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## Sunny Tsou

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### Details

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Sunny Tsou counsels developers, property owners, and other clients on land use and environmental permitting and regulatory issues for a variety of development projects, including infill mixed-use developments, residential projects, shopping centers, renewable energy projects, office campuses, educational institutions, and recreational facilities.

Sunny has substantial experience with assisting clients secure entitlements from public agencies ranging from development agreements, use permits, subdivision approvals, general and specific plan amendments, and zoning amendments. He is familiar with a variety of federal and state laws including the National Environmental Policy Act (NEPA), the Endangered Species Act, the Freedom of Information Act, the Wilderness Act, the California Environmental Quality Act (CEQA), the California Endangered Species Act, the California Coastal Act, the California Planning and Zoning Law, the California Subdivision Map Act and the California Political Reform Act.

Leveraging his knowledge of California land use and planning law, Sunny also has experience with developing and drafting state legislation on land use and development law. At the federal level, Sunny has practiced before the U.S. Court of Appeals for the Ninth Circuit filing amicus briefs in environmental cases on behalf of a variety of clients.

Drawing on his experience with assisting developers, Sunny has counseled clients operating in evolving industries with unique land use and development issues, including advising a non-traditional retailer on the implementation of new services for customers and counseling an online retailer on compliance with state and local land use laws for their distribution facilities.

While attending the UCLA School of Law, Sunny received a grant from the Sustainable L.A. Grand Challenge to research the viability of energy storage systems in Los Angeles to help the city reach 100% renewable energy by 2050. His focus for the project was on the legal and policy issues regarding the installation of home batteries and their interaction with the energy market and infrastructure. Sunny also served as a research assistant at the Emmett Institute on Climate Change and the Environment, conducting a survey on state energy efficiency and renewable energy laws and policies. Additionally, he interned at the U.S. Department of Agriculture in the Office of the General Counsel, where he researched and analyzed issues in administrative law, contracts, torts, environmental law, and real estate.

Sunny earned his J.D. from the UCLA School of Law, where he was Articles Editor of the Environmental Law Journal. He also earned his B.A. in Philosophy with a minor in Geography from UCLA.

### Education

J.D., University of California, Los Angeles School of Law (2016)

B.A., University of California, Los Angeles (2011)