

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair  
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: July 16, 2024

SUBJECT **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, July 16, 2024

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, July 16, 2024. This ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, July 15, 2024, at 1:30 p.m., by the votes indicated.

**BOS Item No. 47**

**File No. 240575**

**[General Plan - Stonestown Development Project]**

Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

**RECOMMENDED AS A COMMITTEE REPORT**

Vote: Supervisor Myrna Melgar – Aye  
Supervisor Dean Preston – Aye  
Supervisor Aaron Peskin – Aye

Cc: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Legislative Deputy  
Anne Pearson, Deputy City Attorney

File No. 240575

Committee Item No. 4

Board Item No. 11

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: July 15, 2024

Board of Supervisors Meeting:

Date: July 23, 2024

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract / DRAFT Mills Act Agreement         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence                        |

#### OTHER

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning / OEWD Presentation – July 8, 2024</u>                  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u><a href="#">LARGE FILE LINKED HERE – Planning Commission</a></u> |
|                                     |                                     | <u>Transmittal Package – May 22, 2024</u>                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>Including: CEQA Materials</u>                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>Shadow Findings</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>General Plan Amends</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>Planning Code Text and Map Amends</u>                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u>Development Agrmt</u>  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice Materials – June 28, 2024</u>                     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Committee Report Request Memo – July 10, 2024</u>                |

Prepared by: John Carroll

Date: July 11, 2024

Prepared by: John Carroll

Date: July 15, 2024

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [General Plan - Stonestown Development Project]

2

3 **Ordinance amending the General Plan to revise the Urban Design Element, the**  
4 **Commerce and Industry Element, and the Land Use Index to reflect the Stonestown**  
5 **Development Project; adopting findings under the California Environmental Quality**  
6 **Act; making findings of consistency with the General Plan, and the eight priority**  
7 **policies of Planning Code, Section 101.1; and adopting findings of public necessity,**  
8 **convenience, and welfare under Planning Code, Section 340.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

13

14 Be it ordained by the People of the City and County of San Francisco:

15

16 Section 1. Environmental and Planning Code Findings.

17 (a) California Environmental Quality Act Findings.

18

19 (1) At its hearing on May 9, 2024, and prior to recommending the proposed  
20 General Plan Amendments for approval, by Motion No. 21559 the Planning Commission  
21 certified a Final Environmental Impact Report (FEIR) for the Stonestown Development Project  
22 (Project) pursuant to the California Environmental Quality Act (CEQA) (California Public  
23 Resources Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs.  
24 Sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code. Copies  
25 of said Motion and FEIR are on file with the Clerk of the Board of Supervisors in File  
No. 240575, and are incorporated herein by reference. In accordance with the actions

1 contemplated herein, this Board has reviewed the FEIR, concurs with its conclusions, affirms  
2 the Planning Commission's certification of the FEIR, and finds that the actions contemplated  
3 herein are within the scope of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on May 9, 2024, by Motion No. 21560,  
5 the Planning Commission also adopted findings under CEQA, including a statement of  
6 overriding considerations, and a Mitigation Monitoring and Reporting Program (MMRP).  
7 Copies of said Motion and MMRP are on file with the Clerk of the Board of Supervisors in File  
8 No. 240575, and are incorporated herein by reference. The Board hereby adopts and  
9 incorporates by reference as though fully set forth herein the Planning Commission's CEQA  
10 approval findings, including the statement of overriding considerations. The Board also  
11 adopts and incorporates as though fully set forth herein the Project's MMRP, dated  
12 April 18, 2024, and on file with the Clerk of the Board in File No. 240575.

13 (b) Planning Code Findings.

14 (1) Under Charter Section 4.105 and Planning Code Section 340, any  
15 amendments to the General Plan shall first be considered by the Planning Commission and  
16 thereafter recommended for approval or rejection by the Board of Supervisors.

17 (2) After a duly noticed public hearing on May 9, 2024, in Resolution No. 21562,  
18 the Planning Commission initiated amendments to the General Plan. A copy of Planning  
19 Commission Resolution No. 21562 is on file with the Clerk of the Board of Supervisors in File  
20 No. 240575 and is incorporated herein by reference.

21 (3) On May 9, 2024, the Planning Commission conducted a duly noticed public  
22 hearing on the General Plan Amendments pursuant to Planning Code Section 340, and, by  
23 Resolution No. 21562, found both i) that the actions contemplated in this ordinance are  
24 consistent, on balance, with the City's General Plan and the eight priority policies of Planning  
25 Code Section 101.1, and ii) that the public necessity, convenience, and general welfare

1 require the proposed General Plan Amendments. The Planning Commission adopted the  
2 General Plan Amendments and recommended them for approval to the Board of Supervisors.  
3 The Board adopts the findings in Resolution No. 21562 as its own. A copy of Planning  
4 Commission Resolution No. 21562 is on file with the Clerk of the Board of Supervisors in File  
5 No. 240575, and is incorporated herein by reference.

6  
7 Section 2. The General Plan is hereby amended by revising the Urban Design  
8 Element, as follows:

9 For Map 4 (“Urban Design Guidelines for Height of Buildings”), add to the map notes:  
10 “Add shading representative of 30-190 feet height range to the boundaries of the Stonestown  
11 Development Project, as shown in the Stonestown Special Use District, Planning Code  
12 Section 249.9.”

13 For Map 5 (“Urban Design Guidelines for Bulk of Buildings”), add to the map notes:  
14 “Add a boundary around Stonestown Development Project area with a reference that states  
15 ‘See Stonestown Special Use District, Planning Code Section 249.9’.”

16  
17 Section 3. The General Plan is hereby amended by revising the Commerce and  
18 Industry Element, as follows:

19 For Map 1 (“Generalized Commercial and Industrial Land Use Plan”), add to the map  
20 notes: “Add a boundary line around the Stonestown Special Use District; add a reference that  
21 states ‘See Stonestown Special Use District, Planning Code Section 249.9, for applicable land  
22 uses’; add a boundary around the Stonestown mall portion of the site; and adjust shading  
23 boundary to include only the Stonestown Mall portion of the site in the major shopping  
24 generalized land use category.”

25

1 For Map 2 (“Generalized Commercial and Industrial Density Plan”), add to the map  
2 notes: “Add a boundary line around the Stonestown Special Use District; add a reference that  
3 states ‘See Stonestown Special Use District, Planning Code Section 249.9, for applicable  
4 density controls’; add a boundary line around the Stonestown Mall portion of the site; and  
5 adjust the shading boundary to include only the Stonestown Mall portion of the site with an  
6 FAR limit of 3.6.1.”

7  
8 Section 4. The Land Use Index shall be updated as necessary to reflect the  
9 amendments set forth in Sections 2 and 3, above.

10  
11 Section 5. Effective Date. This ordinance shall become effective 30 days after  
12 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
13 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
14 of Supervisors overrides the Mayor’s veto of the ordinance.

15  
16 APPROVED AS TO FORM:  
17 DAVID CHIU, City Attorney

18 By: /s/ Giulia Gualco-Nelson  
19 GIULIA GUALCO-NELSON  
20 Deputy City Attorney

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## LEGISLATIVE DIGEST

[General Plan - Stonestown Development Project]

**Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.**

### Existing Law

Under Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and recommended for approval or rejection by the Board of Supervisors.

The Stonestown Development Project is comprised of 43-acres of private land in the southwest corner of San Francisco. The site is zoned C-2 (Community Business), RH-1D (Residential, House, One Family, Detached Dwellings), and RM-1 (Residential Mixed, Low Density) and is located in a 40-X and 65-D height and bulk district.

### Amendments to Current Law

This ordinance would amend the General Plan as follows:

- (1) Amend the Urban Design Element Maps 4 and 5 by establishing maximum height and bulk limits consistent with the proposal;
- (2) Amend the Commerce and Industry Element Maps 1 and 2 by reclassifying generalized land uses and densities consistent with the proposal; and
- (3) Amend the Land Use Index to reflect amendments to the maps described above in the Urban Design, and Commerce and Industry Elements.

### Background Information

On December 7, 2023, the Planning Commission considered the proposed amendments to the General Plan and recommended initiation in Resolution 21459.

This ordinance would enable the development of the Stonestown Development Project ("Project"), proposed by Brookfield Properties ("Project Sponsor). The Project is immediately north of San Francisco State University and west of 19th Avenue. The site encompasses property currently owned by the Project Sponsor and Brave Church. The Project proposal includes developing approximately 3.85 million gross square feet ("GSF") of new building area around the existing Stonestown Galleria Mall allocated among the following uses:

approximately 3,491 dwelling units, 4,861 parking spaces, 1,277 bicycle parking spaces, 160,000 GSF of retail and community amenity space, up to 96,000 GSF of office and up to 63,000 GSF of institutional use, including on-site childcare facilities. The Project would also feature 6 acres of new privately maintained publicly accessible open spaces, enhanced connectivity throughout the site and to Rolph Nicol Jr. Playground via new bicycle and pedestrian facilities and a redesigned street network.

The Project would also require establishing a Special Use District (“SUD”), Special Sign District (“SSD”), the adoption of a Design Standards and Guidelines (“DSG”) document to facilitate implementation, and a Development Agreement (“DA”) between the Project Sponsor and the City and County of San Francisco.

