

## Dana Kennedy

**PARTNER**

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Dana Kennedy is a strategic and pragmatic partner helping clients through every step of the CEQA and land use entitlement process.

Dana Kennedy focuses her practice entirely on land use entitlements, a notoriously complex undertaking statewide and particularly in the Bay Area. Dana advises landowners, tenants, developers and investors at every stage of the land use process, from diligence to public hearings, administrative appeal proceedings and project implementation. She offers thoughtful guidance throughout the CEQA process, with an eye towards defensibility against project opposition.

For residential projects, Dana adeptly leverages the ever-expanding slate of state housing laws, such as the Housing Accountability Act (including the “Builder’s Remedy”), State Density Bonus Law and SB 330 protections. She negotiates public/private real estate arrangements, such as development agreements, and has drafted and secured general plan amendments and rezoning actions. Dana has successfully entitled a diverse range of projects, from high-rise, mixed-use residential towers in the heart of San Francisco to large, single-family home subdivisions in smaller jurisdictions, and commercial, industrial and institutional development projects up and down California.

More than a decade of experience has also given Dana access to decision-makers and strategic consultants — collaborators enjoy working with her because she is relatable and practical. Dana was previously a shareholder at Miller Starr Regalia, and she started her

### AREAS OF EXPERTISE

[Real Estate](#)

[Land Use](#)

[Real Estate Acquisitions & Dispositions](#)

[Real Estate Development](#)

[Real Estate Finance](#)

[Wine Industry](#)

### EDUCATION

University of Michigan Law School; J.D., *cum laude*, 2013

Wake Forest University, B.A., *cum laude*, 2009

### BAR ADMISSIONS

California

### ACCOLADES

2026 Legal 500 US City Elite – San Francisco, Real Estate, Level 3

Recognized as Best Lawyers® “One to Watch” in Land Use and Zoning Law and Real Estate Law, 2022–2025

career at Gibson, Dunn & Crutcher in San Francisco.

While in law school, Dana worked with the Michigan Law School Community and Economic Development Clinic, advising small business and non-profit organizations dedicated to the economic revitalization of Detroit, Michigan in connection with their land use needs. Dana was also a law clerk at the United States Attorney's Office in San Diego, California.

## Activities

- Bay Area Council
- Housing Action Coalition

