



# San Francisco Planning

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San Francisco, CA 94103  
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www.sfplanning.org

2024-0000037

**FILED**

SAN FRANCISCO County Clerk

**AUG 06 2024**

by: Giselle Romo  
Deputy County Clerk

## NOTICE OF DETERMINATION

**FEIR Certification Date:** May 9, 2024  
**Final Approval Date:** August 1, 2024  
**Case No.:** 2021-012028ENV  
**State Clearinghouse No:** 2022040571  
**Project Title:** Stonestown Development Project  
**Project Location-Specific:** 3251 20<sup>th</sup> Avenue  
**Project Location-City/County:** City and County of San Francisco  
**Zoning District(s):** C-2 (Community Business), RH-1(D) (Residential-House, One Family-Detached), RM-1 (Residential-Mixed, Low Density) 40-X and 65-D Height and Bulk Districts  
**Block/Lot:** Block 7295/Lots 2, 4, 6, 7, 35, 37, 38; Block 7296/Lots 5, 6, 7, 8, 9, 10  
**Lot Size:** Approximately 30 acres  
**Lead Agency:** San Francisco Planning Department, see address above  
**Project Applicant:** Christie Donnelly, Brookfield Properties (650) 242-5071 [Christie.Donnelly@brookfieldpropertiesdevelopment.com](mailto:Christie.Donnelly@brookfieldpropertiesdevelopment.com)  
**Staff Contact:** Josh Pollak (628) 652-7493 [CPC.Stonestown@sfgov.org](mailto:CPC.Stonestown@sfgov.org)

To: County Clerk, City and County of San Francisco  
 City Hall Room 160  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102

State of California  
 Office of Planning and Research  
 via CEQA Submit

POSTED AUG 06 2024 TO

In compliance with the California Environmental Quality Act (CEQA), Sections 21108 or 21152 of the Public Resources Code, the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

### Attached fee:

\$82 filing fee    **AND**     \$4,051.25 EIR Fee

## Project Description

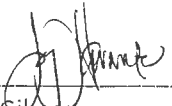
The project will redevelop approximately 27 acres of surface parking and surrounding structures in the 43-acre (including 2 acres of public right-of-way) Stonestown Galleria shopping mall site into a master-planned, multi-phased, mixed-use community. Under the project, 710,000 square feet of the existing mall will remain, with changes to the façade, entrances, and exits. The existing parking garage in the southwest corner of the project site, the vacant theater at the northwest corner of the site, the CitySports building, and the commercial building at the northeast corner of the site will be demolished as part of the project. The project will include up to 3,491 residential units; up to 160,000 sf of retail sales and service use space; up to 96,000 sf of non-retail sales and service use; approximately 63,000 sf of institutional uses; approximately 4,861 parking spaces; and approximately 6 acres of open space.

The project required amendments to the San Francisco General Plan, San Francisco Planning Code and Zoning Map, including the creation of a new special use district and special sign district. The existing height limits of 40 to 65 feet were modified on all parcels other than the mall parcels to allow heights ranging from 30 to 190 feet. The existing 65-foot height limit applicable to the mall parcels was not modified. The project also includes transportation, circulation, and utility infrastructure improvements.

## Determinations

The City and County of San Francisco decided to carry out or approve the project on August 1, 2024. The Final Environmental Impact Report (FEIR) was certified on May 9, 2024 by the San Francisco Planning Commission. The deadline to file an appeal of the FEIR certification was June 10, 2024; no appeals were filed. The FEIR and record of project approval may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103, under case number 2021-012028ENV.

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval for the project.
4. A mitigation and monitoring reporting program was adopted for this project.
5. A statement of overriding considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

  
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For Lisa Gibson  
Environmental Review Officer

August 6, 2024  
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Date

Date Received for filing at OPR:  
August 6, 2024

cc: Christie Donnelly, Brookfield Properties  
Patrick Race, San Francisco Planning Department  
Joel Engardio, Supervisor District 4  
Myrna Melgar, Supervisor District 7