

File No. 240575

Committee Item No. 4

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: July 8, 2024

Board of Supervisors Meeting:

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

#### Cmte Board

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

#### OTHER

- Planning / OEWD Presentation – July 8, 2024
- [LARGE FILE LINKED HERE – Planning Commission](#)
- Transmittal Package – May 22, 2024
- Including: CEQA Materials
- Shadow Findings
- General Plan Amends
- Planning Code Text and Map Amends
- Development Agrmt
- Hearing Notice Materials – June 28, 2024
- \_\_\_\_\_

Prepared by: John Carroll

Date: July 3, 2024

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

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

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

21 n:\legana\as2023\2400151\01719859.docx

## 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)

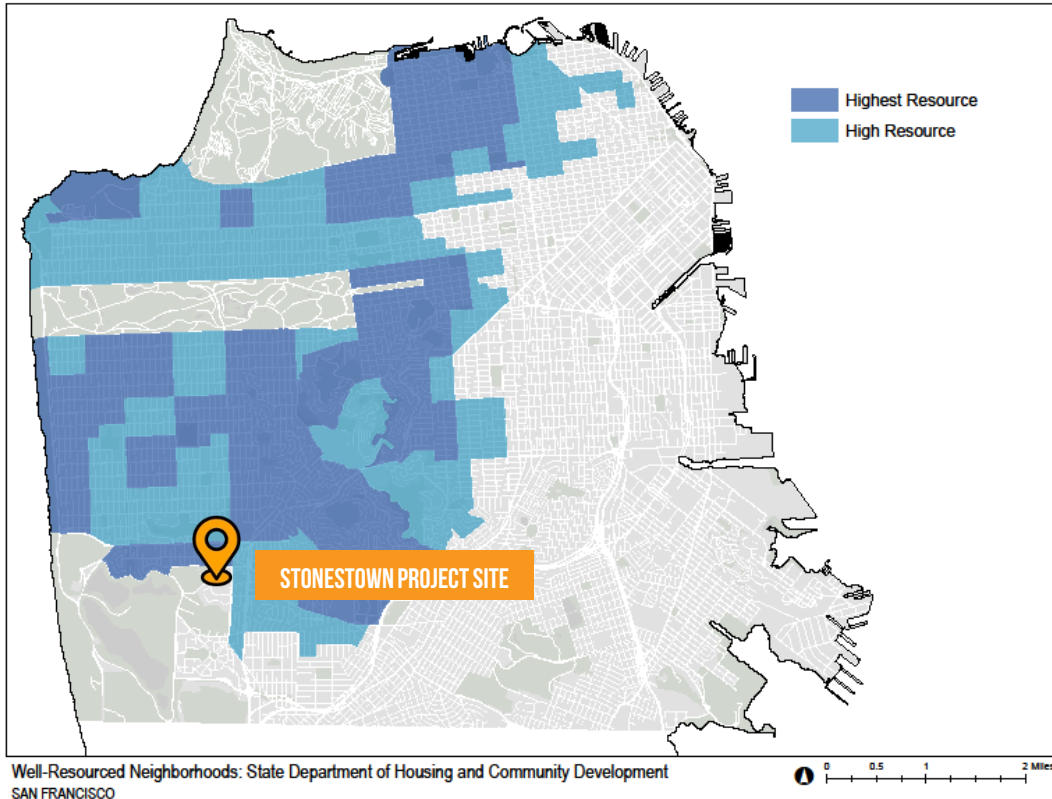
## BUDGET & FINANCE COMMITTEE

- 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

