
Joshua R. Steinhauer

Partner

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Joshua Steinhauer's practice focuses on real estate, land use development, and environmental compliance under the California Environmental Quality Act (CEQA) for large and complex, commercial, institutional, residential and mixed use development projects.

Joshua has experience in negotiating project entitlements, including development agreements and subdivision approvals and agreements. Joshua also has experience in negotiating regulatory permits and approvals with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, the San Francisco Bay Conservation and Development Commission, the San Francisco Regional Water Quality Control Board, and the State Lands Commission. He also has experience with permitting renewable energy projects.

As part of his general real estate practice, Joshua represents owners, and developers in general real estate transactions, including property assembly and acquisition, as well as easements, licenses, covenants and other agreements. He also represents owners and developers in the negotiation of construction and design contracts.

Prior to entering private practice, Joshua served as a civil motions and settlement conference attorney for the United States Court of Appeals for the Ninth Circuit.

Joshua graduated with honors from Cornell University, New York State School of Industrial and Labor Relations (1977). He earned his law degree from the University of California, Hastings College of the Law, San Francisco (1981), where he served as associate editor of the Hastings Law Journal and was elected to the Order of the Coif and the Thurston Society.

Notable Representations

Mission Rock

Primary contributing counsel on the redevelopment of Mission Rock, a 28 acre Port of San Francisco site, the last of the original surface parking lots developed with the Giants ballpark, being developed by SWL 337 Associates, LLC, an affiliate of the San Francisco Giants. Mission Rock is planned to include 3.6 million square feet of mixed residential, office and retail uses, 8 acres of open space and expanded public access to the waterfront, and an 850,000 square foot parking structure, to serve the project and the Giants ballpark patrons. The project also includes rehabilitation and reuse of Pier 48, a 212,500 square foot pile supported pier for light industrial, restaurant, retail and market and event spaces. The project required state legislation to enable development on Port land subject to the public trust, and approval of a City height authorizing ballot measure. The project included review of a development agreement, including a detailed infrastructure plan and Interagency cooperation agreement.

5M

Primary contributing counsel to the 5M Project, a 1.8 million square foot mixed use development venture of Forest City Development (developer) and the Hearst Corporation (owner), on a four acre site at the juncture of San Francisco's downtown, south of Market, and mid-Market neighborhoods. The project includes new

pedestrian plazas and walkways, and new cultural and educational facilities to be located in a renovated historic building. The 5M project was approved in 2015.

Napa Pipe

Lead counsel to the Napa Pipe Project on the redevelopment of a 150 acre former industrial steel pipe manufacturing plant site into a 950 unit, higher density mixed use development. The project, an example of higher density new urbanism, will include new affordable housing, a residential senior care center, a hotel, Costco and other commercial and light industrial uses. Entitlements included complex negotiations with Napa County and the City of Napa, including a development agreement, plan amendments, and LAFCO (Local Agency Formation Commission) approval of a phased annexation to the City. Napa Pipe was approved in 2013.

Redwood Shores

Entitlements counsel for Redwood Shores, a 450 acre, 2,500 unit residential and commercial waterfront development community in Redwood City. The project included a major levee raising and rehabilitation project for the Redwood Shores perimeter levee system requiring approvals from the United States Corps of Engineers, the Bay Conservation Development Commission, the United States Fish & Wildlife Service, and the San Francisco Water Quality Control Board.

Sutter Health Medical Centers

Lead or a primary contributing counsel in obtaining environmental clearances and entitlement approvals for Sutter Health affiliated hospital projects throughout the San Francisco Bay Area, including new hospitals or medical centers in San Francisco (California Pacific Medical Center – including two new hospitals, three new medical buildings, and Caltrans approval of a pedestrian tunnel under Van Ness Avenue/US Highway 101, in CPMC's five campus system), Burlingame (Mills Peninsula – new hospital and medical building), San Carlos (Palo Alto Medical Foundation – new hospital and medical building) and Castro Valley (Eden Medical Center- new hospital).

Mission Bay

Principal land use, subdivision, and infrastructure development counsel for 20 years to the Mission Bay Project, a 300 acre mixed-use project that is entitled for 8 million square feet of commercial uses, 6,000 housing units, and a new UC San Francisco Campus. Mission Bay has been one of California's largest and most successful redevelopment projects.

Other notable projects

eBay's acquisition, re-subdivision and re-development of a 2 million square foot office campus in north San Jose; the Jewish Community Center in San Francisco; and the Island Park Project in Belmont.

Professional Activities

Joshua is a member of the American Bar Association, Real Property, Probate and Trust Law Section; the California State Bar; the San Francisco Bar Association, Environmental and Real Property Sections; and the San Francisco Planning and Urban Research Association.

Education

J.D., University of California, Hastings College of the Law (1981)

B.S., with honors Cornell University (1977)