legislation.

On the Fanita project, for example, trespassers over the years left tire ruts on dirt roads which created mud puddles in the rain. Some of the puddles were found to contain fairy shrimp, a protected species under ESA. This became a significant planning issue and was then the subject of litigation when the Center for Biological Diversity and other environmental groups sued over the project EIR, claiming that such road ruts cannot be disturbed. This is just one of many examples of the increased cost, extended processing time and litigation risk which results from such legislation. Reform is needed.

Then I would have an off-the-record discussion of the President's bowling technique. Pathetic. I was embarrassed for him.