MILLER STARR REGALIA

AUGUST 21, 2025

Five Miller Starr Regalia Attorneys Receive Recognition in 2026 Best Lawyers© Lists

Related Lawyers: **Arthur F. Coon**, **Lance Anderson**, **Hans Lapping**, **Tori Phillips Gyulassy**, **Bradley R. Sena**

Miller Starr Regalia (MSR), a preeminent California real estate and land use law firm for more than 60 years, announced today that five of its attorneys were recognized by Best Lawyers in its 2026 edition. Lawyers are named to The Best Lawyers in America®, and Best Lawyers: Ones to Watch lists.

“We’re proud to see so many of our attorneys acknowledged by Best Lawyers each year for their tireless commitment to the firm’s clients and the excellence they bring to their practices,” said Ella K. Gower, MSR’s managing shareholder. “Their work strengthens both our firm and our standing as California’s premier real estate and land use law firm. What makes this recognition especially meaningful is that it comes from our peers in the legal community.”

In Walnut Creek, shareholder Victoria “Tori” Phillips Gyulassy, repeats her 2025 appearance on the ‘Ones to Watch’ List and associate Bradley R. Sena is a new entrant to the list.

The MSR attorneys receiving 2026 Best Lawyers recognition are:

- Arthur F. Coon: Land Use and Zoning Law (recognized 2012 – 2026)
- Lance Anderson: Real Estate Law (recognized 2018 – 2026)
- Hans A. Lapping: Real Estate Law (recognized 2021 – 2026)
- Victoria “Tori” Phillips Gyulassy: Best Lawyers: Ones to Watch, Real Estate Law (recognized 2025 – 2026)
- Bradley R. Sena: Best Lawyers: Ones to Watch, Real Estate Law (recognized 2026)

More about MSR’s Best Lawyer and Ones to Watch honorees:

Coon is Chair Emeritus of Miller Starr Regalia’s Land Use Practice Group, author of the CEQA Chapter of the Miller & Starr California Real Estate treatise, and principal author of the firm’s CEQA Developments blog. He is an experienced litigator and represents clients in the areas of CEQA, environmental, and land use law. Art has distinguished himself as a litigator at the trial and appellate levels of both federal and state courts, including an appearance as counsel of record before the U.S. Supreme Court.

Anderson has been practicing transactional real estate at Miller Starr Regalia for over thirty years. He represents tenants, landlords, sellers, buyers and lenders of commercial real estate and also advises owners and operators in connection with environmental compliance and risk management.

Lapping represents many institutional clients in leasing, buying, and selling real estate. From acquiring raw land for development projects to assisting some of the world’s largest technology companies with office, industrial and research and development leasing to representing national landlords and tenants in retail, office and industrial leases, his representations regularly include negotiating and drafting real estate related contracts, coordinating due diligence, and closing transactions. He was previously recognized as the Oakland 2023 and 2025 Lawyer of the Year in Real Estate Law by Best Lawyers.

Gyulassy has experience in a variety of commercial real estate matters, representing landlords and tenants in negotiations and drafting of leases, amendments and assignments for office, retail, restaurant, and warehouse space and representing buyers and sellers in the acquisition and disposition of real property.

Sena is a transactional associate who represents landlords and tenants in a variety of commercial leasing transactions, including the leasing of retail, restaurant, industrial, and office space. He also regularly assists clients with the acquisition and disposition of real estate.

Recognition by Best Lawyers is based entirely on peer review. The methodology is designed to capture, as accurately as possible, the consensus opinion of leading lawyers about the professional abilities of their colleagues within the same geographical region and legal practice area. Nearly 114,000 industry leading lawyers are eligible to vote (from around the world), with over 15 million evaluations on the legal abilities of other lawyers based on their specific practice areas around the world. Lawyers are not required or allowed to pay a fee to be listed; therefore, inclusion in Best Lawyers is considered a singular honor. Corporate Counsel magazine has called Best Lawyers “the most respected referral list of attorneys in practice.”

Miller Starr Regalia

Miller Starr Regalia has had a well-established reputation as a leading real estate law firm for more than sixty-years. For nearly all that time, our firm has written Miller & Starr, California Real Estate 4th, a 12-volume treatise on California real estate law. We call it “the Book.” The Book is the most-widely used and judicially-recognized real estate treatise in California and is cited by practicing attorneys and courts throughout the state. Our firm has experience in all real property matters, including full-service litigation and dispute resolution services, transactions, acquisitions, dispositions, leasing, common interest development, construction, management, title insurance, environmental law, and land use. For more information, visit www.msrlegal.com.

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