



→ Anna T. Dorros

Partner
12275 El Camino Real
Suite 100
San Diego, CA 92130

T: +1.619.338.6510
F: +1.619.515.4130
adorros@sheppardmullin.com

Anna Dorros is a partner in the Real Estate, Land Use and Environmental Practice Group in the firm's San Diego (Del Mar) office.

Areas of Practice

Anna represents residential, commercial, retail and mixed-use developers in connection with governance, sales and regulatory compliance and approvals associated with the subdivision and sale of real property. She represents publicly held developers, urban high-rise and mixed-use developers, and developers of master planned communities in developing and processing projects and implementing programs to minimize liability. Anna works with master developers of major communities and urban town centers, as well as developers of branded projects, advising on the planning, development and long-term governance of their communities and the sale of parcels for merchant builders.

Anna works extensively with the California Department of Real Estate to obtain approvals on residential projects ranging from standard single family developments to attached and detached condominiums to complex branded mixed-use developments. She partners with her clients to creatively subdivide and govern projects to achieve their goals while maximizing flexibility and ensuring proper allocations of responsibilities and control.

Honors

The Legal 500, Real Estate - Land Use/Zoning

Experience

Representative Projects

Cota Vera and Escaya: Act as lead counsel to the master developer of the Cota Vera and Escaya projects, 1,000 plus unit master planned developments in Chula Vista, California.

Holland Partner Group: Assisted with the subdivision of a high-rise tower into parking garage, office, retail, apartment and affordable apartment condominiums, including preparation of all governance documents associated with same.

Mixed-Use Branded Community: Assisted with the creation of the overall governance structure, preparation of governance documents and sales documents for a major mixed-use branded community in Rancho Mirage, California.

Beverly Hills: Provide governance and Department of Real Estate advice on a major mixed-use branded project in Beverly Hills, California.

Homewood Mountain: Assist with subdivision, governance and Department of Real Estate approval of luxury homes and ski resort amenities.

Newport Center Residences: Act as lead counsel on governance and sales documents for the branded luxury high-rise residential tower in Newport Beach, California.

Publicly Traded Homebuilders: Assist many of the nation's top homebuilders including KB Home, Shea Homes, Century Communities, Lennar Homes, Landsea and Tri Pointe, with all aspects of residential governance, sales and Department of Real Estate approvals for communities throughout California.

Bosa Development: Provide governance and Department of Real Estate advice on mixed-use high-rise projects.

Articles

- Acquiring Residential Lots in Existing Subdivisions
California Builder, 05.2010

Speaking Engagements

Panelist, "Got Sunshine on a Cloudy Day: Navigating the Legal Maze of Implementing Solar Programs in Residential Communities," Residential Development Roundtable (San Diego - May 5, 2011)

Panelist, "New Home Financing: Understanding FNMA, FHA & VA Requirements," Seminar (San Diego - January 27, 2011) (Los Angeles - March 2, 2011)

Memberships

Chair of CBIA DRE Legal Subcommittee

Practices

Real Estate, Energy, Land Use & Environmental
Common Interest

Industries

Multifamily Housing

Education

J.D., University of California, Los Angeles, 2002

B.A., Georgetown University, 1997