

Daniel Gershwin

Partner

San Francisco

Details

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Dan Gershwin helps clients navigate the complex approval and entitlement processes required to develop real property. He has extensive experience in the California Environmental Quality Act (CEQA), public-private partnership projects involving multiple public agencies, historic resources, waterfront and coastal development, transportation, municipal and state legislation, special-status species and related laws and regulations, and local planning and zoning laws throughout California. In 2019 Dan was named a "Top 40 Under 40" California attorney by the Daily Journal.

Dan has particular experience in guiding San Francisco infill development projects, including multiple recent projects entitling more than 1,400 units across three sites. Dan also represented the LA Clippers development entity in connection with its new Inglewood, CA arena, the Intuit Dome.

In addition to representing clients as they pursue land use approvals and entitlements, Dan has litigated land use and environmental cases in California's federal and state courts, drawing on his experience as a law clerk to the Honorable Ruggero J. Aldisert of the United States Court of Appeals for the Third Circuit.

Dan is a contributing author of the firm's [Unfamiliar Terrain](#) blog, which provides insights into the complex Bay Area land use landscape.

Dan earned his law degree, summa cum laude, from the University of Pennsylvania Law School, where he was an editor on the Law Review and a member of Order of the Coif. He earned his undergraduate degree in Economics, with distinction, from the University of Virginia.

Notable Representations

Murphy's Bowl LLC, the development entity for the LA Clippers, in obtaining approvals for its \$1.8 billion, 18,000-seat basketball and entertainment center, the Intuit Dome.

Prado Group in obtaining approvals for its 744-unit mixed-use residential project at 3333 California Street, in San Francisco's Laurel Heights neighborhood.

Strada in obtaining approvals for its 584-unit mixed-use residential project at 1629 Market Street in San Francisco.

The University of San Francisco in its Institutional Master Plan and campus development projects, including obtaining approvals for its 600-bed student housing project.

Honors & Awards

Dan was named among the [Top 40 Under 40](#) attorneys in California in 2019 by the Daily Journal. Dan was also recognized as one of the top 10 real estate authors by [JD Supra's 2024 Readers' Choice Awards](#).

Professional Activities

He is a member of the San Francisco Planning and Urban Research Association (SPUR), the Bay Area Council, and the Bar Association of San Francisco.

Publications & Speaking Engagements

- ["March 2024 Election: San Francisco Measures and a State Proposition to Watch"](#) (February 28, 2024)
- ["Under the State Microscope, San Francisco Implements Its Housing Element and Avoids De-Certification"](#) (February 20, 2024)

- [“2023 Housing Legislation Overview – Major Signed and Pending Bills”](#) (September 28, 2023)
- [“San Francisco’s ‘Housing Fee Reform Plan’ Passes at Board of Supervisors, Awaits Mayor’s Signature”](#) (September 6, 2023)
- [“San Francisco Housing Fee Reform Plan Passes at Board of Supervisors”](#) (July 31, 2023)
- [“San Francisco Inclusionary Housing and Development Impact Fee Reform Legislation Nears Passage at Board of Supervisors”](#) (July 21, 2023)
- [“Legislation Introduced to Reduce San Francisco Inclusionary Housing Requirements and Reform Development Impact Fees”](#) (July 7, 2023)
- [“Legislation to Incentivize Commercial to Residential Adaptive Reuse Projects Moves Forward”](#) (June 15, 2023)
- [“San Francisco Planning Commission Recommends Approval of Legislation to Further Ambitious “Housing For All” Plans and Downtown Economic Revitalization”](#) (May 26, 2023)
- [“Update on San Francisco Housing Update Implementation”](#) (May 25, 2023)
- [“State Seeks to Curb Appeals of Residential Building Permits in San Francisco”](#) (May 16, 2023)
- [“With Preliminary Approval from the State in Hand, the San Francisco Board of Supervisors Adopts an Updated Housing Element”](#) (February 1, 2023)
- [“San Francisco Housing Element Moves Forward as State Deadline Looms”](#) (January 20, 2023)
- [“Bay Area Regional Housing Needs Allocation \(RHNA\) Plan Nearly Final, Appeals Hearings Ongoing”](#) (October 14, 2021)
- [“SF Board of Supervisors Pursues COVID-19 Residential Tenant Protections, Adapting to State Law Changes”](#) (September 29, 2021)
- [“San Francisco Board of Supervisors Adopts Further Commercial Tenant Relief in Response to COVID-19 Pandemic”](#) (July 22, 2021)
- [“UPDATE – Status of Eviction Moratoriums Protecting Residential and Commercial Tenants in Response to COVID-19 Pandemic”](#) (March 31, 2021)
- [“San Francisco Kicking Off General Plan Update Process: Virtual Workshops Coming March 15th”](#) (March 10, 2021)
- [“Prop H Brings Swift Approvals & More Flexibility to Many of San Francisco’s Retail Corridors”](#) (December 3, 2020)
- [“Election Results: Key San Francisco and California Ballot Measures Impacting Real Estate”](#) (November 10, 2020)
- [“Another Daunting San Francisco Ballot”](#) (October 13, 2020)
- [“California State Ballot Includes Major Property Tax, Rent Control Measures”](#) (October 9, 2020)

Education

- J.D., University of Pennsylvania Law School (2012)
- B.A., University of Virginia (2003)