



# San Francisco Planning

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org

2024-0000037

**F I L E D**

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

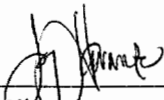
The project will redevelop approximately 27 acres of surface parking and surrounding structures in the 43-acre (including 2 acres of public right-of-way) Stonestown Galleria shopping mall site into a master-planned, multi-phased, mixed-use community. Under the project, 710,000 square feet of the existing 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.

  
\_\_\_\_\_  
For Lisa Gibson  
Environmental Review Officer

August 6, 2024

\_\_\_\_\_  
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



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print [REDACTED] Save

RECEIPT NUMBER:  
 38-08/06/2024-061  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2022040571

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 08/06/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000037	

PROJECT TITLE  
  
 STONESTOWN DEVELOPMENT PROJECT

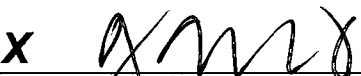
PROJECT APPLICANT NAME CHRISTINE DONNELLY	PROJECT APPLICANT EMAIL christine.donnelly@brookfieldpropertiesdevelopment.com	PHONE NUMBER (650) 652-7493
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE SUITE 1400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

**PROJECT APPLICANT (Check appropriate box)**  
 Local Public Agency   
 School District   
 Other Special District   
 State Agency   
 Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,051.25	\$ 4,051.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,377.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 82.00	\$ 82.00
<input type="checkbox"/> Other	\$	\$ _____

**PAYMENT METHOD:**  
 Cash   
 Credit   
 Check   
 Other 22311-00000169/22311-00000170   
**TOTAL RECEIVED \$ 4,133.25**

SIGNATURE  	AGENCY OF FILING PRINTED NAME AND TITLE  Giselle Romo Deputy Clerk
--	--