

Ashley Weinstein-Carnes

Partner

San Francisco

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Ashley Weinstein-Carnes provides advice and counsel on land use issues with a focus on local administrative permitting, including the negotiation of agreements with local governments and public agencies; coordination of environmental review under the California Environmental Quality Act (CEQA); and processing of entitlements through public hearings and other administrative proceedings. She has successfully obtained land use approvals for large-scale projects, including mixed-use and multifamily residential developments, corporate R&D and office campuses, professional sports arenas, hospitals, and industrial facilities.

In addition to land use permitting, Ashley conducts due diligence for the acquisition, disposition, and leasing of property. She advises institutional investors, lenders, developers, landowners, and lessees and lessors with regard to existing land use restrictions and agreements, as well as strategies and requirements for the re-entitlement of property.

Ashley has significant experience with California's planning and zoning laws, the California Environmental Quality Act (CEQA), the Subdivision Map Act, exactions and takings, and affordable housing laws. She has a particular interest in housing development, including strategies for streamlining residential and mixed-use residential projects, and regularly speaks and writes on changes in the regulatory landscape impacting housing production in California.

Ashley is currently a faculty lecturer at the University of California, Haas School of Business, where she teaches an interdisciplinary graduate level course to business, law and planning students on land development and investment.

Ashley earned her J.D. from the University of California, Berkeley, School of Law with an Interdisciplinary Graduate Certificate in Real Estate. While at Berkeley Law, she was a member of the Ecology Law Quarterly Board and a Graduate Research Assistant at the UC Berkeley Turner Center for Housing Innovation, publishing a paper on affordable housing streamlining strategies.

Honors & Awards

Ashley is named as a [Connect Media 2021 Next Generation Award winner](#) for the California region. She is recognized as a 2024 and 2025 *Best Lawyers: Ones to Watch® in America* for Land Use and Zoning Law, and she is also recognized as a Northern California Rising Star by Super Lawyers in the Land Use/Zoning category.

Professional Activities

Ashley is an active member of the Urban Land Institute, serving on the Leadership Team of the Small Scale Development National Product Council and the Steering Committee of the San Francisco District Council Young Leaders Group. She is a member and former Vice-President of the Berkeley Real Estate Alumni Association.

Publications & Speaking Engagements

- Co-Author, "[2023 Housing Legislation Overview – Major Signed and Pending Bills](#)" (September 28, 2023)
- Speaker, 3rd Annual BREAA Gala, San Francisco, CA (September 23, 2022)
- Co-Author, "[2022 Housing Legislation Overview – Major Pending Bills on the Governor's Desk](#)" (September 13, 2022)
- Moderator, "Legal and Regulatory Framework," San Mateo County Economic Development Association and Silicon Valley Leadership Group "Housing Matters" webinar series (December 10, 2021)
- Co-Author, "[2021 Housing Legislation Overview: Major Bills Signed, More on Governor's Desk](#)" (September 23, 2021)

- Author, "[As California Opens for Business, Public Hearings Allowed To Continue Remotely Through At Least September 30, 2021](#)" (July 7, 2021)
- Co-Author, "[Cities Tackle the Future of Single-Family Zoning, As State Takes Up the Issue Again](#)" (March 3, 2021)
- Co-Author, "[Election Results: Key San Francisco and California Ballot Measures Impacting Real Estate](#)" (November 10, 2020)
- Co-Author, "[Another Daunting San Francisco Ballot](#)" (October 13, 2020)
- Co-Author, "[2020 Housing Legislation Overview: Started with a Bang, Ended with a Whimper](#)" (September 9, 2020)
- Moderator, "Learn from the Best," ULI San Francisco Young Leaders Group program (July 22, 2020)
- Contributor, "[Observations & Opportunities](#)," ULI San Francisco newsletter (May 14, 2020)
- Moderator, "In the Trenches: Real Estate Disruptions in an Economic Downturn," ULI San Francisco Young Leaders Group program (November 21, 2019)
- Co-Author, "Inside California's New Housing Package," *The Daily Journal* (October 13, 2017)
- Co-Author, "Addressing California's Housing Shortage: Lessons from Massachusetts Chapter 40B," *Journal of Affordable Housing & Community Development Law*, ABA, Vol. 25, No. 2 (2017)
- Speaker, "Bridging the Generational Divide: Millennials, Gen Xers and Boomers," ULI Fall Meeting, Small-Scale Product Council (October 2016)

Education

- J.D., University of California, Berkeley, School of Law
- M.A., Loyola Marymount University
- B.A., cum laude University of Miami