

# Alyssa Netto

## Associate

San Francisco

## Details

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Alyssa Netto represents clients in securing land use entitlements and environmental approvals.

Alyssa utilizes her previous experience as a land use planner to help her clients navigate the land use approval process. She closely monitors forthcoming and recently passed bills so that she can best use the changes in law to her clients' advantage. She assists clients in formulating development proposals that maximize their developable potential while also enjoying streamlined entitlement review. Her experience includes conducting land use due diligence and advising real estate clients on various land use issues, including CEQA and NEPA compliance, streamlining under AB 2011 and SB 423, Density Bonus Law, the Subdivision Map Act, and the Williamson Act. She also prepares documentation to support land use entitlements, including CEQA findings and general plan and land use consistency findings.

Before joining Coblentz, Alyssa was a land use and real estate associate at Farella Braun + Martel LLP in San Francisco. Prior to law school, Alyssa worked as a regional planner for the County of Los Angeles and as an assistant planner for the City of Visalia. She also worked as a land use consultant facilitating the entitlement process for discretionary and legislative-action planning cases in Los Angeles for real estate development clients. Alyssa was a Certified Planner with the American Institute of Certified Planners.

Alyssa earned her J.D. from Stanford Law School in 2022 where she was Articles Editor of the *Stanford Law Review*. She received a Master of Urban and Regional Planning from the University of California, Los Angeles in 2015. She received her B.A., with Honors, in Environmental Studies and Sociology from the University of California, Santa Barbara in 2012.

## Publications & Speaking Engagements

- [“What We’re Reading, Watching, and Listening To: April 2026”](#) (May 4, 2026)
- [“What We’re Reading, Watching, and Listening To: March 2026”](#) (March 16, 2026)
- [“2025 CEQA Reforms: What Developers Need to Know”](#) (July 24, 2025)
- [“‘Near-Miss’ CEQA Streamlining: New Option to Reduce Scope of Review for Housing Development Projects”](#) (July 10, 2025)
- “Achieving Compatibility Between Solar Project Developers and Mineral Estate Holders,” *pv magazine* (March 4, 2024)
- “AB 1633: The Housing Accountability Act,” *Daily Journal* (January 4, 2024)
- “Office-to-Housing Conversion: State and Local Efforts to Revitalize the Downtown,” *The Registry* (May 12, 2023)

## Education

- J.D., Stanford Law School (2022)
- Master of Urban and Regional Planning, University of California, Los Angeles (2015)
- B.A., with honors University of California, Santa Barbara (2012)