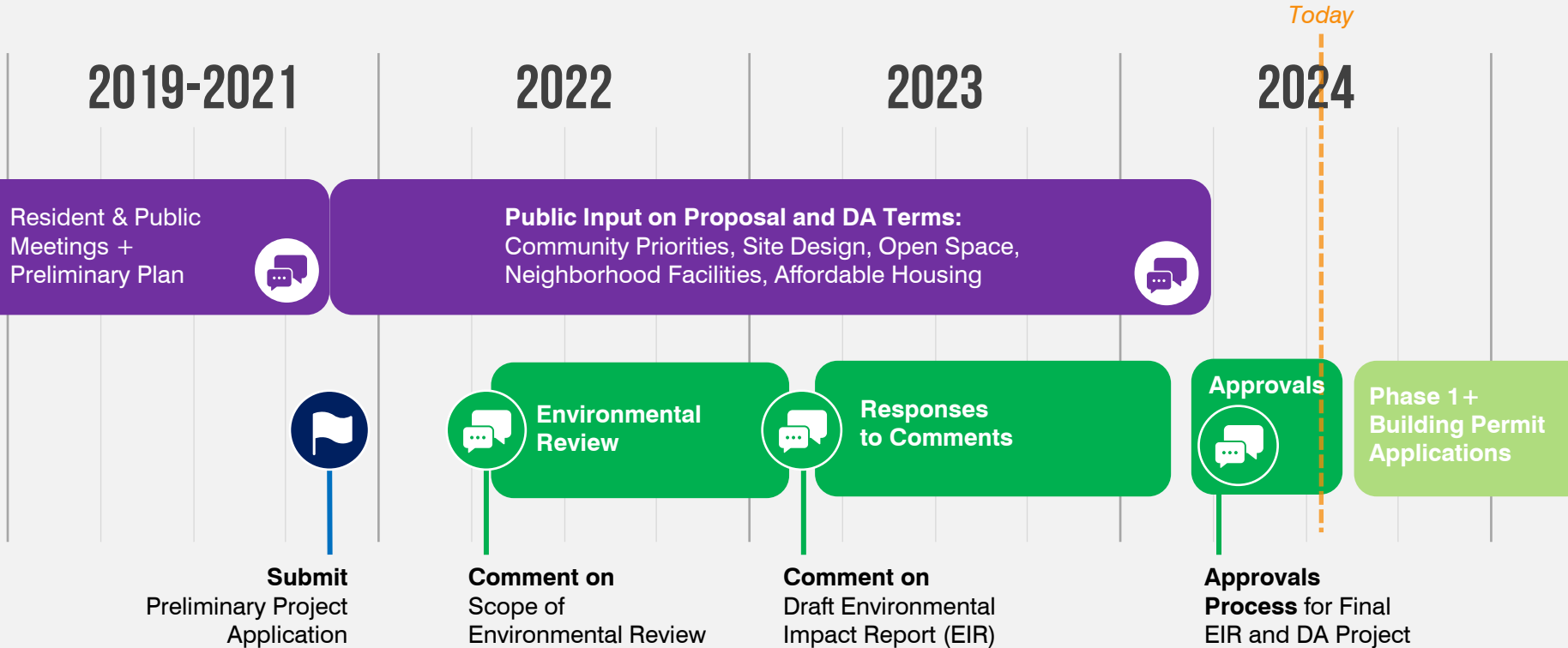
# Neighborhood Context



# Process and Timeline



Opportunities for Public Input



# Outreach and Engagement

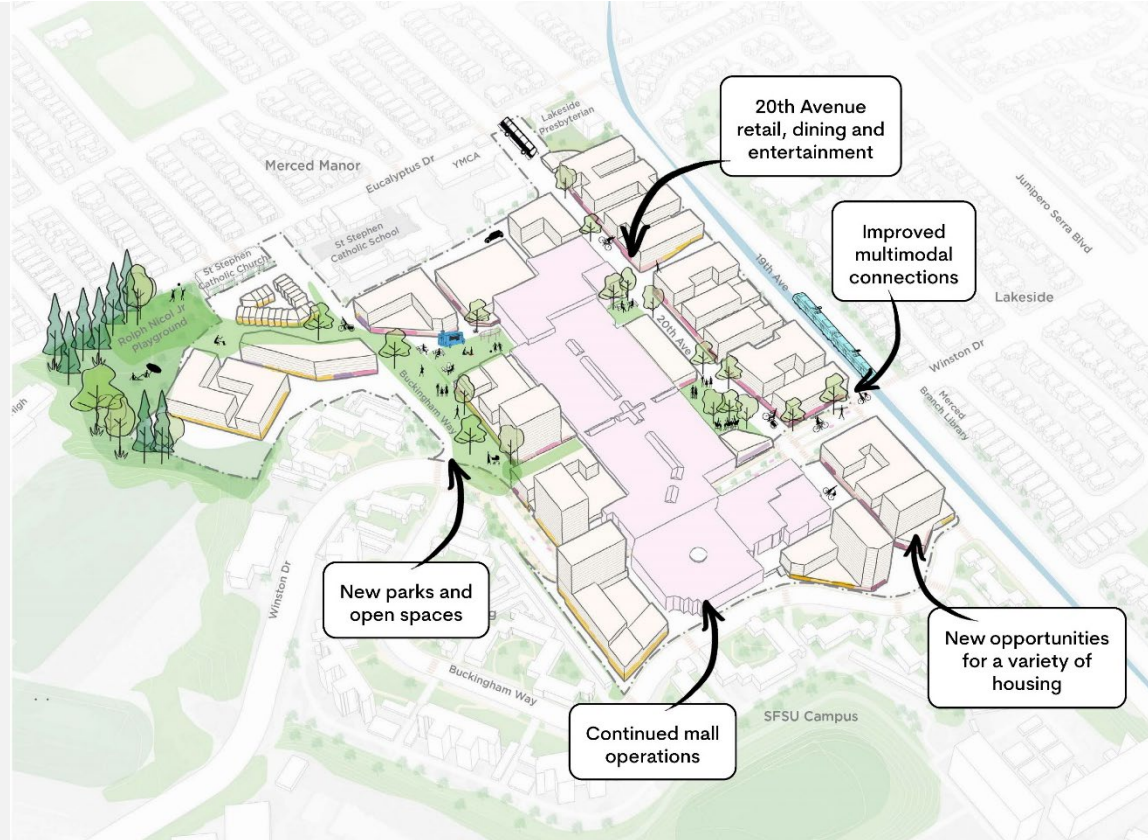
- 8 Public Workshops (600+ attendees).
- 14 Community Working Group Meetings.
- 2,000+ Neighbor Conversations (email, phone, in-person).
- 15,000+ Website visitors.
- 250+ Hours of in-person and zoom office hours.
- Project responded with increased density, reapportioning height, and traffic mitigations.



# 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



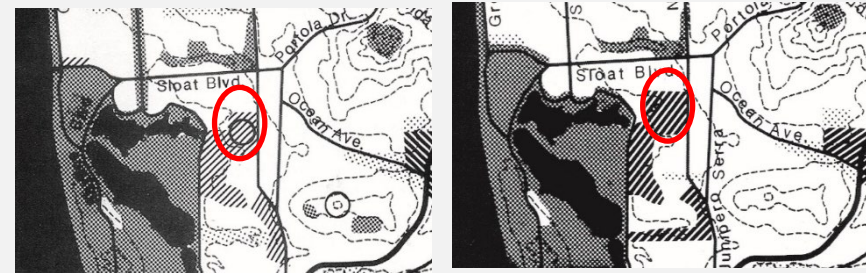
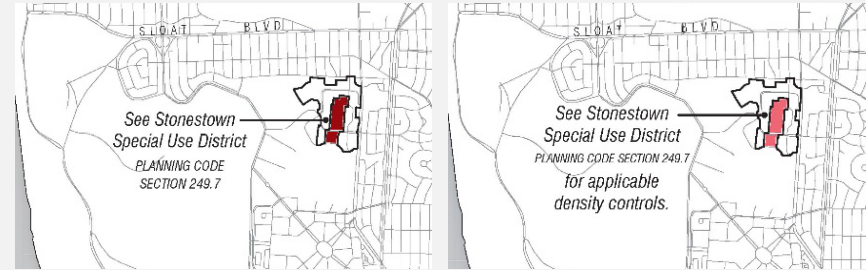
# LEGISLATIVE AMENDMENTS



# 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



City Hall  
1 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

## 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)

**NOTICE OF PUBLIC HEARINGS**

Stonestown Development Project

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

Page 2

**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**

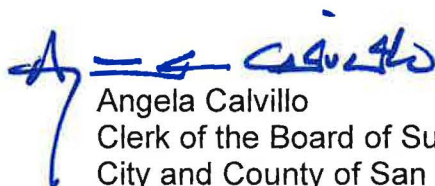
Stonestown Development Project

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

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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  
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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.





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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

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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#**

**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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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

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  
**From:** [scanner@nccrc.org](mailto:scanner@nccrc.org)  
**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/afl-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

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

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