

## **LEGISLATIVE DIGEST**

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

**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; and 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.**

### Existing Law

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 Planning Code to create the Stonestown Mixed-Use District, Special Use District (“SUD”), and Special Sign District (“SSD”). The SUD contains special controls for the development of the area outside the existing Stonestown Galleria Mall (primarily parking lots serving the mall), including modifications to Planning Code requirements related to allowed uses, building standards (including dwelling unit mix and density, measurement of building heights, setbacks, open space, dwelling unit exposure, ground floor controls), inclusionary housing, and review and approval of development applications. The SSD contains signage controls for the site as a whole, including the mall.

The ordinance also would amend the height and bulk map from 40-X and 65-D to 30/190-ST.

### Background Information

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 General Plan Amendments, 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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