



# PLANNING COMMISSION MOTION NO. 21559

**HEARING DATE:** May 9, 2024

**Record No.:** 2021-012028ENV  
**Project Address:** 3251 20<sup>th</sup> Avenue  
**Existing Zoning:** C-2, RH-1(D), RM-1  
**Height-Bulk:** 40-X, 65-D  
**Proposed Zoning:** Stonestown Special Use District  
**Proposed Height:** 30/190-ST  
**Block/Lot:** 7295/002, 004, 006, 007, 035, 037, 038; 7296/005, 006, 007, 008, 009, 010  
**Project Sponsor:** Christie Donnelly, Brookfield Properties – (415) 593-4221  
685 Market St., Suite 500  
San Francisco, CA 94105  
**Staff Contact:** Josh Pollak – 628.652.7493  
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**ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED STONESTOWN DEVELOPMENT PROJECT. THE PROJECT INCLUDES UP TO APPROXIMATELY 3.85 MILLION SQUARE FEET OF NEW CONSTRUCTION ON UNDERUTILIZED PORTIONS OF THE PROJECT SITE, INCLUDING UP TO APPROXIMATELY 3,491 RESIDENTIAL UNITS TOTALING APPROXIMATELY 3.5 MILLION SQUARE FEET. THE NEW UNITS WOULD INCLUDE A MIX OF RENTAL AND FOR-SALE HOUSING OF VARYING AFFORDABILITY AND IN A VARIETY OF HOUSING TYPES FROM TOWNHOMES TO MID- AND HIGH-RISE BUILDINGS. THE PROJECT ALSO INCLUDES APPROXIMATELY 6 NET NEW ACRES OF OPEN SPACE LOCATED THROUGHOUT THE PROJECT SITE TO PROVIDE CONNECTIONS WITHIN THE SITE AND TO ADJACENT AREAS. THE PROJECT PROVIDES UP TO 160,000 SQUARE FEET OF NEW RETAIL TO COMPLEMENT THE EXISTING SHOPPING MALL. MOST OF THE RETAIL USES WOULD BE LOCATED ON 20TH AVENUE. THE PROJECT ALSO PROVIDES UP TO APPROXIMATELY 96,000 SQUARE FEET OF NON-RETAIL SALES AND SERVICE USE. OTHER PROPOSED USES INCLUDE APPROXIMATELY 63,000 SQUARE FEET OF INSTITUTIONAL USES, INCLUDING APPROXIMATELY 15,000 SQUARE FEET OF CHILDCARE USE AND COMMUNITY USE.**

## Preamble

On May 9, 2024, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting regarding the final Environmental Impact Report (“EIR”) in compliance with the California Environmental Quality Act for Record No. 2021-012028ENV.

The Project EIR files have been made available for review by the Commission and the public. The Commission Secretary is the Custodian of Records; the file for Record No. 2021-012028ENV is located at 49 South Van Ness

Avenue, Suite 1400, San Francisco, California. The project EIR has also been made available for public review online at [sfplanning.org/sfceqadocs](http://sfplanning.org/sfceqadocs).

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2021-012028ENV, for the Stonestown Development Project (hereinafter “Project”), based on the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”) fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).
  - A. The Department determined that an environmental impact report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on April 22, 2022. On the same date, the Department submitted the notice of preparation of an EIR and notice of public scoping meeting to the state Office of Planning and Research electronically, and emailed or mailed the notice to the Department’s list of persons requesting such notice, and to owners and occupants of properties within 300 feet of the project site on April 22, 2022.
  - B. On May 9, 2022, the Department held a public scoping meeting on an online platform to receive public comments on the scope of the environmental analysis in the EIR for the project.
  - C. On December 14, 2022, the Department published the draft EIR (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; the Department emailed or mailed the notice to the Department’s list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on December 14, 2022.
  - D. Electronic copies of the notice of availability of the DEIR and the DEIR were posted to the Planning Department’s environmental review documents web page and available for download. The notice of availability of the DEIR was also posted on the website of the San Francisco County Clerk’s Office.
  - E. The notice of availability of the DEIR and of the date and time of the public hearing at the Planning Commission were posted at and near the project site on December 14, 2022.
  - F. On December 14, 2022, the DEIR was emailed or otherwise delivered to government agencies and was submitted to the State Clearinghouse electronically for delivery to responsible or trustee state agencies.
  - G. A notice of completion of an EIR was filed with the State Secretary of Resources via the State Clearinghouse on December 14, 2022.

2. The Commission held a duly advertised public hearing on said DEIR on February 9, 2023, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on February 13, 2023.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on April 24, 2024, posted to the Planning Department's environmental review documents web page, distributed to the Commission, other decisionmakers, and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. A final environmental impact report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.
5. The Planning Department Commission Secretary is the Custodian of Records; all pertinent documents are located in the File for Case No. 2021-012086ENV, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.
6. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the FEIR under CEQA Guidelines Section 15088.5 are present. The FEIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.
7. The Commission finds that the Project proposed for approval is within the scope of the Project analyzed in the FEIR, and the FEIR fully analyzed the Project proposed for approval. No new impacts have been identified that were not analyzed in the FEIR.

## **Decision**

8. On May 9, 2024, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
9. The Commission hereby does find that the FEIR concerning File No. 2021-012028ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

10. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:
- A. Would have significant and unavoidable project-specific impacts on cultural resources: historical architectural resources;
  - B. Would have significant and unavoidable cumulative impacts on transportation and circulation: transit delay;
  - C. Would have significant and unavoidable project-specific impacts on noise: construction noise and would have significant and unavoidable cumulative impacts on noise: cumulative construction noise;
  - D. Would have significant and unavoidable project-specific impacts on air quality: construction criteria air pollutants, and would have significant and unavoidable project specific impacts on air quality: operational criteria air pollutants;
  - E. Would have significant and unavoidable project-specific impacts on wind: hazardous wind speeds and would have significant and unavoidable cumulative impacts on wind: hazardous wind speeds.
11. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 9, 2024.



Jonas P. Ionin  
Commission Secretary

AYES: So, Williams, Braun, Imperial, Koppel, Moore, Diamond

NOES: None

ABSENT: None

ADOPTED: May 9, 2024