Navigating the Regulatory Environment and Entitlement Process in California

Thursday, August 13, 2026

Instructors:

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Rafael Yaquián, Partner, Goldfarb Lipman LLP

Rafael Yaquián is a partner with Goldfarb Lipman LLP with an emphasis in community economic development, real estate transactions, and affordable housing. Mr. Yaquián assists clients in structuring, negotiating and drafting conveyance and financing documents for complex real estate developments. He has extensive experience with the disposition and development of public property. Mr. Yaquián has experience with the formation of special purpose entities, analyzing financial projections for tax credit investments, and assisting clients in complying with federal and state regulatory requirements. Mr. Yaquián also has extensive experience assisting clients in interpreting and implementing the redevelopment dissolution and unwind statues..

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Gabrielle B. Janssens, Attorney, Goldfarb Lipman LLP

Ms. Janssens' practice focuses on assisting clients with land use matters, development of public property, and general municipal and governmental law. She advises both nonprofit housing developers and public agencies on subjects such as affordable housing requirements, accessory dwelling units, land use entitlements, and the California Environmental Quality Act and has drafted inclusionary ordinances and guidelines and SB 9 ordinances. Ms. Janssens additionally has experience in all aspects of municipal law, such as the Brown Act, Public Records Act, and conflicts of interest. She has worked on many public-private transactions, including redevelopment projects and affordable housing development, and has drafted disposition and development agreements, purchase and sale agreements, development agreements, loan agreements, and regulatory agreements. In her capacity as an agency attorney, Ms. Janssens has provided legal advice to Planning Commissions, City Councils and Boards of Supervisors..

Course Description:

This advanced course in navigating the regulatory environment and entitlement process will provide students with a detailed understanding of the various regulatory issues that most economic development practitioners in California face. A focus on CEQA and how to interface with state agencies will be included in the instruction. The session will also provide an overview of state and local governmental agencies' regulatory process including the resources available to

assist with resolving permitting issues. In addition, the course will highlight best practices in the field that streamline the permit process and improve a community's regulatory climate.

Course Core Competencies:

- Overview of regulatory issues most relevant to economic development practitioners
- CEQA from an economic developer's perspective
- Overview of state and local governmental regulatory permit processes and effective strategies to interface these agencies
- Use of third-party facilitators to resolve permitting issues
- Best practices that streamline the permitting process

Student Outcomes:

After successful completion of this course, students will have:

- An understanding of emerging post-COVID-19 economic development trends – changes in the commercial, housing and entertainment landscape
- An understanding of CEQA and effective ways to manage projects within this complex regulatory framework
- A working knowledge of state and local governmental regulatory agencies' permit requirements and resources available to assist communities navigate this landscape
- Suggestions on ways to improve your community's business environment through streamlining the regulatory compliance process

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