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CYNTHIA MORGAN-REED

INVOLVEMENT

- Former Chair and four-year Board Member of Civic San Diego
- Executive Committee Board member of San Diego County Taxpayers Association and Membership Chair
- Public Policy Committee Member of San Diego Regional Chamber of Commerce
- Downtown San Diego Partnership Board Member

EXPERIENCE

- Research and verify public outreach and contracting process performed by Unified Port of San Diego (“Port”) for hotel on Port property to qualify for reimbursement of development impact fees by City of San Diego. Advocate for reimbursement of public improvements post-approval to both government agencies. Negotiate amount of development impact fees and reimbursement agreement with City of San Diego.
- Advise small business owner on county code enforcement violation and compliance while navigating property rezone to allow continued operation of client’s business. Advise on federal laws and negotiate with federal agencies to refute federal government’s claim of ownership of client’s private property in national monument and United States forest.
- Research legal status of right of way for two clients’ apartment projects. Convince government officials that no irrevocable offer of dedication of right of way is required allowing client to build parking garage in right of way and prohibit further delay of building permit.
- Advise client on LEED standards for Request for Proposal for Fixed Base Operator at San Diego International Airport Authority and assist with Master Lease negotiations. Negotiate leases for hangar spaces on behalf of Fixed Base Operator. Negotiate environmental contamination issues, solar lease, and Subordination Nondisturbance and Attornment Agreement with Master Landlord Airport Authority.
- Research development impact fees and negotiate significantly lower transportation impact fee on behalf of hotel client based on City’s incorrect calculation of trips generated by project due to improper classification of hotel.
- Negotiate transfer of access easement over tidelands property with Port to transfer easement to City of San Diego and negotiate net present value of easement and indemnity language with Port.

- Research Specific Plan, General Plan, and Municipal Code to refute City Attorney's opinion that ballot measure is required for client's land use issue and negotiate same with City Attorney. Write letters to City Council and City Attorney providing analysis of City options to approve land use issue. Write comment letter supporting City's Coastal Development Permit.
- Perform due diligence on existing hotel property, negotiate entitlements and conditions of approval including traffic mitigation requirements, and draft Transportation Demand Management plan and abandonment of sewer easement for 324 room hotel.
- Draft Covenants Conditions and Restrictions for condominium project.
- Lead planning consultant, broker, and public affairs team to obtain a highly competitive, and limited number, of City of San Diego Medical Marijuana Consumer Cooperative Conditional Use Permit for publicly traded medical marijuana company. Negotiate lease. Appear before Planning Commission for Conditional Use Permit. Lobby City Council to tax and regulate medical marijuana.
- Manage and direct project team of consultants through all stages of project entitlements and approvals including compliance with local and state environmental laws on various 200-600 room hotel projects.
- Represent elementary charter school in opposition to Conditional Use Permit for Post-Traumatic Stress Disorder Veterans Affairs clinic from operating next to school. Research Veterans Affairs' standards and incidences at similar locations nationwide to advocate to City Council not to approve Conditional Use Permit. Obtain conditions in Conditional Use Permit to protect school and require information and transparency from Veterans Affairs.
- Negotiate with homeowner's association to relocate sewer and storm water easement on client's property and draft new relocated easement.
- Draft and negotiate a Specific Plan with City for a 210 room hotel.
- Research and write comment letter for Environmental Impact Report to City updating its Community Plan resulting in density increase for client's property.
- Draft and negotiate development agreement and government entitlements for 272-room hotel and appear at City Council hearing for site development approval.

EDUCATION

Notre Dame Law School, Notre Dame, IN *Juris Doctorate, May 1999*

Michigan State University, James Madison College, E. Lansing, MI *Bachelor of Arts, International Relations, August 1995*

AWARDS

San Diego Metropolitan Magazine - Recognized as a *40 Under 40*, 2009

San Diego Business Journal - Women Who Mean Business, 2011

San Diego Metropolitan Magazine – Recognized as a *Woman Who Impacts San Diego*, 2014

San Diego Daily Transcript - Best of the Bar 2015, 2016