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# STONESTOWN DEVELOPMENT PROJECT

**LAND USE AND TRANSPORTATION COMMITTEE**



**San Francisco  
Planning**

 SAN FRANCISCO  
OFFICE OF ECONOMIC &  
WORKFORCE DEVELOPMENT

July 8, 2024

# Summary of Proposed Actions

## LAND USE AND TRANSPORTATION COMMITTEE

- General Plan Amendment Ordinance (BOS File No. 240575)
- Planning Code & Map Amendment Ordinance (BOS File No. 240409)

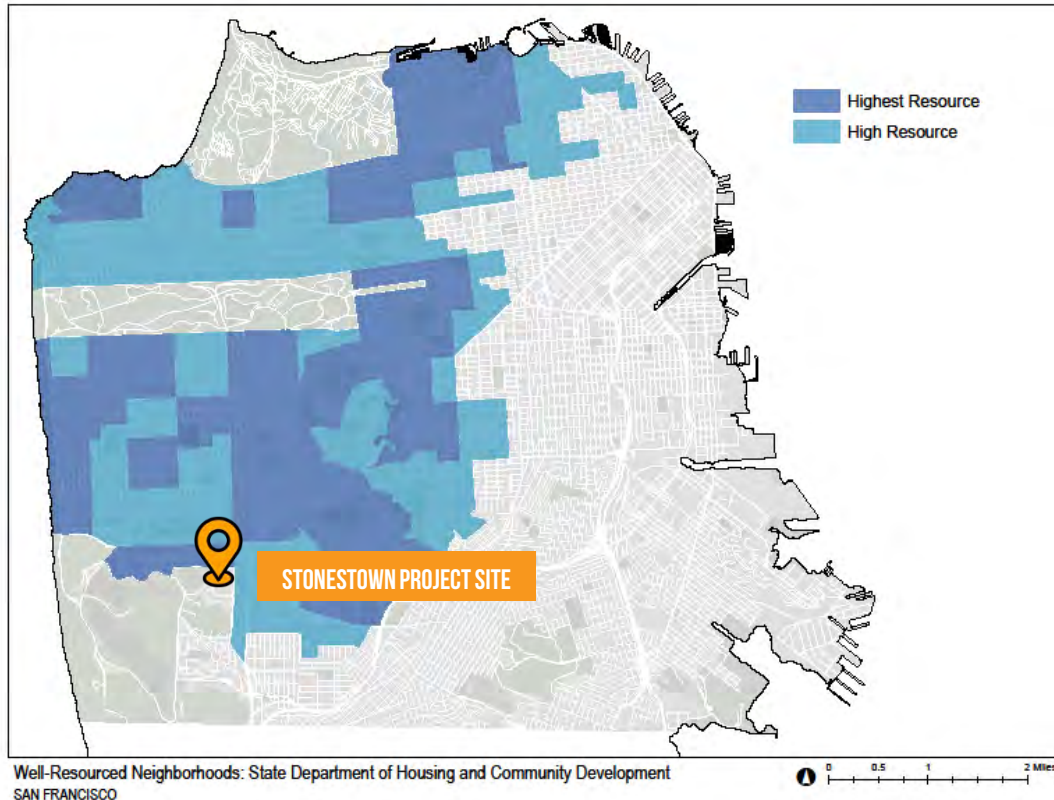
## BUDGET & FINANCE COMMITTEE

- Development Agreement Ordinance (BOS File No. 240410)
- Resolution of Intention to form Enhanced Infrastructure Financing District (EIFD) (BOS File No. 240681)

# PROJECT OVERVIEW



# Housing on San Francisco's West Side



- The Stonestown project site is adjacent to well-resourced neighborhoods on the city's west side.
- Given the City's housing goals, and the site's proximity to transportation, open space and neighborhood amenities, the Stonestown site is well suited for housing development.
- The proposed project is included in the Sites Inventory of the 2022 Housing Element

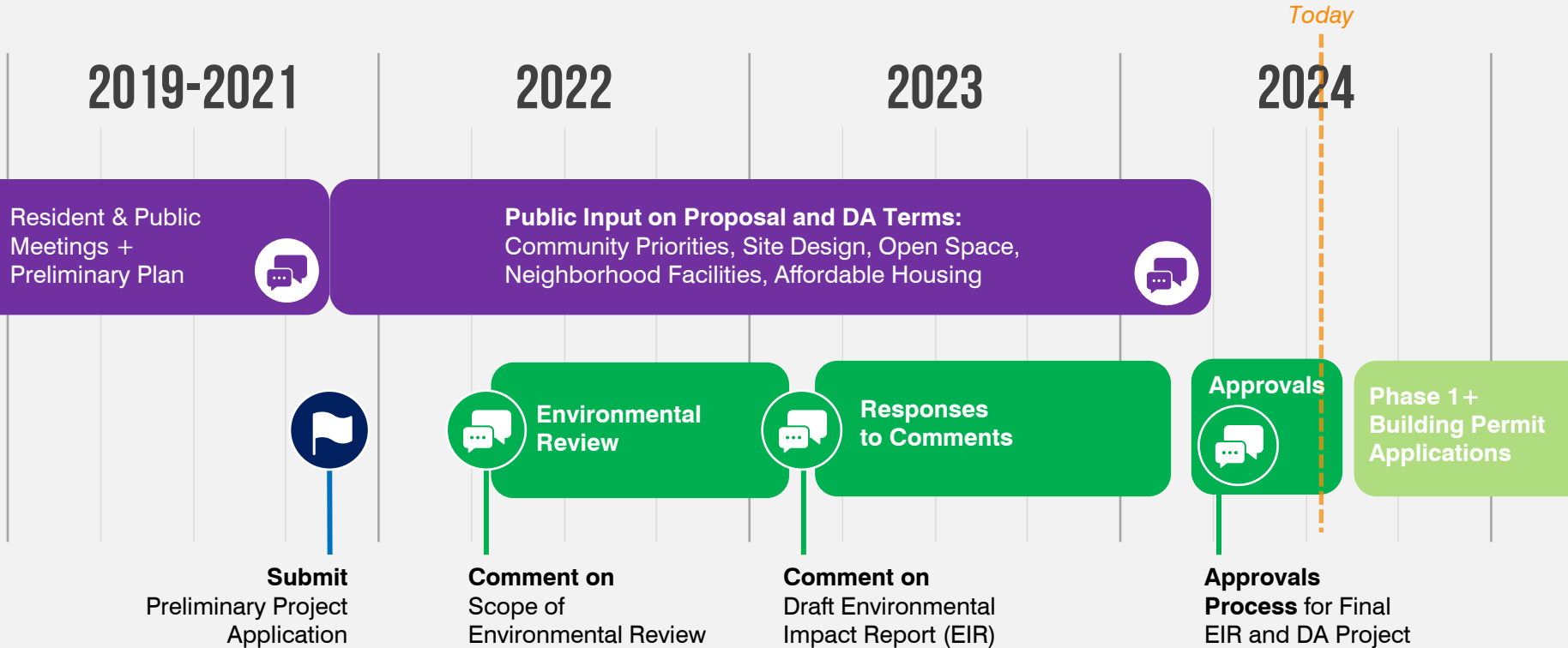
# Neighborhood Context



# Process and Timeline



Opportunities for Public Input



# Outreach and Engagement

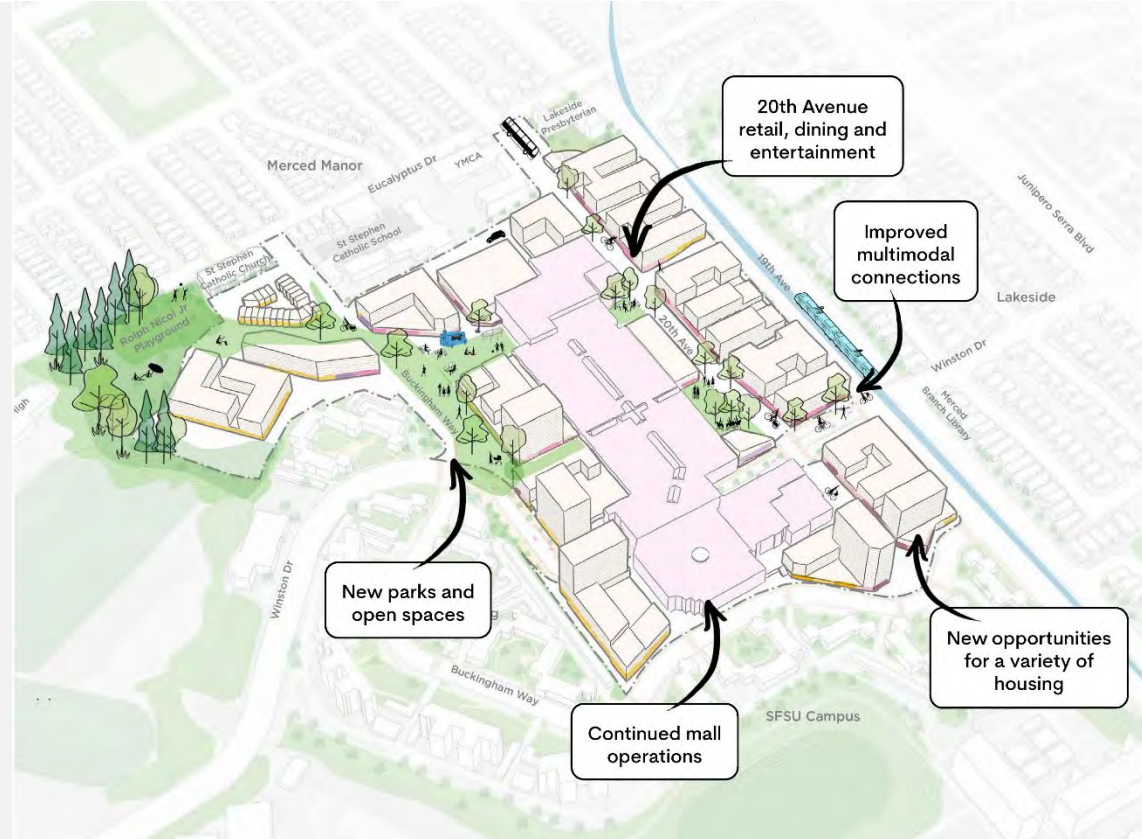
- 8 Public Workshops (600+ attendees).
- 14 Community Working Group Meetings.
- 2,000+ Neighbor Conversations (email, phone, in-person).
- 15,000+ Website visitors.
- 250+ Hours of in-person and zoom office hours.
- Project responded with increased density, reapportioning height, and traffic mitigations.



