

People



Lisa B. Kolieb

Partner, Real Estate
Land Use and Development

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vCard

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Lisa Kolieb focuses her practice on land use and real estate development matters, guiding clients through the land use entitlement process from initial site diligence to ultimate project approval, construction and operation, and advising clients on the government and regulatory aspects of real estate transactions, including environmental review under the California Environmental Quality Act (CEQA). She represents clients in the commercial, residential, hospitality, industrial, and nonprofit sectors.

Lisa's experience includes advising clients on regulatory, environmental, political, and technical issues involved in real estate development and transactions in California. She has extensive experience performing land use due diligence evaluations for property owners, developers, media companies, and lenders. She represents retailers, commercial, residential, and industrial property developers and owners, outdoor advertising and billboard clients, and academic institutions in securing land use approvals as well as environmental and regulatory permits. She regularly works with local planning and building departments and appears before planning commissions, city councils, and other governmental agencies. Her experience includes substantial work with residential and mixed-use projects utilizing the "co-living" operational model.

Lisa is well versed in providing political and public relations assistance to both private sector and public sector clients. Additionally, she has assisted clients with land use litigation, defending development projects against CEQA and other land-use related claims. Previously, Lisa worked in the not-for-profit sector and as Deputy Press Assistant to Special Counsel to the President of the United States and also has campaign experience at the local and national levels. She was the Co-Chair of Central City Association of Los Angeles' Housing, Land Use & Development Committee, which regularly leads on issues that impact real estate investment in Los Angeles.

Notable Work

Areas of Experience

Land Use and Development
California Land Use and Entitlements
Real Estate
Alcohol Beverage
Brownfields Redevelopment
Cannabis
Environment and Natural Resources
Environment and Natural Resources Policy and Regulation
Health and Life Sciences
Hospitality
Hospitality Acquisition and Development
Local Government Advocacy
Restaurant
Senior Living and Care
Qualified Opportunity Zones
Data Centers and Digital Infrastructure
Renewable Energy and Electric Power
Electric Vehicle Infrastructure
Telecommunications, Fiber, and Wireless Facilities Infrastructure
Project Finance and Development
Transactional Risk

Education

J.D., University of Southern California, 2004
M.B.A., University of Southern California, 2004
B.A., Cornell University, 1999, with distinction

Admissions

Bars

California

Related Content

Connect CRE Honors Four Akerman Partners with Real Estate Award

Due Diligence:

- Prepare land use due diligence analyses on potential development sites for clients throughout Southern California.
- Review proposed development plans and entitlements for lenders to confirm ability for borrowers to develop sites as proposed.

December 12, 2024

Akerman Ranks Among the Best Land Use Practices in the United States
July 03, 2024

The Legal 500 Ranks Akerman Among Top National Firms
June 14, 2024

CEQA:

- Work with environmental consultants to prepare required CEQA analyses.
- Review and comment on draft environmental impact analyses, respond to public comments, and assist in preparation of final environmental impact reports for projects.

Outdoor Advertising/Signage:

- Represent property owners, media companies, and outdoor advertising companies with regard to permitting for on- and off-premise signage.
- Negotiated terms of sign district ordinance for project in the City of Los Angeles.
- Performed due diligence analysis and land use related negotiation in connection with acquisition of large outdoor advertising portfolio in the City of Los Angeles.

Residential:

- Represents lender in land use due diligence analysis of residential portfolios throughout Southern California.
- Represents lenders, developers, and operators of residential and mixed-use projects utilizing the “co-living” operational model.
- Represented developer in obtaining entitlements for multi-family development in Hollywood, California.
- Represented developer in connection with proposed mixed use project in the Los Angeles Arts District.
- Represented client in finalizing land use entitlements for a co-living project and successfully negotiated a settlement agreement with a project appellant to withdraw appeal and uphold the City’s approval, allowing the construction of a new ground-up 80-unit co-living project to be developed in Los Angeles.
- Successfully negotiated settlement with neighbors and obtained land use approvals for multi-family development in mid-City area of Los Angeles.
- Represented a developer in approval of development agreement for construction of 580 single-family specific plan development in San Jacinto, California.
- Represented buyer in land use diligence related to construction of ultra-luxury residential home in Los Angeles area.
- Represented client in obtaining approval of zone variance to permit construction of single family home in Los Angeles hillside area.

Retail/Commercial:

- Perform land use analyses for shopping center developers and owners in connection with the acquisition and redevelopment of properties throughout California.

