

PETER NELSON KING
ATTORNEY ~ General Counsel

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EDUCATION

UNIVERSITY OF WASHINGTON, Seattle, WA
Baccalaureate, International Trade & Transportation, 1984

WILLAMETTE UNIVERSITY COLLEGE OF LAW, Salem, OR
Juris Doctorate – Truman Wesley Collins Legal Center, 1987

UNIVERSITY OF CALIFORNIA, Los Angeles, CA
Alumnus – Certificate Program, Real Estate Studies, 1993-2002

PEPPERDINE UNIVERSITY, Los Angeles, CA
Alumnus – MBA Program, Graziadio School of Business, 1994-1995

EXPERIENCE

CITY ATTORNEY/GENERAL COUNSEL, CITY OF PALM SPRINGS, CA; 2018/2019

Chief General Counsel/City Attorney's Office for the City of Palm Springs, a charter city/municipal corporation. Served as legal counsel for all city departments, boards, the City Council, City Manager and the historic Palm Springs International Airport.

Responsibilities included overseeing all litigation, contract administration, code enforcement, new legislation/ordinances, regulatory compliance work re: state, federal and local environmental and land use laws. Served as counsel on a variety of complex municipal and regional infrastructure projects. And served as legal advisor on City/Regional task forces grappling with crime and homelessness in the Coachella Valley

In addition I served as the City's Risk Manager and advised the Human Resources Department on labor/union issues.

Noteworthy legal work included high profile Cal-Osha matters and overseeing ongoing investigations of City officials / Developer corruption and served as chief development counsel on several public works projects, e.g., Ramona Ave street widening project, Police Department expansion, at the Palm Springs Convention Center.

LAW OFFICE OF PETER NELSON KING, 2014 - 2020

General Business Counsel to various small to medium size corporations.
I currently offer legal services to both the public and private sector clients including, entities in the recreation/snow sports industry, restaurant industry and common interest

developments. I specialize in corporate contract reorganization, overseeing litigation counsel, and environmental and development regulatory review and compliance.

In 2017, the Los Angeles City Attorney's Office, Real Property Division, retained me to return under contract to handle litigation and serve in a consulting role on several high-profile matters, including land use/real estate issues involving the "Hollywood sign", code interpretation and overseeing outside counsel on several matters involving complex e-discovery and the California Public Records Act.

In addition, I continue as an adjunct instructor of both Civil Litigation and Procedure and Real Property/Real Estate Law in the Paralegal Program at UC Riverside, Extension. I taught Business Law at Crafton Hills College, Yucaipa, CA.

LOS ANGELES CITY ATTORNEY'S OFFICE, Attorney, 1989-2014

Housing Division/Land Use Divisions, 2011 – 2014

General and litigation counsel for the Los Angeles Housing Department, Planning Department, Building and Safety, Mayor's Office, and City Council. Advice and litigation included all aspects of planning, land use, zoning, environmental, and California development law. Drafted City ordinances and provided interpretation of same for City officials.

Specifically for the Los Angeles Housing Department and its general managers I provided strategic advice on large-scale affordable housing development projects proposed across the City of Los Angeles. Advised managers and code enforcement officers on a variety of state and federal housing laws and matters involving the City's Rent Stabilization ("control") ordinance, its Systematic Code Enforcement Program, and its local nuisance abatement ordinances. Complex litigation involving real estate law, landlord-tenant issues, leases as well as local, state, and federal housing regulations. Trials (and Petitions for Writ of Mandamus) included challenges to administrative hearings/decisions made by Housing Department hearings officers involving U.S. and California Constitutional issues (inverse condemnation) and local taxation issues ("Prop 26).

Harbor Department, Port of Los Angeles, 2010 – 2011

General and Environmental Counsel to the Port of Los Angeles ("POLA"). Negotiated and prepared long-term marine terminal leases and contracts. Advised POLA planning staff re: (CEQA/NEPA) environmental review and clearance issues for projects involving new regional rail yards, marine terminals and warehouse conversions on State Tidelands Trust (POLA) property. Oversaw litigation and provided advice to the Harbor Commission and POLA management/staff.

