

Kristin L. Mendenhall

Staff Attorney | Los Angeles

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Kristin Mendenhall's practice focuses on eminent domain proceedings and other matters involving real estate acquisitions for public and private projects. Her experience includes preparation of pre-condemnation offers, analysis of appraisal reports, negotiations, filing of cases, discovery, briefing, trials, and appellate work. In addition to her eminent domain and real estate work, Kristin has worked on matters related to insurance coverage, including litigating environmental coverage issues and providing advisory opinions in response to insureds' claims made under automobile and commercial general liability policies.

Prior to joining Nossaman, Kristin was a Principal of a Los Angeles based law firm that specialized in eminent domain and redevelopment matters. Her work included management and litigation of eminent domain proceedings for LA Unified's school construction projects, which included many residential relocations and the closure of several fuel station businesses.

EXPERIENCE

City of Los Angeles / Los Angeles World Airports (LAWA). Member of the legal team advising on real property matters related to a \$5 billion program to ease access in and out of the second largest airport in the U.S. by developing a consolidated rental car center, an elevated 2.5-mile automated people mover system, intermodal transportation facilities, and a joint station connecting to Los Angeles' rail system.

Los Angeles County Metropolitan Transportation Authority. Handling several direct and inverse condemnation actions related to the Metro Purple Line Extension Project. Working on property acquisitions for the Rosecrans/Marquardt Grade Separation Project. Handled a quiet title action in Long Beach.

City of Bakersfield. Assisted with eminent domain cases involving claims for precondemnation damages in addition to claims for just compensation.

City of Modesto. Currently assisting with eminent domain cases involving partial takings and goodwill issues for the State Route 132 West Freeway/Expressway Phase 1 Project involving the acquisition of dozens of commercial, farmland, orchard, and residential parcels.

Southern California Edison. Assisted with filing of multiple eminent domain actions involving partial takings for its Valley South Subtransmission Project.

PREVIOUS EXPERIENCE

Kristin also represented Cathedral City on redevelopment cases, including trying a case that involved a claim for loss of goodwill by a fuel station operator. The jury returned a verdict on loss of goodwill in the amount of the City's appraisal and well below the City's final offer. Kristin also successfully defended the fuel station operator's appeal of the judgment after jury verdict.

Kristin's work also included representing the Community Redevelopment Agency of the City of Los Angeles on several different projects, including the Staples Center and the Hollywood and Vine project. These cases included claims by a travel agency that claimed a total loss of goodwill due to its alleged inability to relocate its custom-made computer. After much investigation, the matter was settled for a minimal amount after facts were discovered that proved to discredit the travel agency's claims.

Kristin assisted the Glendale Redevelopment Agency on redevelopment matters related to the construction of Americana at Brand. Many of these matters included issues as to project influence due to the extended acquisition period for this redevelopment project.

Kristin served as Eminent Domain Special Counsel for the City of Downey on its Lakewood Boulevard Improvement Project and served as Eminent Domain Special Counsel for the City of Gardena in connection with the full take of a large commercial parcel for use as a transportation center.

INSIGHTS

SPEAKING ENGAGEMENTS

Panelist, "Large Scale Projects: Planning for Success!," 2018 Northern California Eminent Domain Seminar Hosted by Nossaman LLP and Bender Rosenthal, Inc., Sacramento, CA, 04.18.2018

Panelist, "Large Scale Projects: Planning for Success," Nossaman's 2018 Southern California Eminent Domain Seminar, Costa Mesa, CA, 03.29.2018

Speaker, "To Tell or Not to Tell: Disclosure Obligations to Tenants of Potential Condemnation Actions," International Right of Way Association's Chapter 42 Spring Conference, Monterey, CA, 03.23.2018

PRACTICES

Eminent Domain & Valuation
Litigation

EDUCATION

Loyola Law School, J.D., 1992
Stanford University, B.A., 1981

ADMISSIONS

California
U.S. District Court, Central District of California