HAHN & HAHN LLP

Sara Atsbaha

Partner

satsbaha@hahnlawyers.com

(626) 796-9123

Sara Atsbaha partners with developers, investors, nonprofit organizations, public agencies, lenders, and institutional clients on complex land use, environmental, and real estate matters throughout California. Drawing on experience obtaining project approvals and advising clients across both the public and private sectors, Sara brings a multidisciplinary perspective to navigating regulatory challenges, advancing development objectives, and crafting creative solutions for her clients.

Known for her strategic, solutions-oriented approach, Sara guides clients through every stage of the acquisitions and development process, helping them achieve clarity amid evolving legal, political, and regulatory landscapes. Sara collaborates closely with clients to balance legal requirements, business objectives, stakeholder interests, and community integration, developing practical pathways that move projects forward while mitigating risk.

Sara regularly advises on matters involving CEQA, the California Coastal Act, the Subdivision Map Act, SB 330, local zoning ordinances, and other state and local laws relating to development. She has defended development projects against CEQA challenges, advised on environmental liability and compliance issues, and appeared before city councils, planning commissions, and other agencies to advocate for her client's projects. Across each engagement, she is committed to helping clients make informed decisions and advance projects from conception through implementation.

Related Capabilities

Business

Land Use / Environmental

Real Estate

Experience

Speaking Engagements

Co-Presenter, "Before the Cracks Appear: Managing Risk in Development, Real Estate Deals, and Business Disputes," San Gabriel Valley Economic Partnership (SGVEP), September 2, 2026

Presenter, "Become a Missing Middle Housing Entrepreneur: Small Scale, Big Impact," Missing Middle Housing Panel, CityLab-UCLA, December 11, 2025

Presenter, "Somos Accelerator for Economic Resilience," SAME Network Developers Seminar, December 1, 2025

Presenter, "Wildfire Resilience Panel," Los Angeles Economic Development Corporation, September 24, 2025

Presenter, "CEQA Reform Bill Briefing – AB 130 & SB 131," Somos Group, July 30, 2025

Presenter, "Urban Land Institute – Developers of Color Program," July 29, 2025

Credentials

Admissions

California

Education

Georgetown University Law Center, J.D. (Member, Georgetown Environmental Law Society)

University of California at Los Angeles, B.A. (With Honors)

Honors & Awards

Recognized in *Best Lawyers: Ones to Watch® in America* in Real Estate Law, 2021–present

Community Involvement

Professional Organizations

American Bar Association
Member

Pasadena Bar Association
Member

Charitable Organizations

Los Angeles Conservancy
Board Member, 2022–present