



**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

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### Memberships

**BAR ADMISSIONS**  
California

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

Graham Lyons is the former Managing Partner of Mullen & Henzell and is a member of the Business & Real Estate Group. His practice focuses on real estate matters involving the due diligence, acquisition, financing, entitlement and construction of residential, mixed-use, hospitality and institutional projects. Graham represents clients in all aspects of the land use entitlement process, including project feasibility analysis, zoning, subdivision, title, and environmental issues. He regularly appears before state and local agencies on behalf of his clients and their development projects. Graham also represents clients in the financing and construction of their entitled projects. Graham also counsels businesses and non-profits on entity formation, general corporate matters, and real estate-related issues. For the firm's public agency clients, Graham regularly advises on issues related to the Brown Act, the Public Records Act, and public contracting.

### 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-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

### Practice Areas

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

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 currently serves on the Board of Directors of the Housing Trust Fund of Santa Barbara County and is actively involved with the local chapter of Habitat for Humanity.