

**Graham M. Lyons**
Partner

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## Education

Westmont College, B.S. Magna Cum Laude, 1995
U.C. Davis, J.D. (Editor-in-Chief, Environs: Journal of Environmental Law and Policy), 1999

## Memberships

**BAR ADMISSIONS**
California

**MEMBERSHIPS**
State Bar of California
Santa Barbara County Bar Association

Graham is a Partner in the firm's Business and Real Estate Group, bringing more than 25 years of experience advising clients on complex land use and real estate transactions throughout California. A former Managing Partner of the firm, Graham pairs strategic leadership with hands-on legal counsel to help clients navigate their real estate development, acquisition, financing, and entitlement challenges. Graham's practice focuses on the acquisition, entitlement, financing, and development of real estate. He has extensive experience representing clients in residential, mixed-use, and hospitality projects, and regularly appears before state and local agencies on behalf of clients and their development initiatives. Graham routinely assists clients in securing land use approvals for the conversion of underperforming properties to housing and is deeply knowledgeable about state and local housing laws.

## Representative Experience

Represent applicant in processing entitlements for a 193-unit residential development in the City of Ventura, including defeating an appeal of the project at City Council and approval by LAFCO for annexation into the City.

Represent developer in the acquisition, financing, and development of downtown mixed-

## Practice Areas

- Business & Real Estate
- Land Use and Title
- Public Agency
- Real Estate Purchase and Sale Transactions
- Commercial and Residential Finance
- Environmental
- Leasing / Subleasing

use project containing 51 apartments for downtown workforce and low- income families and commercial/office space for government and non-profit agencies. The project was a public/private partnership with the City of Santa Barbara and was financed with funds from the City of Santa Barbara, CalHFA, the sale of multifamily housing revenue bonds, and an allocation of tax credits.

Negotiate on behalf of applicant a Development Agreement and related approvals for the development of a luxury, water-front hotel, including the transfer of existing development rights. Represent applicant in the ongoing permitting and development of hotel.

Represent applicant in amendment of Specific Plan and related Local Coastal Program policies to allow for expanded uses of large, undeveloped coastal property.

Negotiate on behalf of developer all design and construction contracts for major hotel project.

Represent developer in negotiation of long-term ground lease for development of new medical facility.

Represent museum in all real estate, permitting, and construction aspects of multi-phased $50 million renovation of downtown Santa Barbara facility.

Advise educational institution in the development and ongoing implementation of its employer-sponsored housing program, which includes 54 employer-developed residential units.

Represent borrower in $27 million bond refinance of multifamily development project to facilitate buyout of limited partner.

**Community Involvement**

Graham serves as Chair of the Board of the Santa Barbara Bowl Foundation and sits on the Boards of Directors for Partners in Education and the Santa Barbara Track Club.