

1 [General Plan Amendments - Sunnydale HOPE SF Project]

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3 **Ordinance amending the General Plan in connection with the Sunnydale HOPE SF**
4 **project; adopting findings under the California Environmental Quality Act; making**
5 **findings of consistency with the General Plan as proposed for amendment, and the**
6 **eight priority policies of Planning Code, Section 101.1; and adopting findings of public**
7 **necessity, convenience, and welfare under Planning Code, Section 340.**

8 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
9 **Additions to Codes** are in *single-underline italics Times New Roman font*.
10 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
11 **Board amendment additions** are in double-underlined Arial font.
12 **Board amendment deletions** are in ~~strikethrough Arial font~~.
13 **Asterisks (* * * *)** indicate the omission of unchanged Code
14 subsections or parts of tables.

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13 Be it ordained by the People of the City and County of San Francisco:

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15 Section 1. Findings.

16 (a) HOPE SF is the nation's first large-scale public housing transformation
17 collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and
18 creating vibrant mixed-income communities without mass displacement of current
19 residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital
20 commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is
21 committed to breaking intergenerational patterns related to the insidious impacts of trauma
22 and poverty, and to creating economic and social opportunities for current public housing
23 residents through deep investments in education, economic mobility, health, and safety. The
24 Sunnydale HOPE SF Project (the "Project") will help realize and further the City's HOPE SF
25 goals.

1 (b) The Project, which is located in Visitacion Valley, is generally bounded by McLaren
2 Park to the north, Crocker Amazon Park to the west, Hahn Street to the east, and Velasco
3 Avenue to the south.

4 (c) The San Francisco Housing Authority owns and operates Sunnydale-Velasco
5 housing project comprised of 775 units of public housing located on the approximately 50-acre
6 site of the Project.

7 (d) The Project is a mixed-use, mixed-income development with several components:
8 (1) construction of the public infrastructure to support the Project; (2) development of private,
9 mixed-use affordable housing on affordable parcels in accordance with an affordable housing
10 plan; (3) development of private, mixed-use residential projects on market rate parcels; and
11 (4) development of community improvements (e.g., open space areas, community facilities)
12 throughout the Project. The Sunnydale HOPE master plan consists of a maximum of 1,700
13 units, of which 775 are replacement units for existing Sunnydale-Velasco households and 200
14 are additional affordable housing units. There are also up to 694 units that will be for market
15 rate homeownership. The master plan includes new streets and utility infrastructure, 3.5
16 acres of new open spaces, and approximately 60,000 square feet of new neighborhood
17 serving spaces.

18 (e) This ordinance is companion legislation to other ordinances relating to the Project,
19 including Planning Code amendments, Zoning Map amendments, and a Development
20 Agreement adoption.

21 (f) On July 9, 2015, in Motion No. 19409, the Planning Commission certified as
22 adequate and complete the Sunnydale-Velasco HOPE SF Master Plan Project Environmental
23 Impact Report/Environmental Impact Statement (Planning Case No. 2010.0305E) in
24 accordance with the California Environmental Quality Act (California Public Resources Code
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1 Sections 21000 et seq.) and Administrative Code Chapter 31. Said Motion is on file with the
2 Clerk of the Board of Supervisors in File No. 161309 and is incorporated herein by reference.

3 (g) On November 17, 2016, in Motion No. 19784, the Planning Commission adopted
4 findings under the California Environmental Quality Act (“CEQA Findings”) related to the
5 actions contemplated in this ordinance. The Board adopts these CEQA Findings as its own.
6 Said Motion and the CEQA Findings are on file with the Clerk of the Board of Supervisors in
7 File No. 161309 and are incorporated herein by reference.

8 (h) On September 15, 2016, in Resolution No. 19738, the Planning Commission
9 initiated the actions contemplated in this ordinance. Said Motion is on file with the Clerk of the
10 Board of Supervisors in File No. 161309.

11 (i) On November 17, 2016, in Resolution No. 19786, the Planning Commission
12 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
13 with the City’s General Plan as proposed for amendment and eight priority policies of Planning
14 Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution
15 is on file with the Clerk of the Board of Supervisors in File No. 161309, and is incorporated
16 herein by reference.

17 (j) In this same Resolution, the Planning Commission, in accordance with Planning
18 Code Section 340, determined that this ordinance serves the public necessity, convenience,
19 and general welfare. The Board of Supervisors adopts as its own these findings.

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21 Section 2. The General Plan is hereby amended by revising the Recreation and Open
22 Space Element and the Urban Design Elements as follows:

23 **Recreation and Open Space Element**
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1 Map 03 – Existing and Proposed Open Space. Insert indications of new parks within
2 the Sunnydale HOPE SF boundaries pursuant to the Sunnydale HOPE SF Design Standards
3 and Guidelines Document.

4 **Urban Design**

5 Map 4 - Urban Design Guidelines for Height of Buildings. Add shading representative
6 of 41-88 feet height range to the boundaries of the Sunnydale HOPE SF site.

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8 Section 3. Effective Date. This ordinance shall become effective 30 days after
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
11 of Supervisors overrides the Mayor’s veto of the ordinance.

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14 APPROVED AS TO FORM:
15 DENNIS J. HERRERA, City Attorney

16 By: _____
17 Robb W. Kapla
18 Deputy City Attorney

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