# Project Overview Major Elements

Transforming surface parking lots into a residential neighborhood

- 3,500 new residential units from 3-18 floors, and up to 5 towers
- Nearly 6 acres of publicly accessible parks and plazas
- New retail main street on 20<sup>th</sup> Avenue
- New safe, accessible bike and pedestrian pathways, and multimodal connections
- Underground and above ground parking





# DEVELOPMENT AGREEMENT KEY TERMS



# Development Agreement Key Terms

## Parks and Open Space

- 6 acres of new publicly accessible open spaces
  - Greenway Park
  - Plazas including Farmers Market plaza
  - Mid-block pedestrian connections throughout site
- Improvements to Rolph Nicol Jr. Playground
- \$1M contribution to Rec Park for future park improvements



# Development Agreement Key Terms

## Street Redesign and Transportation

- Fully redesigned street network
- Pedestrian-focused design including 20th Ave retail corridor and improved walking connections
- 2-way protected bikeways
- New utilities and green infrastructure
- Bus priority measures, new Muni easement, transit only lane, and two transit operator restrooms
- Transportation Demand Management (TDM) plan with ongoing monitoring
- Project contributes ~\$50M in transportation fees



*Mall main entry at Winston Drive (existing)*



*Winston Drive (proposed)*

# Development Agreement Key Terms

## Community Facilities

### Child Care Facility

- New 7,500 sq ft onsite child care facility (or two 4,000 sq ft facilities)
- Space for 100 children and adjacent outdoor space
- Nonprofit provider with partially subsidized rent
- At least 15% would be affordable to low-income households

### Senior Center

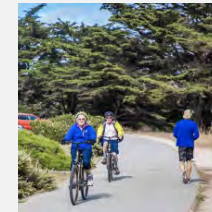
- New 7,000 sq ft onsite senior center
- Provided prior to demolition of the existing YMCA senior center annex
- Rented to a nonprofit operator for \$1 per year



# Development Agreement Key Terms

## Affordable Housing

- Affordable housing equaling 20% of all units
- Obligation can be met through three methods:
  1. Constructing inclusionary onsite units within market rate buildings
  2. Donating up to three parcels for 100% affordable housing
  3. Paying an affordable housing in-lieu fee on up to 390 units
- Senior Village – Option to convey Parcel E5 to the City for 100% affordable senior housing project
- Prioritize in-lieu fees to support SFSU Educator Village, and 100% affordable housing within 2 miles of the site



# Development Agreement Key Terms

## Community Benefits

### Workforce Agreement

- First Source Hiring for Construction and Operations
- Local Hiring for work in public streets and park
- Local Business Enterprise obligations, including 10% Micro-LBE goal
- Prevailing wage for all public works contracts

### Economic Impact

- ~800 jobs in San Francisco annually, during project development
- Direct project impact estimated at >1,000 permanent jobs and >\$325M per year in San Francisco



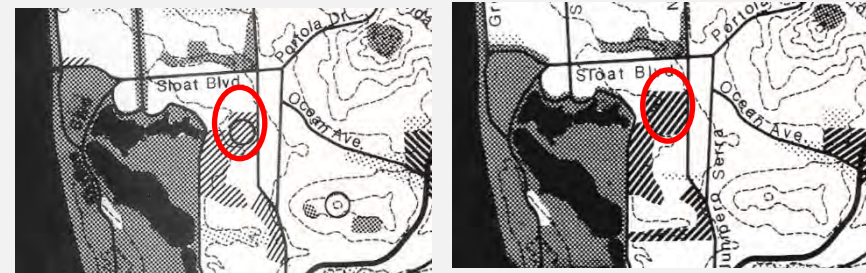
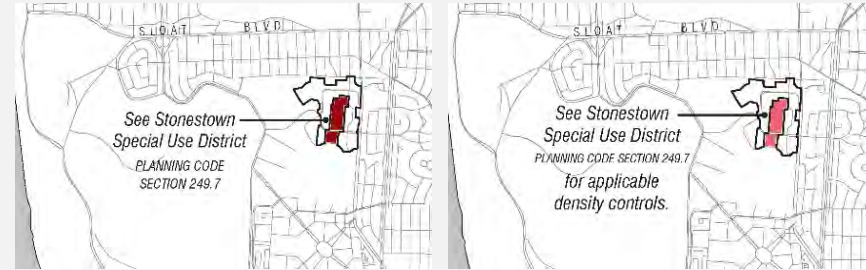
# LEGISLATIVE AMENDMENTS



# Approvals for Consideration

## General Plan Amendments

- Commerce & Industry Element
  - Map 1 (“Generalized Commercial and Industrial Land Use Plan”)
  - Map 2 (“Generalized Commercial and Industrial Density Plan”)
- Urban Design Element
  - Map 4 (“Urban Design Guidelines for Height of Buildings”)
  - Map 5 (“Urban Design Guidelines for Bulk of Buildings”)
- Land Use Index
  - Revised maps to be updated in Index





# Approvals for Consideration

## Planning Code and Map Amendments

- Establishes Stonestown Special Use District (SUD), Planning Code Section 249.9.
- Establishes NEW zoning (S-MU), heights (HBD) and sign controls (SSD).
- Codifies objective land use and development standards.
- Functions in coordination with the Design Standards & Guidelines document (DSG), which are incorporated by reference.
- Design review process for Development Phases and Minor/Major Modifications to building standards.

	EXISTING	PROPOSED
Zoning	C-2 ( <i>Community Business</i> ) RH-1 (D) RM-1	Stonestown Mixed-Use (S-MU)
Height Limit	40'-65'	30'-190'



THANK YOU



San Francisco  
**Planning**

 SAN FRANCISCO  
OFFICE OF ECONOMIC &  
WORKFORCE DEVELOPMENT



[LARGE FILE LINKED HERE – Planning Commission Transmittal Package –](#)

[May 22, 2024](#)

May 22, 2024

[Including: CEQA Materials](#)  
[Shadow Findings](#)  
[General Plan Amends](#)  
[Planning Code Text and Map Amends](#)  
[Development Agrmt](#)

Ms. Angela Calvillo, Clerk  
Mayor Breed and Honorable Supervisor Melgar  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Transmittal of Planning Department Case No. 2021-012028 ENV SHD GPA PCA MAP DVA CWP-02  
Stonestown Development Project  
Board File No. 240409, 240410

**Planning Commission Recommendation: Approval with Modifications**

Dear Ms. Calvillo, Mayor Breed and Supervisor Melgar

On May 9, 2024 the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Planning Code and Map Amendment Ordinance and the Development Agreement Ordinance introduced by Mayor Breed and Supervisor Melgar (Board File Nos. 240409 and 240410, respectively), as well as the proposed General Plan Amendment Ordinance for the Stonestown Mixed Use Development. This submittal packet includes the official transmittal of Planning Commission's actions on these ordinances. At the hearing the Planning Commission recommended approval with modifications.

The Commission's proposed modifications were as follows:

- General Plan Amendment Resolution (Page 5)
  - Add The Project will include new 7,500 sq ft childcare facility (or two 4,000 sq ft facilities) with space for 100 children and a new 7,000 sq/ senior center.
- Planning Code Amendment Resolution (page 3)
  - And be it further resolved that the Planning Commission finds these Planning Code Amendments are in general conformity with the General Plan.
- Shadow Motion (Page 4 under findings)
  - The additional shadow cast by the Project on Rolph Nicol Jr. Playground would not be adverse and is not expected to interfere with the use of Rolph Nicol Jr. Playground As described in the EIR and Shadow Study, most of the net new shadow from the Project would be present during early morning hours, the new shadow would not preclude the enjoyment of the children's playground or nature play area. Net new shadow on the grassy meadow of the park would be

most noticeable in the winter and it would not receive any new shadow the summer. In the winter, most of the grassy meadow would receive sunlight between 11am and 3pm when observed use of such area peaked. As such, enjoyment of the large grassy meadow would not be encumbered by new shadow from the proposed project of variant.

- o The project would also include improvements to Rolph Nicol Jr. Playground that would connect the park with the adjacent open space, as detailed in the Development Agreement.
- o The additional shadow cast by the Project on Junipero Serra Playground would not be adverse and is not expected to interfere with the use of Junipero Serra Playground. Net new shadow would only occur during the late afternoon in late spring and early summer and would fall on areas of the park that are used for active or pass through activities. The new shadow on this open space would not substantially or adversely affect the use and enjoyment of this park considering it would occur at the end of the day at a time when park users would expect less sunlight and would not affect the areas of the park that are most sensitive to sunlight.

CEQA clearance under the Stonestown Development Project Final Environmental Impact Report (Case No. 2021-012028ENV) certified by the San Francisco Planning Commission on May 9, 2024 (Motion 21559).

Mayor and Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. Please note that the Board has 90 days to act on General Plan Amendments once they have been received by the Clerk of the Board.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Patrick Race  
*Senior Planner*

cc: Austin Yang, Deputy City Attorney  
Robb Kapla, Deputy City Attorney  
Jen Low, Aide to Supervisor Melgar  
John Carroll, Office of the Clerk of the Board  
Tom Paulino, Liaison to the Board of Supervisors, Mayor's Office  
Jonathan Cherry, Office of Economic and Workforce Development  
Lily Langlois, Planning Department  
Patrick Race, Planning Department  
BOS Legislation

Attachments:

Planning Department Executive Summary

I CEQA Materials

- Planning Commission Motion No. 21559
- DEIR Response to Comments
- CEQA Findings Motion No. 21560
- CEQA Findings and Statement of Overriding Considerations
- Stonestown Theater – Partial Preservation Memo

II Shadow Findings

- Shadow Findings and Planning Commission Motion No 21561
- Shadow Analysis Report
- Revised Variant Shadow Memorandum
- Rec Park Letter of Determination

III General Plan Amendments

- Planning Commission Resolution No. 21562
- Draft Ordinance
- General Plan Maps with notated proposed changes
- General Plan Initiation Resolution R-21459

IV Planning Code Text and Map Amendments

- Planning Commission Resolution No. 21563
- Draft Ordinance (Board File No. 240409)

V Development Agreement

- Planning Commission Resolution No. 21564
- Draft Ordinance (Board File No. 240410)
- Draft Development Agreement
- Draft Development Agreement Exhibits including:
  - Design Standards and Guidelines
  - Infrastructure Plan
  - Transportation Demand Management Plan
- Design Standards and Guidelines Planning Commission Motion No. 21565

VI Other

- Public Comment Letters
- Sponsor Public Participation Plan

BOARD of SUPERVISORS



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San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
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## NOTICE OF PUBLIC HEARINGS

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee and Budget and Finance Committee will each hold a public hearing to consider the **Stonestown Development Project** and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

