

# Matthew S. Stone

## Associate

San Francisco

## Details

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Matt Stone assists property owners, developers, institutions, and investors with local land use and environmental compliance. He focuses on helping clients obtain governmental approvals to develop or utilize property by conducting due diligence and zoning analysis, and helps develop entitlement strategies to navigate the applicable development and environmental review processes.

Matt advises clients during all stages of the entitlement and environmental review processes from project conception to final approval. Within this work, he regularly interacts with consultants and project teams to design and revise projects, develop application materials, and find solutions to complex development requirements or environmental issues. He also assists clients with post-entitlement implementation phase, condition compliance, and construction-related matters.

Matt has experience with a wide variety of residential, commercial, and mixed-use projects throughout California, including sensitive coastal development and infill redevelopment. And he is familiar with the California Coastal Act, California Planning and Zoning Laws, California Environmental Quality Act, and other federal and state environmental laws.

Matt is a regular contributor to the firm's [Unfamiliar Terrain](#) blog, which provides insights into the complex Bay Area land use landscape. He co-authors the monthly "What We're Reading, Watching, and Listening To" feature.

Matt earned his J.D., cum laude, from Tulane University Law School in 2012. He earned his B.A. from Yale University in 2006.

## Notable Representations

- Counseled developer on implementation phase and condition compliance matters in connection with the construction of the Burlingame Point office campus project in Burlingame, CA.
- Assisted with various post-entitlement matters in connection with the buildout of Facebook's headquarters in Menlo Park, CA.
- Assisted local nonprofit with securing entitlements to transform an aging single-screen movie theater into a new live-performance and community event venue in Menlo Park, CA.
- Conducted zoning diligence in connection with the acquisition of multiple multifamily housing portfolios in San Francisco.
- Obtained entitlements and advised the owner/developer on land use and CEQA issues for a mixed-use project on El Camino Real in Menlo Park, CA.
- Assisted hospitality client in obtaining entitlements to redevelop an existing hotel in Sunnyvale, CA into a luxury lifestyle hotel with a focus on sustainability.
- Advised Bay Area developer on post-entitlement and construction-related issues in connection with the Menlo Gateway project in Menlo Park, CA.
- Assisted with land use and entitlement matters in connection with density bonus projects in Santa Cruz, CA.
- Providing land use and CEQA compliance advice to developers with pending life science office projects in San Mateo County.
- Assisted developer in obtaining entitlements for the redevelopment of an underutilized shopping mall into a large mixed-use project with 642 apartments and office and retail space on a 25-acre site in Los Angeles, CA.
- Obtained approvals to increase school enrollment for a private school in West Los Angeles.

## Honors & Awards

Matt was named as a 2022, 2023, 2024, and 2025 *Best Lawyers: Ones to Watch® in America* for Real Estate Law.

## Publications & Speaking Engagements

- ["There's Always This Year? 2025 Legislature Considers CEQA Reforms to Spur Housing"](#) (May 19, 2025)

- [“What We’re Reading, Watching, and Listening To: March 2025”](#) (March 25, 2025)
- [“What We’re Reading, Watching, and Listening To: February 2025”](#) (February 10, 2025)
- [“What We’re Reading, Watching, and Listening To: October 2024”](#) (November 4, 2024)
- [“What We’re Reading, Watching, and Listening To: July 2024”](#) (August 1, 2024)
- [“What We’re Reading, Watching, and Listening To: June 2024”](#) (June 25, 2024)
- [“What We’re Reading, Watching, and Listening To: May 2024”](#) (May 7, 2024)
- [“What We’re Reading, Watching, and Listening To: March 2024”](#) (March 25, 2024)
- [“What We’re Reading, Watching, and Listening To: December 2023”](#) (December 12, 2023)
- [“What We’re Reading, Watching, and Listening to: November 2023”](#) (November 6, 2023)
- [“What We’re Reading, Watching, and Listening To: September 2023”](#) (September 8, 2023)
- [“What We’re Reading, Watching, and Listening to: August 2023”](#) (August 7, 2023)
- [“What We’re Reading, Watching, and Listening to: July 10, 2023”](#) (July 10, 2023)
- [“What We’re Reading, Watching, and Listening to: June 2, 2023”](#) (June 2, 2023)
- [“State Seeks to Curb Appeals of Residential Building Permits in San Francisco”](#) (May 16, 2023)
- [“What We’re Reading, Watching, and Listening to: May 5, 2023”](#) (May 5, 2023)
- [“What We’re Reading, Watching, and Listening to: April 7, 2023”](#) (April 7, 2023)
- [“What We’re Reading, Watching, and Listening to: March 3, 2023”](#) (March 3, 2023)
- [“2021 Housing Legislation Overview: Major Bills Signed, More on Governor’s Desk”](#) (September 23, 2021)

## Education

- J.D., cum laude Tulane University Law School (2012)
- B.A., Yale University (2006)