



## Eric S. Phillips

Partner

San Francisco

1 California Street  
Suite 3050  
San Francisco, CA 94111-5432

✉ [ephillips@bwslaw.com](mailto:ephillips@bwslaw.com)

☎ **D:** +1 415.655.8114

☎ **T:** +1 415.655.8100

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*Pronouns: he, him, his*

### PRACTICES

Environmental Land Use and  
Natural Resources

Public Law

Real Estate and Business Law

### EDUCATION

J.D., University of California,  
Berkeley School of Law, 2012

B.S., Urban and Regional  
Studies, Cornell University,  
2002

### ADMISSION

State Bar of California

United States Court of Appeals  
for the Ninth Circuit

United States District Court for  
the Southern District of  
California

### AFFILIATIONS

California Chapter of the  
American Planning Association,  
Vice President of Policy and  
Legislation

Eric Phillips practices in the areas of [land use](#), [real estate](#), and CEQA compliance. Eric represents clients in all phases of the development process, including property acquisition, entitlement and administrative approvals, CEQA compliance, compliance with state housing laws, and negotiating real estate disputes. Eric has particular experience with State Density Bonus Law, the Housing Accountability Act, SB 35, and Housing Element Law.

Eric assists private clients to successfully obtain subdivision maps, density bonuses, development agreements, and other land use approvals. He also has served as special counsel to numerous [public](#) agencies and provides advice on writing ordinances and legislative findings related to zoning, subdivisions, inclusionary housing programs, rent control and tenant protection measures, and impact fees. In both roles, Eric has worked with various clients to negotiate and close purchase and sale agreements, draft loan agreements, create below-market-rate rental and for-sale programs, perform property diligence, craft residential preference programs, and work with technical consultants to prepare Draft and Final EIRs.