#### LAND USE AND TRANSPORTATION COMMITTEE

**Date:** Monday, July 8, 2024

**Time:** 1:30 p.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

**File No. 240409.** Ordinance amending the Planning Code and the Zoning Map to establish the Stonestown Mixed-Use District (SMD), Stonestown Special Use District (SUD), Stonestown Mixed-Use Height and Bulk District (HBD), and Stonestown Special Sign District (SSD), all generally bounded by Eucalyptus Drive and Buckingham Way to the north, 19th Avenue to the east, Buckingham Way to the south, and Buckingham Way to the west, with the SSD including the Stonestown Galleria Mall and the SMD, SUD, and HBD excluding the mall; abolishing an approximately 15-foot legislated setback on the west side of 19th Avenue between Eucalyptus Drive and Buckingham Way; making findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

**File No. 240575.** Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll ([john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)) ~ (415) 554-4445)

**BUDGET AND FINANCE COMMITTEE**

**Date:** Wednesday, July 10, 2024

**Time:** 10:00 a.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

**File No. 240410.** Ordinance approving a Development Agreement between the City and County of San Francisco and Stonestown NW Parcel LLC, a Delaware limited liability company, Stonestown Shopping Center, L.P., a Delaware limited partnership, and Stonestown Anchor Acquisition, L.P, a Delaware limited partnership, for the Stonestown Development Project at the approximately 30-acre site generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, in the southwest part of San Francisco, including affordable and market rate housing and approximately six acres of open space; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b), and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and confirming compliance with or waiving certain provisions of the Planning Code, Administrative Code, Subdivision Code, Campaign and Governmental Conduct Code, and Public Works Code, and ratifying actions taken and authorizing future actions to be taken in connection with the Development Agreement.

The Stonestown Development Project is located at the approximately 30-acre site generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, in the southwest part of San Francisco. The project will include up to approximately 3,500 residential units with a requirement that 20% of the total units be affordable. The project will also provide approximately six acres of new publicly accessible open space, improvements to Rolph Nicol Jr. Playground, new streets, sidewalks, and bicycle facilities, a new childcare center, and a new senior center.

For any questions about this hearing, please contact the Assistant Clerk for the Budget and Finance Committee:

Brent Jalipa ([brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org) ~ (415) 554-7712)

**NOTICE OF PUBLIC HEARINGS**

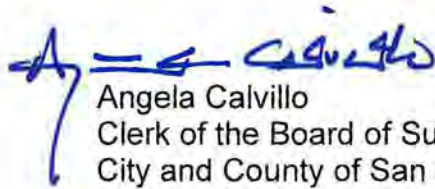
Stonestown Development Project

Hearing Dates: July 8, 2024 (LUT) & July 10, 2024 (BFC)

Page 3

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In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments. These comments will be added to the official public record in the matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([bos@sfgov.org](mailto:bos@sfgov.org)). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to these matters will be available for public review on Friday, July 5, 2024.



Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco

jec.vy:ams



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

**PROOF OF MAILING**

Legislative File No. 240409, 240575, 240410

Description of Items: 161 Notices

Planning Code, Zoning Map - Stonestown Mixed Use District, Special Use District, Height and Bulk District, Special Sign District

General Plan - Stonestown Development Project

Development Agreement - Stonestown NW Parcel LLC, Stonestown Shopping Center, L.P., and Stonestown Anchor Acquisition, L.P - Stonestown Development Project - Waiver of Various Municipal Code Provisions


I, John Carran, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: June 27<sup>th</sup>, 2024

Time: 8:30 a.m. 4:05 PM

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

067-095-020	CROLLS INVESTMENTS LLC
067-097-080	DEXTER GREG DEXTER GREG ET AL
067-101-020	FOSTER KEVIN J FOSTER BRYAN F & NANCY G
067-101-180	WALLEY GEORGE L III & ROBERT S
067-105-020	DE COLINGNY PATRICIA R C/O PATRICIA TAIMAN
067-105-110	GRIFFIS ROBERT P
067-116-080	NOCHELLA JOHN C/O SONG JA DAY
067-117-040	CARDINALE LOUIS C/O JUSTINE NUNAN
067-118-020	POPES CHARLOTTE D PO BOX 1854
067-124-070	DUNBAR SARA C/O N P SONNICHSEN/C A RUSSELL
067-129-020	SLEMMONS PAUL
067-133-030	LYDEARD ELIZA M C/O JOYCE BRECKINRIDGE
067-135-130	RIDDELL CHAS A ET AL C/O E A ELLIS
067-137-080	PALMER EDMUND C JR KELLNER MELVIN E
067-138-060	TENNLER RONALD W & EDWARD J
067-139-150	CHUNG N G C/O GARY E BOTTO TT
067-139-170	TENNLER RONALD W & EDWARD J

067-154-090	SOBRERO FRANK ROCK JOHN A ET AL C/O ELEANOR R CARPIAUX
067-173-010	BRINGHAM VIVIAN
067-175-070	JORDON JAS
067-175-210	SCHULZ HAROLD P & PAULA L ATTN: LOIS WINTERS
067-186-190	KOENIG LOUIS R & LESTER D

I certify under penalty of perjury that the foregoing is true and correct.

Sandie Amott  
 San Mateo County Tax Collector/Treasurer

Executed at Redwood City, San Mateo County, California, on June 7th, 2024.

Published in Redwood City Tribune on June 28th, July 5th, and July 12th, 2024.

CNSB # 3821060

GOVERNMENT

NOTICE OF REGULAR MEETING  
 SAN FRANCISCO BOARD OF SUPERVISORS  
 RULES COMMITTEE  
 CITY HALL, LEGISLATIVE CHAMBER, ROOM 250  
 1 DR. CARLTON B.  
 GOODLETT PLACE, SAN FRANCISCO, CA 94102  
 July 1, 2024 – 10:00 AM

The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-irc>, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3828261#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102  
 MONDAY, JULY 1, 2024 - 1:30 PM

The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-irc>, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3828184#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee and Budget and Finance Committee will each hold public hearings to consider the Stonestown Development Project and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

LAND USE AND TRANSPORTATION COMMITTEE MONDAY JULY 8, 2024 - 1:30 PM  
 Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102  
 File No. 240409. Ordinance amending the Planning Code and the Zoning Map to establish the Stonestown

Mixed-Use District (SMD), Stonestown Special Use District (SUD), Stonestown Mixed-Use Height and Bulk District (HBD), and Stonestown Special Sign District (SSD), all generally bounded by Eucalyptus Drive and Buckingham Way to the north, 19th Avenue to the east, Buckingham Way to the south, and Buckingham Way to the west, with the SSD including the Stonestown Galleria Mall and the SMD, SUD, and HBD excluding the mall; abolishing an approximately 15-foot legislated setback on the west side of 19th Avenue between Eucalyptus Drive and Buckingham Way; making findings under the California Environmental Quality Act, making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 240575. Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project; adopting findings under the California Environmental Quality Act, making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

For any questions about these hearings, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org - (415) 554-4445)  
 BUDGET AND FINANCE COMMITTEE WEDNESDAY JULY 10, 2024 - 10:00 AM  
 Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

File No. 240410. Ordinance approving a Development Agreement between the City and County of San Francisco and Stonestown NW Parcel LLC, a Delaware limited liability company, Stonestown Shopping Center, L.P., a Delaware limited partnership, and Stonestown Anchor Acquisition, L.P., a Delaware limited partnership, for the Stonestown Development

Project at the approximately 30-acre site generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, in the southwest part of San Francisco, including affordable and market rate housing and approximately six acres of open space; making findings under the California Environmental Quality Act, and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b), and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and confirming compliance with or waiving certain provisions of the Planning Code; Administrative Code, Subdivision Code, Campaign and Governmental Conduct Code, and Public Works Code, and ratifying actions taken and authorizing future actions to be taken in connection with the Development Agreement. The Stonestown Development Project is located at the approximately 30-acre site generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, in the southwest part of San Francisco. The project will include up to approximately 3,500 residential units with a requirement that 20% of the total units be affordable. The project will also provide approximately six acres of new publicly accessible open space, improvements to Rolph Nicol Jr. Playground, new streets, sidewalks, and bicycle facilities, a new childcare center, and a new senior center.

For any questions about this hearing, please contact the Assistant Clerk for the Budget and Finance Committee: Brent Jalipa (brent.jalipa@sfgov.org - (415) 554-7712)  
 In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments. These comments will be added to the official public record in the matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo,

Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-irc>). Agenda information relating to these matters will be available for public review on Friday, July 5, 2024.  
 Angela Calvillo – Clerk of the Board of Supervisors – City and County of San Francisco  
 EXM-3828163#

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.)  
 Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Noodleosophy, LLC 41 E. 4th Ave., San Mateo, CA 94401 The individuals, partnership, or corporate names and the business addresses of the buyer are: Macho Burger San Mateo LLC 41 E. 4th Ave., San Mateo, CA 94401 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Noodleosophy AND ARE LOCATED AT: 41 E. 4th Ave., San Mateo, CA 94401. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tish Way, Suite 310 San Jose, CA 95128 on or before July 17, 2024. The last date to file claims is July 16, 2024, unless there is a liquor license transferring in which case claims may be filed until

the date the license transfers. BUYER'S SIGNATURE: Macho Burger San Mateo LLC By: Hongchen Xie, Managing Member  
 6/28/24  
 SPEN-3827797#  
 EXAMINER & SAN MATEO WEEKLY