General Counsel Practice Group, 2002 – 2010

General Counsel to the Mayor, City Council, the Department of Neighborhood Empowerment, the Board of Neighborhood Commissioners and 90, plus, City certified neighborhood councils. I served in a supervisory role overseeing a newly created, Charter-mandated program for a Citywide System of Neighborhood Council in the City of

Los Angeles. The City Attorney selected me and a small team of attorneys to provide legal counsel to hundreds of new City officials elected to neighborhood council boards. The assignment involved providing advice on a multitude of governmental issues, including specific advice on the following areas of California law: Brown Act, Public Records Act, Political Reform Act, Government Code Section 1090, Land Use and Planning law laws, the Tort Claims Act, ordinance drafting, public contracting /grants, and state and federal constitutional issues involving free speech and civil rights.

I developed AB 1234 Ethics training material, (including an award-winning video for City officials on the California Open Meetings law and educational material, including a primer on "Effective Land Use Advocacy" for the new neighborhood council members. In addition, I prepared comprehensive training material and presented same to City officials and community council leaders at publicly sponsored community-based seminars through-out the City of Los Angeles.

Land Use Division, 1995-2002

Counsel to the Mayor, City Council, Planning Department, Building and Safety, LAPD and LAFD on all aspects of land use law, including ordinance drafting, advice and litigation concerning the City's general plan, zoning code, adult entertainment, rent control, ethics, and nuisance abatement regulations, as well as code enforcement. I advised the City Planning Commissioners at Area Planning commission meetings, including the Harbor, North Valley and South Valley.

Successfully defended the City in state and federal litigation and in the California Court of Appeal. Litigation involved, among other issues, code enforcement, (CEQA) environmental law, constitutional rights, adult entertainment/zoning, inverse condemnation "takings" claims, Section 1983/civil rights, nuisance abatement and a victory in a case of first impression, *EWAP v. City of Los Angeles*.

Also, managed and litigated a complex, class action suit, *Porter v. City of Los Angeles*, that resulted in a \$4 million settlement in favor of the client City of Los Angeles

Housing Authority/Community Redevelopment Agency 1993-1995

General Counsel to the Housing Authority of the City of Los Angeles (HACLA) re: HUD regulations, leasing, construction contracts, personal services agreements, landlord-tenant law, tenant subsidy programs in the Authority's developments.

Handled litigation involving the Authority's new construction and modernization projects, construction bonds, and lead-based paint regulations.

Authored the Housing Authority's Police Department "Vehicle Pursuit Policy"

Police Litigation /Civil Liability Divisions, 1990-1993

Defended LAPD's SWAT and K-9 teams in excessive force litigation involving injuries, wrongful death, and alleged civil rights violations. Handled all aspects of the litigation in both federal and state courts, including several high profile trials/class action suits involving the NAACP, the ACLU and the consulate of Mexico in the wake of the *Rodney King v. City of Los Angeles* cases.

Provided training to LAPD officers and advised LAPD re “Use of Force” techniques and policy. Also Defended the City and its employees in public-sector tort litigation involving dangerous conditions, vehicular accidents and property damage.

Los Angeles City Prosecutor, 1989-1990

Prosecutor handling all aspects of criminal trials

Staff Attorney, Los Angeles Superior Court, Southwest District 1988-1989

Coordinate research for the judiciary and prepared “tentative rulings” on a variety of civil and criminal cases. Trained and supervised court clerks on civil and administrative procedure. Created a successful Small Claims Advisory Program staffed by law students. Served as a Judge Pro Tem for Small Claims, Traffic and Unlawful Detainer trials.

OTHER QUALIFICATIONS, EXPERIENCE, AND INTERESTS

- ❖ Qualified to practice in the United States Supreme Court, the 9th Circuit of Appeal, the U.S. District Courts (Central and Southern District) and all other courts in California.
- ❖ Licensed, California Real Estate Broker, since 1992
- ❖ Mediator, awarded certificate in Alternative Dispute Resolution by the Willamette University College of Law, Center for Dispute Resolution – skilled in negotiation strategy, mediation, and arbitration techniques.
- ❖ Board of Directors (former), San Geronio Wilderness Association/U.S. Forest Service
- ❖ Board of Director (former) on the Crafton Hills College Foundation..
- ❖ US Merchant Officer/Captain, 100 Ton Master, U.S. Coast Guard . U.S. Coast Guard (Aux), Public Affairs Officer
- ❖ Adjunct Professor/Instructor the University of California, Riverside, CA (Real Estate Law and Litigation) and at Crafton Hills College, Yucaipa, CA (Business Law).