

Leila Moshref-Danesh

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Leila Moshref-Danesh is a land use and environmental attorney with extensive experience advising both private developers and public agencies on complex real estate and regulatory matters. Her practice focuses on land use entitlements, zoning, environmental review, and real estate development, with special emphasis on site due diligence and California Environmental Quality Act (CEQA) compliance.

Leila counsels real estate clients through all stages of project planning and development. She provides strategic legal guidance on site acquisition, permitting, environmental due diligence, and entitlement approvals. Her environmental law practice includes preparing and reviewing CEQA documents, defending CEQA litigation, and coordinating with environmental consultants and agency staff to streamline the process – saving her clients time and money.

In addition to her private sector work, Leila represents and advises public agencies on land use and environmental issues, offering a deep understanding of municipal processes, agency obligations, and public policy. Her dual perspective allows her to navigate both sides of the entitlement and regulatory landscape with insight and precision.

Leila also plays an active leadership role within the legal community. She serves as Co-Chair of Burke's Diversity, Equity, Inclusion & Belonging (DEIB) Pro Bono/Civic Engagement Committee, where she helps lead initiatives focused on access to justice and community impact. She is also a member of the California Special Districts Association Legal Working Group, contributing to legal and policy discussions affecting special districts across the state.

PRACTICES

Environmental Land Use and Natural Resources

Public Law

Real Estate and Business Law

EDUCATION

J.D., UCLA School of Law

B.A., summa cum laude, Political Science, University of California, Los Angeles

ADMISSION

State Bar of California

AFFILIATIONS

Riverside County Bar Association

California Special Districts Association Legal Advisory Working Group

INSIGHTS

Public Law Update – SB 79 Explained: How California's Newest Housing Law Changes the Rules Around Transit-Oriented Development

Public Law Update – California Enacts AB 39: New Electrification Planning Mandates for Cities and Counties

Public Law Update – Appellate Decision Provides Guidance on

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CEQA/AB 52 Tribal Consultation Process

The Impact of SB 897 on ADU Allowances in California

Public Law Update – SB 450 Modifies and Strengthens SB 9

How Does AB 2097 Impact Your California Municipality?

PUBLICATIONS

Housing Law Roundup 2021

UCLA School of Law International Justice Clinic & Aids-Free World

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