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558857  
 Superior Court of California, County of SAN FRANCISCO  
 Petition of: JESSIYN WANG for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner JESSIYN WANG filed a petition with this court for a decree changing names as follows:  
 JESSIYN WANG to JENIANNNA WANG  
 The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
 Notice of Hearing:  
 Date: SEPTEMBER 5, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
 The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
 A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: JUNE 4, 2024  
 MARIA EVANGELISTA  
 Judge of the Superior Court  
 6/28, 7/5, 7/12, 7/19/24  
 CNS-3827313#  
 SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-297567  
 The following person(s) is (are) doing business as: MH TECHNICAL SERVICES, 116 Drake ave, SOUTH SAN FRANCISCO, CA 94080  
 County of SAN MATEO  
 Mailing Address: 116 Drake ave, SOUTH SAN FRANCISCO, CA 94080  
 Michael P Haughey, 116 Drake ave, SOUTH SAN FRANCISCO, CA 94080  
 This business is conducted by an Individual  
 The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.  
 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
 S/ Michael P Haughey, INC.  
 This statement was filed with the County Clerk of San Mateo County on 05/29/2024.  
 Mark Church, County Clerk  
 Henry Salgado, Deputy  
 Original  
 6/21, 6/28, 7/5, 7/12/24  
 NPEN-3824935#  
 EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-297638  
 The following person(s) is (are) doing business as: CANNON PROPERTIES, 968 WOODSIDE RD, REDWOOD CITY, CA 94061, County of SAN MATEO  
 PATRICK C KERWIN, 968 WOODSIDE RD, REDWOOD CITY, CA 94061  
 This business is conducted by AN INDIVIDUAL  
 The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/15/2019  
 I declare that all information

in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
 S/ PATRICK C KERWIN  
 This statement was filed with the County Clerk of San Mateo County on 06/04/2024  
 Mark Church, County Clerk  
 MARIA P PEREZ, Deputy  
 Clerk  
 NEW FILING  
 6/14, 6/21, 6/28, 7/5/24  
 NPEN-3823618#  
 EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-297640  
 The following person(s) is (are) doing business as: BAYSIDE ENDOOPTICS DENTAL GROUP, 333 GELLERT BLVD STE 242, DALY CITY, CA 94015, County of SAN MATEO  
 ROWSHAN AHANI, DDS, MS, INC., 333 GELLERT BLVD, DALY CITY, CA 94015  
 This business is conducted by A CORPORATION  
 The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/15/2019  
 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
 ROWSHAN AHANI, DDS, MS, INC.  
 S/ ROWSHAN AHANI, OWNER/PRESIDENT  
 This statement was filed with the County Clerk of San Mateo County on 06/04/2024  
 Mark Church, County Clerk  
 MARIA P PEREZ, Deputy  
 Clerk  
 NEW FILING  
 6/14, 6/21, 6/28, 7/5/24  
 NPEN-3823613#  
 EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-297524  
 The following person(s) is (are) doing business as: XANTE AIRPORT SHUTTLE, 619 VILLA ST APT 2, DALY CITY, CA 94014, County of SAN MATEO  
 JUAN TOGUJAL XANTE, 619 VILLA ST APT 2, DALY CITY, CA 94014  
 This business is conducted by AN INDIVIDUAL  
 The registrant(s) commenced to transact business under the fictitious business name

or names listed above on 02/27/2019  
 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
 S/ JUAN TOGUJAL XANTE  
 This statement was filed with the County Clerk of San Mateo County on 05/22/2024  
 Mark Church, County Clerk  
 MARIA P PEREZ, Deputy  
 Clerk  
 NEW FILING  
 6/14, 6/21, 6/28, 7/5/24  
 NPEN-3823607#  
 EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-297523  
 The following person(s) is (are) doing business as: VALIANT RUNNING, 188 WESTMOOR AVE, DALY CITY, CA 94015, County of SAN MATEO  
 MATTHEW CAYABYAB, 188 WESTMOOR AVE, DALY CITY, CA 94015  
 This business is conducted by AN INDIVIDUAL  
 The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/26/2019  
 I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
 S/ MATTHEW CAYABYAB  
 This statement was filed with the County Clerk of San Mateo County on 05/22/2024  
 Mark Church, County Clerk  
 MARIA P PEREZ, Deputy  
 Clerk  
 05/22/2024  
 6/14, 6/21, 6/28, 7/5/24  
 NPEN-3823604#  
 EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. M-297522  
 The following person(s) is (are) doing business as: TILE AND TROWEL, 21 E 40TH AVE, APT 6, SAN MATEO, CA 94403, County of SAN MATEO  
 IGOR ILIC, 21 E 40TH AVE, APT 6, SAN MATEO, CA 94403  
 This business is conducted by AN INDIVIDUAL  
 The registrant(s) commenced to transact business under the fictitious business name

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CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

EXM# 3828163

### NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee and Budget and Finance Committee will each hold public hearings to consider the **Stonestown Development Project** and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

#### LAND USE AND TRANSPORTATION COMMITTEE MONDAY JULY 8, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr, Carlton B. Goodlett Place, San Francisco, CA 94102

**File No. 240409.** Ordinance amending the Planning Code and the Zoning Map to establish the Stonestown Mixed-Use District (SMD), Stonestown Special Use District (SUD), Stonestown Mixed-Use Height and Bulk District (HBD), and Stonestown Special Sign District (SSD), all generally bounded by Eucalyptus Drive and Buckingham Way to the north, 19th Avenue to the east, Buckingham Way to the south, and Buckingham Way to the west, with the SSD including the Stonestown Galleria Mall and the SMD, SUD, and HBD excluding the mall; abolishing an approximately 15-foot legislated setback on the west side of 19th Avenue between Eucalyptus Drive and Buckingham Way; making findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.

**File No. 240575.** Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340. For any questions about these hearings, please

contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org - (415) 554-4445)

#### BUDGET AND FINANCE COMMITTEE WEDNESDAY JULY 10, 2024 - 10:00 AM Legislative Chamber, Room 250, City Hall 1 Dr, Carlton B. Goodlett Place, San Francisco, CA 94102

**File No. 240410.** Ordinance approving a Development Agreement between the City and County of San Francisco and Stonestown NW Parcel LLC, a Delaware limited liability company, Stonestown Shopping Center, L.P., a Delaware limited partnership, and Stonestown Anchor Acquisition, L.P. a Delaware limited partnership, for the Stonestown Development Project at the approximately 30-acre site generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, in the southwest part of San Francisco, including affordable and market rate housing and approximately six acres of open space; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b), and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and confirming compliance with or waiving certain provisions of the Planning Code, Administrative Code, Subdivision Code, Campaign and Governmental Conduct Code, and Public Works Code, and ratifying actions taken and authorizing future actions to be taken in connection with the Development Agreement. The Stonestown Development Project is located at the approximately 30-acre site generally bounded by 19th Avenue to the east, Buckingham Way to the south and west, and Rolph Nicol Jr. Playground and Eucalyptus Drive to the north, in the southwest part of San Francisco. The project will include up to approximately 3,500 residential units with a requirement that 20% of the total units be affordable. The project will also provide approximately six acres of new publicly accessible open space, improvements to Rolph Nicol Jr. Playground, new streets, sidewalks, and

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

### Ad Description

JEC - LUT Hearing - July 8, 2024 - File Nos. 240409 and 240575 - B&F  
Hearing - July 10, 2024 - File No. 240410

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/28/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$1270.73
Total	\$1270.73



\* A 0 0 0 0 0 6 8 0 2 1 3 2 \*

bicycle facilities, a new childcare center, and a new senior center.

For any questions about this hearing, please contact the Assistant Clerk for the Budget and Finance Committee: Brent Jalipa (brent.jalipa@sfgov.org ~ (415) 554-7712)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments. These comments will be added to the official public record in the matter and shall be brought to the attention of the Board of Supervisors.

Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-irc>). Agenda information relating to these matters will be available for public review on Friday, July 5, 2024.

Angela Calvillo ~ Clerk of the Board of Supervisors ~ City and County of San Francisco

**EXM-3828163#**



**MYRNA MELGAR**

---

DATE: July 10, 2024

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

---

A handwritten signature in blue ink, appearing to read "mm", located to the right of the "FROM:" line.

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, July 16, 2024, as Committee Reports:

- |                        |  |
|------------------------|--|
| <b>File No. 240683</b> | <b>Interim Zoning Controls - Health Services and Social Services in Upper Market Street NCT and Castro Street NCD</b><br>Sponsor: Peskin                           |
| <b>File No. 240409</b> | <b>Planning Code, Zoning Map - Stonestown Mixed Use District, Special Use District, Height and Bulk District, Special Sign District</b><br>Sponsors: Mayor; Melgar |
| <b>File No. 240575</b> | <b>General Plan - Stonestown Development Project</b>   |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 15, 2024, at 1:30 p.m.

**From:** [Corey Smith](#)  
**To:** [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Engardio, Joel \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Ronen, Hillary \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#); [Jalipa, Brent \(BOS\)](#); [Jane Natoli](#); [Sachin](#); [Steven Buss](#); [Laura Clark](#); [Cooke, Reuel](#)  
**Subject:** Stonestown Project Supporters  
**Date:** Monday, July 8, 2024 9:03:54 AM  
**Attachments:** [Stonestown Supporters 7.8.2024.xlsx](#)

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Members of the SF Board of Supervisors,

On behalf of the Housing Action Coalition, SF YIMBY, and GrowSF, please see the attached [petitions signers supporting the new homes proposed at Stonestown](#).

While the public hearings can be difficult for some to attend, please consider their support while evaluating this project.

