



## Denise S. Bazzano

Partner

**Oakland**

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*Pronouns: she, her, hers*

Denise Bazzano is a member of Burke's **Public** Law Practice Group where she leverages her multi-faceted experience in municipal law and litigation to assist public entities in a variety of legal and regulatory matters.

Denise regularly advises city councils, planning commissions, boards and staff on a wide range of both transactional and litigated matters including issues relating to code enforcement, cannabis regulation, contracts, land use, public works projects, animal control, purchasing, and liability exposure. Additionally, she provides regular advice regarding compliance with the Brown Act, the California and U.S. Constitutions, the Subdivision Map Act, and the Public Records Act. Denise also provides AB 1234 training as well as specialized training in the Public Records Act and other areas of public law.

Denise also advises clients on a broad range of land use and planning matters, including advising public agencies on issues related to CEQA compliance, land use approval procedures, and processing of land use applications for both commercial and residential development projects. Denise also provides advice on real estate transactions and has experience drafting and negotiating purchase and sale agreements, lease agreements, lease terminations, easements and development agreements.

Denise has extensive experience in code enforcement issues and regularly advises city councils, commissions, and staff on the interpretation and application of administrative laws and procedures, zoning regulations, as well as criminal enforcement of municipal codes. Additionally, Denise advises clients on constitutional considerations relating to a public agency's enforcement efforts. She has worked with several cities to develop programs relating to the regulation of special industries such as massage and cannabis. Due to Denise's skills and experience, she is able to provide both advisory and litigation services to her clients on enforcement issues relating to blighted property and substandard buildings. For each of her clients,

### **PRACTICES**

Public Law

Tort Claims and Products  
Liability

### **EDUCATION**

J.D., Golden State University  
School of Law, 2001

B.S., Business Administration,  
Saint Mary's College of  
California, 1995

### **ADMISSION**

State Bar of California

### **AFFILIATIONS**

Alameda County Bar  
Association, Public Law Section

Contra Costa County City  
Attorney's Association

Denise works closely with staff to develop an enforcement strategy that complies with legal requirements and achieves the code enforcement goals of the client.

Denise is currently a member of the League of California Cities Cannabis Regulation Committee.

## INSIGHTS

Public Law Update – AB 1307: Noise By Residential Occupants On Other People Is Not A Significant Effect For Purposes Of CEQA

## PUBLICATIONS

Court of Appeal Rejects City's Reliance on Setback Standard Under Housing Accountability Act

Public Records Act's Catchall Exemption Applies to COVID-19 Outbreak Location Information

Protected: Increased Limits on Campaign Contributions and Gifts to CA Officials, Candidates

Appeals Court Rules Governor Newsom's Use of Emergency Powers Was Constitutional

A Refresher on General Conflict-of-Interest Rules

Bill Summaries: Animal Protections

SB 288 – CEQA Exemption for Alternative Transportation Projects

Changes to Public Generally Exception and New Requirement for Posting of Campaign Disclosure Documents Filed in Paper Format

Bill Summaries | AB 2231 and AB 2311

Housing Roundup: New Housing Bills Signed by Governor Newsom

Recent Legislation Affecting Scooters, Skateboards and Parking Penalties

AB 992 | The Brown Act & Social Media

COVID-19 Updates for Employers

Protecting Our Water and Environmental Resources v. County of Stanislaus

Santa Monica's At-large Method of Elections Does Not Violate the California Voting Rights Act

Local Public Agencies Must Ensure Emails and Other Documents Are Retained Throughout CEQA Process and Override Automated Deletion Policies

Local Special Taxes Proposed by Voter Initiative Subject to Majority Voter Approval

FPPC Disclosure Revisions to Close Conflict of Interest Loophole

National Lawyers Guild v. City of Hayward: No Cost for Redaction of Bodycam Footage in Response to CPRA Request

National Lawyers Guild v. City of Hayward: No cost for redaction of bodycam footage in response to CPRA request

Navigating the Brown Act During a Period of Local Emergency Due to COVID-19

Zoning Ordinance Did Not Violate the Religious Land Use and Institutionalized Persons Act (RLUIPA)

Are you Compatible? Second Appellate District Considers Incompatible Offices and Finds Offices of Mayor and Board Director are Incompatible

Brown Act: The Importance of Sticking to Your Agenda

Brown Act: Avoiding Violations by Responding to Cease and Desist Letters

Using The "Committee Exception" To Exclude Public Comment At Special Meeting Violates Brown Act

Access to Private Entity Records is Not Enough to Compel Disclosure Obligations Under CPRA