

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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