Respectfully,  
Corey Smith  
Executive Director, Housing Action Coalition

--

**Corey Smith** 陈锐 | Pronouns: He/Him

Executive Director | Housing Action Coalition  
555 Montgomery Street, Suite 720, San Francisco, CA 94111  
Cell: (925) 360-5290 | Office: (415) 300-0967



Email: [corey@housingactioncoalition.org](mailto:corey@housingactioncoalition.org) | Web: [housingactioncoalition.org](http://housingactioncoalition.org)

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First Name	Last Name	Email	Mailing City	Mailing Zip/Postal Code
Armand	Domalewski	armanddomalewski@gmail.com	San Francisco	94115
Donna	Hurowitz	donnabhurowitz@comcast.net	SF	94116
Tracy	Freedman	tracyfreedman@gmail.com	San Francisco	94117
Andres	Mora	mora07801@gmail.com	Pacifica	94044
Kate	Blumberg	kate@acmetron.com	San Francisco	94107-3204
Maco	Stewart	macostewart@gmail.com	San Francisco	94112
Susan	Setterholm	susan.setterholm@gmail.com	San Francisco	94109
Abhishek	Kumar	abhizuko@gmail.com	San Francisco	94109
Nate	Foss	npfoss@gmail.com	San Francisco	94109
Aleksandar	Abu Samra	aleksandar.abusamra@gmail.com	San Francisco	94116
Julian	Gelvezon	julian.gelvezon@gmail.com	San Francisco	94127
Jon	Winston	jwinstonsf@gmail.com	San Francisco	94127-2408
Kevin	Meehan	kmmeehan24@gmail.com	SAN FRANCISCO	94131
David	Tejeda	dtrepairs@gmail.com	San Francisco	94112
Eugene	Pak	eugenepaksf@gmail.com	San Francisco	94117
Ben	Mathes	mathes.ben@gmail.com	San Francisco	94117
john	springer	john@studiovara.com	San Francisco	94116
Dick	Morten	msarawak@yahoo.com	San Francisco	94116
Michael	Chen	mychen10@yahoo.com	San Francisco	94109
Patrick	Wolff	patrick@grandmastercap.com	San Francisco	94122
Renne	Arias	rennearias@gmail.com	San Francisco	94116
Robin	Pam	rsvprobin@gmail.com	San Francisco	94127
Ryan	MacPhee	ryan.macphee@gmail.com	San Francisco	94110
Annette	Billingsley	ab94115@gmail.com	San Francisco	94115
Allison	Arieff	aja@modernhouse.com	san francisco	94131
Andrew	Bachmann	andrewbachmann@yahoo.com	San Francisco	94112
Andrew	Fister	andrewfister3@gmail.com	San Francisco	94122
Staly	Chin	stalychin@gmail.com	San Francisco	94121
ANNE	WONG	athwong2002@yahoo.com	San Francisco	94116
Charles	Whitfield	whitfield.cw@gmail.com	San Francisco	94109
Carlos	Abreu	carlos@carlosabreu.com	San Francisco	94123
Thomas	Hunsaker	com.hunsaker@icloud.com	San Francisco	94131
Daniel	Sachs	danielschoen.sachs@gmail.com	San Francisco	94110
David	Kim	daveymkim@hotmail.com	San Francisco	94109
Edward	Sullivan	efsullyjr@aol.com	SAN FRANCISCO	94116
Evan	Coughenour	evan.coughenour@gmail.com	San Francisco	94112
Ira	Kaplan	iradkaplan@gmail.com	San Francisco	94133
Sarah	Boudreau	boudreau.sarah.m@gmail.com	San Francisco	94121
Paul	Bickmore	paulbickmore@gmail.com	Oakl	94618
sherman	king	lionshermanking@gmail.com	San Francisco	94116
Michael	Leslie	mleslie.online@gmail.com	San Francisco	94132
Benjamin	Carter	benjamin.e.carter@gmail.com	San Francisco	94116
Jui-Yun	Hsia	ajhsia@gmail.com	San Francisco	94110
Lisa	Anderson	lisawanderson57@gmail.com	San Francisco	94127
Paul	Thrasher	thrashr888@gmail.com	San Francisco	94132
Howard	Strassner	ruthow1@gmail.com	San Francisco	94112
Kathleen	Ciabattoni	kathyciab@gmail.com	SAN FRANCISCO	94127
Alger	Ciabattoni	algerciab34@gmail.com	San Francisco	04127
Meg	Kammerud	mpirnie@stanfordalumni.org	San Francisco	94131
Naomi	Prochovnick	nshomani@gmail.com	San Francisco	94131
Tobias	Wacker	tobiaswacker@gmail.com	San Francisco	94110
Diana	Faustino	dianafaustino1234@gmail.com	San Francisco	94112
Andrew	Day	aday.nu@gmail.com	San Francisco	94103

Bruce	Cyr	cyr.bruce@gmail.com	San Francisco	94112
Remi	Tan	remitan@sbcglobal.net	Pacifica	94115
Katie	Chung	katie.chung.01@gmail.com	San Francisco	94112
Dante	Briones	dbriones@gmail.com	San Francisco	94110
Hazel	O'Neil	oneil.hazel@gmail.com	San Francisco	94121
Alex	Shvartsman	mralex@gmail.com	San Francisco	94116
Michael	Campbell	mcampbellsd@gmail.com	San Francisco	94114
Gineton	Alencar	gineton2@gmail.com	San Francisco	94116
Steven	Marzo	smarzo@alumni.nd.edu	San Francisco	94112
Kenneth	Russell	krlist+yimby@gmail.com	San Francisco	94132
Jacob	Pemberton	jacobpemberton@gmail.com	San Francisco	94132
Spencer	Sherwin	spencer.sherwin@gmail.com	San Francisco	94102
Jeanne	Myerson	jrmerson@yahoo.com	San Francisco	94117
Lillian	Archer	lillian.b.archer@gmail.com	San Francisco	94122
Katie	Grote	katie.a.grote@gmail.com	San Francisco	94122
Andrew	Luong	andrew@luong.io	San Francisco	94107
Peter	Wu	peterjameswu@gmail.com	San Francisco	94116
Candace	Hsu	candacethsu@gmail.com	San Francisco	94122
Matthew	McCaffrey	mymccaff@gmail.com	San Francisco	94116
Lizzie	Siegle	lizzie.siegle@gmail.com	San Francisco	94108
Andrew	Noble	nobleaw@yahoo.com	San Francisco	94112
Erika	Warren	erika@46hours.com	San Francisco	94110
Sandeep	Paruchuri	sparuchuri@gmail.com	San Francisco	94132
Rudolph	Reyes	rudolphreyes@gmail.com	San Francisco	94103
David	Downs	david.downs@gmail.com	San Francisco	94112
Nicholas	Weininger	nweininger@gmail.com	San Francisco	94116
Prodan	Statev	pstatev94@gmail.com	San Francisco	94118
Charles	Ayers	cayers99@gmail.com	San Francisco	94102
Alan	Billingsley	alanbillingsley215@gmail.com	San Francisco	94114
K	R	kos.noemail@neverbox.com	San Francisco	94117
Mahdi	Rahimi	m.s.rahimi@gmail.com	SAN FRANCISCO	94110-6046
Paul	Anderson	pa94787@gmail.com	SAN FRANCISCO	94127
Cyrus	Hall	cyrusphall@gmail.com	San Francisco	94131
Jessica	Perla	jessica@jperla.com	San Francisco	94107
Dan	Luscher	danluscher@gmail.com	San Francisco	94114
Nicholas	Lipanovich	hecapicnic@yahoo.com	San Francisco	94122
Jonathan	Bünemann	jonathanbuenemann@gmail.com	San Francisco	94123
Heidi	Moseson	hmoseson@gmail.com	San Francisco	94116
Bridget	Gelms	bcgelms@gmail.com	San Francisco	94112
Jennifer	Kain	j.kain@earthlink.net	San Francisco	94110
Tia	Triplett	tia@anlf.com	Los Angeles	90066
Justin	Truong	justintruong56@gmail.com	San Francisco	94112
Matt	Biggar	mbiggar@connectedtoplace.com	San Francisco	94114
Christopher	McMahon	chrismcmahon02@gmail.com	San Francisco	94114
Alice	Valle	alicevalle47@gmail.com	San Francisco	94112
Rob	Donnelly	rndonnelly@gmail.com	San Francisco	94117
Gus	Henry	gus.henry@icloud.com	San Francisco	94117
Michael	Sacks	michaelsacks@gmail.com	San Francisco	94123
Ryan	Browne	rrbrowne@gmail.com	San Francisco	94131
Alex	Avery	alex.flinn.avery@gmail.com	San Francisco	94122
John	Stokes	johnstokes1@mac.com	San Francisco	94131
David	Sanchez	sanchez6719@yahoo.com	San Francisco	94112-2728
Miles	Anderson	oldage@mac.com	San Francisco	94111
Brian	Nguyen	btn912@gmail.com	San Francisco	94112
Natalya	Etina	rutabagase@gmail.com	San Francisco	94110-4902



Todd	DeLong	tmdelong@mac.com	San Francisco	94114
Lee	Still	still.lee@gmail.com	San Francisco	94131
Carolyn	Chatham	cipress@gmail.com	SAN FRANCISCO	94102
Donald	Robertson	donaldfr@donaldfrobertson.com	SAN FRANCISCO	94114-1231
Dustin	Palmer	dbpalmer4@gmail.com	SAN FRANCISCO	94114
Felix	Sargent	felix.sargent@gmail.com	San Francisco	94103
test lead: dummy data for first_name	test lead: dummy data for last_name	test@fb.com		
Nicholas	Bauer	nbauer99@gmail.com	San Francisco	94109
Mike	Weiss	mikeweiss@hey.com	San Francisco	94131
Jessica	Rosenberg	rosenj415@gmail.com	San Francisco	94131
Jim	Warshell	jimwarshell@yahoo.com	San Francisco	94102
Calum	MacKay	calumlmackay@gmail.com	San Francisco	94114
John	Manning	johnrmanning@gmail.com	SAN FRANCISCO	94121-1890
lindsay	meisel	lindsay.meisel@gmail.com	San Francisco	94122
wendy	herzenberg	scrappylynn@yahoo.com	San Francisco	94122
David	Cairns	drcairns@gmail.com	San Francisco	94116
Alison	Warner	alison.warner11@gmail.com	San Francisco	94116
Navid	Ghorashian	nghorashian@gmail.com	Sunnyvale	94087
Angela	Biggs	hammychen@gmail.com	San Francisco	94121
Karen	Schwartz	kielygomes@yahoo.com	San Francisco	94114
Richard	Frankel	rfrank1@yahoo.com	San Francisco	94122
Thomas	Yaussy	tyaussy@aol.com	San Francisco	94114
Kevin	Wallace	kevinwallace415@gmail.com	San Francisco	94131
Jay	Hinman	thejayhinman@gmail.com	San Francisco	94127
Kirk	Franzen	kirk.franzen@gmail.com	San Francisco	94103
Gabriel	Jinich	jinich@gmail.com	San Francisco	94131
Eric	Waldman	eric.waldman@hotmail.com	San Francisco	94105
Matt	Eggers	matthewreggers@gmail.com	Larkspur	94939
Reeve	Thompson	nonsatisreevis@gmail.com	San Francisco	94127
Brian	Bice	b.bice23@gmail.com	San Francisco	94116
AJ	Cho	amenoartemis@gmail.com	San Leandro	94579
David	Sepulveda	dsepulvedag@gmail.com	San Francisco	94110
Ruth	Rainero	raineroruth@gmail.com	San Francisco	94122
Rainer	Wasinger	rainertwasinger@gmail.com	San Francisco	94117
Alex	Wong	mr.alexander.wong@gmail.com	San Francisco	94122
Danforth	Dougherty	danforth86@gmail.com	SAN FRANCISCO	94114
Malene	Allen	malene.s.allen@gmail.com	Daly City	94014
Dylan	MacDonald	whale_wontons_0h@icloud.com	San Francisco	94118
Matthew	Klenk	klenk.matt@gmail.com	San Francisco	94112
Anna	Saplitski	anna.saplitski@gmail.com	San Francisco	94114
Sloane	Cook	sloanewcook@gmail.com	San Francisco	94121
Marie	Panossian	mariepanossian@gmail.com	San Francisco	94116
Jake	Price	jake@housingactioncoalition.org	San Francisco	94117
Ethan	Ensler	ethan@ejensler.com	SAN FRANCISCO	94118
Charlie	Natoli	charlie.natoli1@gmail.com	San Francisco	94158
Jason	Zhang	jasonz0762@gmail.com	San Francisco	94112
Colleen	Beach	lizardinthewires@gmail.com	San Francisco	94127
Michael	Gold	michael.e.gold@gmail.com	San Francisco	94110
Matthew	Volk	matthew.makoto@gmail.com	San Francisco	94114
Alison	Rustagi	alison.rustagi@gmail.com	San Francisco	94122
Panos	Vandris	pvandris@gmail.com	San Francisco	94102
Molly	James	molly.james@gmail.com	San Francisco	94122
Lily	Lau	lau.a.lily@gmail.com	San Francisco	94102
Thomas	Shanahan	tshanahan24@gmail.com	San Francisco	94122

