

Rising Star: Liner's Kyndra Casper

By **Andrew Strickler**

Law360, New York (March 31, 2016, 11:06 PM EDT) -- With the lead at her firm in a major client redevelopment in the heart of Hollywood and a growing reputation as an expert in key California environmental regulations, Liner LLP partner Kyndra Joy Casper is one of eight real estate attorneys under 40 this year to be named as a Law360 Rising Star.

Casper, who started her real estate career at Sheppard Mullin Richter & Hampton LLP before moving to Liner two years ago, has become the go-to lawyer at the firm for any matters involving the California Environmental Quality Act, an essential part of land use and development in the state, helping her to land a spot on Law360's 2016 Rising Stars list.

Casper's standout work in recent years included being the team leader for client Harridge Development Group and its planned \$1 billion-plus redevelopment of the iconic Crossroads of the World complex in Los Angeles.

The core site, which encompasses a historic shopping plaza, is being supplemented with 1.3 million square feet of development on an adjacent seven-plus acres. The project, now midway through the entitlement process, is to include eight new mixed-use buildings and the realignment of some city streets, among other features.

"This was one of the first open-air retail plazas ... but in recent years it has become closed off and there is more office use in the development now," Casper said, noting that the the plazas once had ties to famous people in Hollywood. "This rehabilitation will really take it back to its original roots."

Casper is also handling a wide range of development issues in connection with a mixed-use project adjacent to a Los Angeles metro station, which is to include offices with ground-floor retail and restaurants, 200 residential units and a 148-room boutique hotel.

The project is particularly complex because the site crosses jurisdictional lines — about 80 percent in Culver City and 20 percent in Los Angeles.



“It’s trying to make both cities happy, and they’re not necessarily worried about the same things,” she said.

Casper’s other ongoing projects include work on behalf of Shenzhen Hazens Real Estate Group’s \$700 million mixed-use project in downtown Los Angeles — Hazens’ first ground-up U.S. development — and helping coordinate a five-acre urban infill development project adjacent to the Chinatown Metro stop.

Casper is also on the team handling land use, political and community relations issues for the Village at Porter Ranch development in Los Angeles. The project site, totaling more than 109 acres, is to include a new entertainment, commercial and office retail center, 266 new dwelling units, a grocery store, restaurants, a hotel, a cinema and other commercial uses.

Working with longtime client Primestor Development, Casper is also leading a team handling all land use issues around a shopping center redevelopment project at Mission Hills.

That development also includes a number of entitlement issues, including a general plan amendment, zoning change, conditional use permits and alcohol licensing, along with the planned rehabilitation of a historic “Googie”-style building containing a bowling alley.

Casper said she’s been heavily involved in negotiating even seemingly small aspects of the project while supporting a long-term community outreach effort.

“There are so many aspects of what we do that the community outreach influences, I don’t feel I could do my job properly if I wasn’t involved in that piece.”

--Editing by Bruce Goldman.