- Represents numerous car wash operators in obtaining land use approvals for express washes throughout Southern California.
- Represent retailers in connection with new or expanded operations.
- Represent banking institutions with respect to zoning and land use issues for existing and proposed branches.
- Represented retail and grocery stores in obtaining land use approvals throughout California.
- Represented big-box retail store in obtaining approval for construction of large retail store through a ballot initiative.
- Represented client in obtaining approvals for truck rental and used truck sales facilities in the City of Fontana.

Hospitality:

- Represented real estate investment fund in obtaining discretionary approvals in connection with the development of a hotel in the City of Los Angeles.
- Represented developer in connection with proposed hotel near Los Angeles convention center.
- Obtained entitlements for new hotel, restaurant and bar in west Los Angeles.
- Analyze and provide advice regarding transferability of alcohol permits in connection with hotel transfers.
- Represent summer camps and retreat centers in Southern California to obtain necessary approvals to operate and/or expand.
- Represented lender in acquisition of hotels, condominiums and residences in Lake Tahoe area to determine viability of entitlements.
- Analyzed and provided advice regarding zoning and land use issues related to operation of ski resort in Southern California.

Institutional:

- Represent numerous charter and private schools on entitlement issues, including construction of new facilities, expansion of facilities and obtaining Conditional Use Permits to allow operation of facilities throughout California.
- Represented religious institutions in connection with facilities expansions.

Industrial:

- Represented premiere manufacturer of flat bread machinery in United States in expansion of facilities in the cities of South El Monte and El Monte.
- Represented lenders and developers in connection with the proposed development of logistics and warehousing facilities in Southern California.
- Represented client in obtaining approvals for truck rental and used truck sales facilities in the City of Fontana.
- Analyze and provide advise regarding land use and zoning considerations related to the construction and operation of data centers within California.
- Provided advice regarding land use considerations related to EV charging locations throughout California.

- Performed zoning and land use due diligence analyses related to solar and wind energy production facilities in Southern California.

Alcoholic Beverage Permitting:

- Represented numerous retail stores throughout California in obtaining approval for off-site alcoholic beverage sales and on-site instructional tasting.
- Represented restaurants and museums in Southern California to obtain approval for alcoholic beverage sales.

Protection of Property Rights:

- Represented a property owner in overturning city approval of project adjacent to client's property in a shopping center, which would have significantly devalued client's property.
- Represented a business owner in a CEQA challenge to a large municipal project that would have negatively impacted client's business.

Published Work and Lectures

- California Land Use Law & Policy Conference, Panelist, "The Housing Accountability Act: What Does It Take to Deny a Residential Project?" December 2022
- CEB Webinar, Panelist, "Development and Land Use in the Age of Covid-19," May 2020
- Westside Urban Forum Panel Discussion, Moderator, "Can LA Get Small? The Rise of Co-Living and Micro-Living," October 2019
- ICSC Law Conference, Roundtable Leader, "Ground Floor Retail in Mixed-Use – How It Is Different and May Be Better Suited (or Not Depending on Your Opinion!) to Survive Than Malls/Strip Centers," October 2019
- Qualified Opportunity Zone Information Seminar, Panelist, January 2019
- ICSC Law Conference, Roundtable Leader, "Land Use Challenges and Issues that Arise When Moving from Tradition to More 'Experiential' Retail/Shopping Centers," October 2018
- Re:code LA, Panelist, "Current Status and Way Forward on Revamping Los Angeles' Planning and Zoning Code," September 2017
- The Los Angeles County Bar Association, Speaker, "Re:code LA: Current Status and Way Forward on Revamping Los Angeles' Planning and Zoning Code," September 13, 2017
- Bisnow, Moderator, "Spotlight Interview," April 21, 2017
- Law360, Co-author, "Essential Precautions to Take in Liquor Licensing Sales," March 6, 2017

Honors and Distinctions

- *Connect CRE*, 2024 Lawyer in Real Estate Award Winner, California Region
- *Los Angeles Business Journal*, 2024, Nonprofit & Corporate Citizenship Awards: Volunteer of the Year Finalist
- *Los Angeles Business Journal*, 2024, Women of Influence: Attorneys
- *The Legal 500*, 2022, 2024, Recommended for Real Estate and Construction – Land Use/Zoning

- *Bisnow*, 2022, Southern California Women Leading Real Estate, Honored in the “Brokerage, Client Services, Advisory, Consulting, Law” Category
- *Super Lawyers* Magazine 2017, Listed in California as a Rising Star

Affiliations

- Shalhevet High School, Board of Directors and Trustee, 2022-Present
- Project Chibbuk (through partnership with J Los Angeles), Co-Chair, 2023-Present
- Bnai David Judea, Member, Trustee Circle (Chaver David), 2004-Present