Nik	Kaestner	mrnik@duck.com	San Francisco	94112
NATASHA	Hopkinson	natashah@mac.com	San Francisco	94109
Elisabeth	Brandon	ecb1385@yahoo.com	San Francisco	94147
Katherine	Henrickson	katyhenrickson@gmail.com	San Francisco	94127
Jared	Boot-Haury	jwboot3@icloud.com	San Francisco	94158
Chad	Dyer	chad.dyer@gmail.com	San Francisco	94127
Jose	Palafox	josecpalafox@gmail.com	San Francisco	94131
Ian	Simon	biriba@gmail.com	San Francisco	94132
Paul	Roberts	paulevrob@gmail.com	San Francisco	94132
Zack	Subin	zack.subin@fastmail.fm	San Francisco	94112
Meghan	Byrne	byrne.meg@gmail.com	San Francisco	94112
Meghan	Warner	mowarner@stanford.edu	San Francisco	94116
GORDON	ATKINSON	atkinsonagordon@gmail.com	San Francisco	94127
Shayla	Love	shayla.m.love@gmail.com	San Francisco	94116
Jim	Gravanis	jgravanis@sonic.net	San Francisco	94131
Al	Harris	alharris127@yahoo.com	San Francisco	94112
Steven	Santa Maria	e2lq71eoz@relay.firefox.com	San Francisco	94127
Adam	Bender	adambender01@gmail.com	San Francisco	94127
Scott	Jacques	scottjacques@gmail.com	San Francisco	94121
Kineret	Stanley	kineret.stanley@gmail.com	San Francisco	94127
Jacob	Kozloski	jakozloski@gmail.com	San Francisco	94123
Donna	Brown	donna.brown05@gmail.com	San Francisco	94116
Ruth	Lym	spiritruth411@gmail.com	San Francisco	94103
Gary	Brownen	garybrownen@gmail.com	San Francisco	94114
Ilario	Huober	huobes@gmail.com	San Francisco	94131
Simon	Bertrang	simonbertrang@gmail.com	San Francisco	94110
Cory	Jircitano	cjircitano@gmail.com	San Francisco	94134
Jennifer	Schroeder	jen.schroeder@learning-solutions.net	San Francisco	94107
Don	Alan	donalansf@gmail.com	San Francisco	94110
Connor	Perkey	coperk12@gmail.com	San Francisco	94118
Dulce	Euclide	dveuclide@gmail.com	San Francisco	94132
Corey	Rathe	coreyarathe@gmail.com	San Francisco	94109
Patrick	Morris	patmorris22@gmail.com	San Francisco	94117
Mehdi	Sqalli	mehdisv@gmail.com	San Francisco	94117
Karen	Eshoo	karen.eshoo@gmail.com	San Francisco	94109
Daniel	Chang	danielchang10@gmail.com	San Francisco	94109
Gary	Decad	gmdecad@gmail.com	San Francisco	94114
Christopher	Sattler	chris.m.sattler@gmail.com	San Francisco	94122
	smartbuy15@live.ca	smartbuy15@live.ca	San Francisco	94110
Mat	Honan	mhonan@gmail.com	San Francisco	94122
Adrian	Shin	adrianshin@gmail.com	San Francisco	94117
Ayush	Kishore	ayush.kishore@gmail.com	San Francisco	94102
Robert	Britt	bbritt2440@gmail.com	San Francisco	94158
Ari	Freisinger	ari.freisinger@gmail.com	San Francisco	94118
Manisha	Patel	manishapme@me.com	San Francisco	94133
Ender	Markal	each.breed.0w@icloud.com	San Francisco	94121
Joseph	Hampton	josephhampton1@gmail.com	San Francisco	94112
Danielle	Lazier	dlazier@gmail.com	San Francisco	94131
Andrew	Tully	andrewptully@gmail.com	San Francisco	94158
DEREK	JENTZSCH	derek_jentzsch@yahoo.com	San Francisco	94117
Zachary	Church	hey@zach.church	San Francisco	94107
Luke	Miner	lminer@gmail.com	San Francisco	94131
Ashvin	Nair	nair.ashvin@gmail.com	San Francisco	94110
Sanjay	Verma	sanjayverma44@gmail.com	San Francisco	94121

Huaqing	Zheng	huasome@gmail.com		
Dan	Bowermaster	scramboleer@yahoo.com	San Francisco	94102
Jude	Maier	matthew.maier@gmail.com	San Francisco	94112
Beverly	Sutton	bev_sutton@yahoo.com	San Francisco	94111
Sharlene	Baker	sh9876@gmail.com	San Francisco	94133
Douglas	Smith	douglasfredericsmith@yahoo.com	Berkeley	94702
Gnarity	Burke	urban42n81@aol.com	San Francisco	94117
Rita	Toy	gclefalto@gmail.com	San Francisco	94116
Christopher	Fry	fry_christopher@yahoo.com	San Francisco	94110
JEFFREY	NIGH	janigh@comcast.net	San Francisco	94127
Kimberly	Langenbach	kimlang12@gmail.com	San Francisco	94102
Rebecca	Neuwirth	beccaneuwirth@gmail.com	San Francisco	94122
Jill	Norris	jillkathleennorris@gmail.com	San Francisco	94107
Cameron	Urban	camurban@gmail.com	San Francisco	94117
Kent	Kolegue	kkolegue1@gmail.com	San Francisco	94109
Bernard	Michela	barneymichela@hotmail.com	San Francisco	94122
Marla	Kadlecek	marlaivy930@gmail.com	San Francisco	94121
Ramona	Fung	rqfung@sbcglobal.net	San Francisco	94127
Kevin	Beach	kevinedwardbeach@gmail.com	San Francisco	94117
Abdoul Salam	Salam	abdoulsaalam@gmail.com	South San Francisco	94080
Brian	Scott	ledgers.porkier0v@icloud.com	San Francisco	94131-1031
Ralph	HIBBS	ralph.hibbs@gmail.com	San Francisco	94114
Richard	Ruvalcaba	valdovino603@msn.com	San Francisco	94102
Max	Lamb	mlamb40@gmail.com	San Francisco	94122
Ayman	Mobarak	ayman@mobarak.com	San Francisco	94112
Ryo	Chiba	ryochiba@gmail.com	San Francisco	94116
Laura	Krasovec	laura.krasovec@gmail.com	San Francisco	94114
Steven	Solomon	stevensolomon908@gmail.com	San Francisco	94107
Jeffrey	Bray	jeffrey.r.bray@gmail.com	San Francisco	94121
Daniel	Cohen	dpalmcohen@gmail.com	San Francisco	94117
Karena	Vongampai	karena.som@gmail.com	San Mateo	94401
Soheil	Koushan	soheil.koushan@gmail.com	San Francisco	94117
MACY	CIRIACO	msciriacof@gmail.com	San Francisco	94133
Todd	Mitchell	toddm9@gmail.com	San Francisco	94105
Kate	Rapisarda	kate.rapisarda@gmail.com	San Francisco	94131
Mary	Renner	mentor.blinds-0j@icloud.com	San Francisco	94107
Matteo	Zanella	tteoazz@gmail.com	San Francisco	94116
Jenny	Heon	jennyheon1@gmail.com	San Francisco	94115
Don	Marks	donmarks2000@yahoo.com	San Francisco	94117
Lori	Coleman	lsc94133@yahoo.com	San Francisco	94117
Adam	Boender	boender@gmail.com	San Francisco	94122
Erin	Feeney	efeeneey85@gmail.com	Oakland	94611
Dennis	Chan	dennischan888@gmail.com	Menlo Park	94025
Dennis	Chan	blueseaa888@yahoo.com	San Francisco	94122
Marshall	Hawks	marshall.hawks@gmail.com	San Francisco	94131
Nissa	Cannon	noxrosa@hotmail.com	San Francisco	94117
Magdalena	Visser	maggie@maggievisser.com	San Francisco	94121
Curtis	DeMartini	curtisdemartini@gmail.com	San Francisco	94131
Ben	Garcia	hey@bengarcia.dev	San Francisco	94121
Christopher	Nelson	itoen90@gmail.com	San Francisco	94115
Greg	Slovacek	gs8207@hotmail.com	San Francisco	94107
Tyler	Sorensen	tylerya@gmail.com	San Francisco	94114
Charmaine	Curtis	charmaine.kurt@gmail.com	San Francisco	94116
Kelsie	Fons	kelsie.anne.fons@gmail.com	Oakland	94611

Tan	Truong	tan619@gmail.com	San Francisco	94132
Jacob	Best	jacobbest@gmail.com	San Francisco	94112
Andrew	Lenz	lenzap497@gmail.com	San Francisco	94107
Blake	Seely	blakeseely@mac.com	San Francisco	94110
Kate	Voshell	kathrinevoshell@hotmail.com	San Francisco	94110
Michael	Lai	michael@votemichaellai.com	San Francisco	94112
Colleen	Regan	colleenregan@gmail.com	San Francisco	94117
Sloane	Cook	cooksports@aol.com	San Francisco	94116
Russ	Wilson	rbwilson55@gmail.com	San Francisco	94118
Meghan	Byrd	meghanbyrd2@gmail.com	San Francisco	94118
Ted	Moran	theodore.moran@gmail.com	San Francisco	94124
Emily	McDonnell	emilyhmcdonnell@gmail.com	San Francisco	94110
Brandon	Chang	brandon.chang742@gmail.com	San Francisco	94127
LaToya	Christensen	latoyachristensen.lc@gmail.com	San Francisco	94103
Rohit	Bose	rohitbose@gmail.com	San Francisco	94114
Holden	Karau	holden@pigscanfly.ca		
Robert	Robinson	dalfonso1225@hotmail.com		
Desire	Azama	firedesire79@gmail.com		
Joshua	Berman	jgberman93@gmail.com	San Francisco	94110
Alicia	Marazzani	aliciamarazzani@gmail.com		
Joe	Paull	fritz@oakloungegames.com		
Sheila	Feliciana	sheilafeliciana@ymail.com		
Vanessa	Quintana	sweetie200094110@yahoo.com		
Basma	Blue	bluejaylotus@yahoo.com		
Ariana	Bolaños	inessaariana96@gmail.com		
Julie	Newbold	julieanewbold@gmail.com	San Francisco	94121
Nicholas	Matcheck	nick.matcheck@mba.berkeley.edu	Berkeley	94705
Jennifer	Schroeder	jenniferschroedersf@duck.com	San Francisco	94107
Adam	Kafka	adkafka@gmail.com	San Francisco	94114
Steve	Sedlmayr	ssedlmayr@gmail.com	San Francisco	94127
Luke	Swartz	pumpers.jetty_0l@icloud.com	San Francisco	94110
Grainger	Greene	grainger.greene@gmail.com	San Francisco	94127
Sarah	Young	sarahabigail@me.com	San Francisco	94102
Cecilia	Dinh	teenceebabi87@icloud.com		
Nykole	Castellanos	nykole2bad@gmail.com		
Arjuna	Alaganar	arjuna.alaganar@gmail.com	San Francisco	94112
Kelsey	Jonat	kelsey.jonat@gmail.com	San Francisco	94112
Nelly	Mack	nellymack82@gmail.com		
Milton	Diaz Bohorquez	miltonbohorquez11@gmail.com		
Holly	Zhou	h.zhou@live.ca	San Francisco	94131
Carolyn	Chang	carolynchang85@gmail.com	San Francisco	94122
Parag	Gupta	parag@paraggupta.org	San Francisco	94122
Rebecca	Stamey-White	stameywhite@gmail.com	San Francisco	94122
crys	Battle	crystal7battle@gmail.com		
Paul	Dravis	paul@dravis.net	San Francisco	94116
Andrea	Kopitz	webcam.genomes.0p@icloud.com	San Francisco	94133
Nh? Ý	Nguyen	ynguyen8401@gmail.com		
Jep	Castelein	jepcastelein@gmail.com	San Francisco	94122

**From:** [Siobhan O'Sullivan](#)  
**To:** [Carroll, John \(BOS\)](#); [Jalipa, Brent \(BOS\)](#)  
**Cc:** [Daniel Gregg](#); [Sean McGarry](#)  
**Subject:** Support of Stonestown Development Project  
**Date:** Wednesday, July 3, 2024 1:35:59 PM  
**Attachments:** [SCarpenters24070314250.pdf](#)

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Dear Mr. Carroll & Mr. Jalipa,

Attached please find a letter of support for the Stonestown Development project.

Siobhan

Clerical

Carpenters Local 22

----- Forwarded Message -----

**Subject:** Message from Carpenters Local #22  
**Date:** Wed, 03 Jul 2024 14:25:06 -0700  
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**Reply-To:** [scanner@nccrc.org](mailto:scanner@nccrc.org)  
**To:** [sosullivan@local22.org](mailto:sosullivan@local22.org)



# United Brotherhood of Carpenters and Joiners of America

## LOCAL UNION NO. 22

July 3, 2024

Honorable Myrna Melgar  
Chair, Land Use and Transportation Committee  
San Francisco Board of Supervisors  
1 Dr. B. Carlton Goodlett Place  
San Francisco, CA 94103

Sent via email to: [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org); [brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)

### **RE: Support of Stonestown Development Project**

Dear Chair Melgar and members of the San Francisco Land Use & Transportation Committee:

The members of Nor Cal Carpenters Local Union 22 in San Francisco and surrounding Bay Area strongly support the proposed Stonestown Development Project. Carpenters Local Union 22 was initially chartered in 1882 and has been an integral part of San Francisco culture, community, and the construction of this beautiful city for over a century. The Stonestown Development Project will create severely needed Union construction jobs that pay living wages and benefits and provide opportunity for local apprentices, including women and minorities, to begin or continue their career in the construction industry. Moving this project forward will allow the proposed development to sustain these benefits to the community, the city and labor.

San Francisco has become increasingly unaffordable to newcomers and long-time residents alike through a long-term trend of creating insufficient quantities of housing. The Stonestown Development Project proposes 3,500 desperately needed residential units which will significantly increase the housing supply in San Francisco. This particular development has the unique potential to build significant housing for San Francisco and create opportunity for construction workers to advance their career in the industry. Projects like Stonestown often involve a variety of construction techniques ranging from framing and structural work to fine finishing and cabinetry. This diversity allows carpenters to work on different aspects of construction, helping them to hone existing skills and learn new techniques. The complexity and scale of a project like Stonestown can also provide opportunities for Carpenters to specialize further, whether in traditional woodcraft or in newer, sustainable building practices.

Right now, we are emerging from a global pandemic and a significant downturn in the economy. Construction is the second largest industry in the world, behind healthcare. It is important that we support developments like the Stonestown Development Project that in turn supports labor and the community. Nor Cal Carpenters Local Union 22 is excited about the future of Stonestown, which has the potential to exist as a vibrant San Francisco community and we ask that the Board to support the development as well. Thank you for your time and service in moving this project forward.

Sincerely,

Sean McGarry  
Senior Field Representative  
Carpenters Local Union 22

cc: The Honorable Aaron Peskin, Board President and Supervisor, District 3  
The Honorable Dean Preston, Supervisor, District 5

sko/opeiu29/afi-cio

2085 3RD STREET • SAN FRANCISCO, CA 94107  
TELEPHONE: (415) 355-1322 • FAX: (415) 355-1422



**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** FW: Stonestown item agenda Monday Land Use  
**Date:** Thursday, June 20, 2024 12:19:57 PM

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Hello,

Please see below communication regarding **File No. 240575:**

Ordinance amending the General Plan to revise the Urban Design Element, the Commerce and Industry Element, and the Land Use Index to reflect the Stonestown Development Project.

Regards,

John Bullock

Office of the Clerk of the Board

San Francisco Board of Supervisor

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-5184

[BOS@sfgov.org](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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-----Original Message-----

From: Aaron Goodman <amgodman@yahoo.com>

Sent: Monday, June 17, 2024 9:00 AM

To: Carroll, John (BOS) <john.carroll@sfgov.org>; Board of Supervisors (BOS)

<board.of.supervisors@sfgov.org>; CPC-Commissions Secretary

<commissions.secretary@sfgov.org>

Subject: Stonestown item agenda Monday Land Use

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Please note to the SFBOS land use that since 2007/2008 we have strongly pushed for westside transit changes due to multiple large scale developments.

Parkmerced

Stonestown

800 brotherhood way

SFSU-csu

Sloat Garden Center tower

Irish cultural center

Daly City large scale housing plans at John Daly Sunset density planning on sunset Blvd Sloat Blvd and Lakeshore Mall Religious institutional Growth proposals Holloway and other sites balboa Park Reservoir

And many more projects in D7 D10 D11 which form an east to west swing of transit lacking improvements and increased congestion near and in ocean ave Holloway and 19th to the freeways.....

Without any serious plans or push to move the horse in front of the cart transit wise we are stuck continually in project by project approvals with no meat (where's the transit?) in the solutions.



Peter Albert prior SFMTA (design head) once proposed a westside transit central planning effort and Wiener suggested a westside subway. Post the 19th ave transit study by Sean Elsbernd that had no teeth to force agencies to plan and prepare documents to get the future west side systems in the federal funding que nothing has occurred!

This is pure transit negligence when cars back up safety is compromised and intersections become crossing death zones for pedestrians.

Please note we are supportive of the Stonestown project but have serious concerns based on the lacking transit solutions and options to rehab the Stonestown Theater as a community center as a viable solution and living room to the community and housing proposed. A retro space ties things together (we submitted comments on a preservation based alternative for the Theater's front lobby area as did Katherin Moore S.F. Planning Commissioner) and transit alternatives for SFSU Masterplan and Parkmerced vision and the Stonestown plans looping the L Taraval up Sloat to the westside of Stonestown SFSU and Parkmerced on down to Daly City or looping back up to West Portal is a serious solution to dead ended trains and lacking connectivity between districts.

I'm out of town today so cannot attend the meeting but please note the serious issues of proper and adequate transit planning on the west side of SF. As former chair of the Balboa Park Area Plan CAC we stated the need to get serious on linking districts and areas with LRV or alt new modes of mass transit including trackless trains or shuttle systems. It's needed and far overdue when you go to any Daly City mall it's not transit accessible and poorly designed for pedestrians. Don't make the same mistake with Stonestown as the M is already over capacity. 40+ min downtown is unacceptable and the lack of two side exits on platforms at Stonestown and Parkmerced ignore any future planning solutions for westside transit.

Regards

Aaron Goodman

Sent from my iPhone