

1 [Final Map 11040 - Sunnydale HOPE SF Project, Phase 2]

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3 **Motion approving Final Map 11040, Sunnydale HOPE SF Project, Phase 2, relating to**  
4 **the Sunnydale HOPE SF Project, the merger and resubdivision of existing Assessor's**  
5 **Parcel Block No. 6311, Lot Nos. 013 and 014, and Assessor's Parcel Block No. 6310, Lot**  
6 **Nos. 003, 004, and 005, resulting in two residential condominium units and two**  
7 **commercial condominium units in two mixed-use lots, one lot for a community center,**  
8 **and two lots dedicated to the City as public right-of-way by separate instrument,**  
9 **subject to certain conditions; approving a Public Improvement Agreement related to**  
10 **the Final Map; and adopting findings pursuant to the General Plan, and eight priority**  
11 **policies of Planning Code, Section 101.1.**

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13 WHEREAS, The Sunnydale HOPE SF Project site is an approximately 50-acre area  
14 bound generally by Velasco Avenue to the south, Hahn Street to the east, McLaren Park to  
15 the north, and Crocker Amazon Park to the west, with existing public housing units owned and  
16 operated by the San Francisco Housing Authority that will be vacated and demolished in  
17 phases and replaced with new construction as part of the Sunnydale HOPE SF Project; and

18 WHEREAS, The Sunnydale HOPE SF Project consists of a maximum of 1,700 units, of  
19 which 775 would be replacement units for existing Sunnydale-Velasco households and 196  
20 would be additional affordable housing units; and

21 WHEREAS, The Board of Supervisors acknowledges the findings made by the  
22 Planning Department, in its letter dated November 5, 2018, that the proposed subdivision,  
23 on balance, is consistent with the General Plan, and the eight priority policies of Planning  
24 Code, Section 101.1; and

1           WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the  
2 Board of Supervisors in File No. 220183 and incorporated herein by reference; and

3           WHEREAS, Because the Subdivider has not completed the required public  
4 improvements associated with this Final Map at the time of the proposed approval of this Final  
5 Map, the Subdivision Code requires that the Subdivider and the City enter into a Public  
6 Improvement Agreement to address these requirements; and

7           WHEREAS, Public Works in accordance with Public Works Order No. 206085,  
8 approved February 18, 2022 (“Order”), recommends that the Board of Supervisors approve  
9 the certain final map related to the Sunnydale Hope SF Project, Phase 2, and entitled “FINAL  
10 MAP 11040,” as described herein and subject to the conditions specified in this Motion, and  
11 adopt said map as Official Final Map 11040; and

12           WHEREAS, Public Works, in accordance with the Order, recommends that the Board  
13 of Supervisors approve the Public Improvement Agreement for Final Map 11040 and  
14 authorize the Public Works Director and the City Attorney to execute and file the agreement in  
15 the Official Records of the City and County of San Francisco; and

16           WHEREAS, A copy of the Order and the Public Improvement Agreement are on file  
17 with the Clerk of the Board of Supervisors in File No. 220183 and incorporated herein by  
18 reference; and

19           WHEREAS, Public Works, in accordance with the Order, recommends that the Board  
20 of Supervisors conditionally accept on behalf of the public the offer of improvements  
21 described in the Subdivider's Statement of Final Map 11040, subject to the City Engineer’s  
22 issuance of a Notice of Completion and further Board of Supervisors action; and

23           WHEREAS, Public Works, in accordance with the Order, recommends that the Board  
24 of Supervisors acknowledge the offer of dedication for real property in fee described in the  
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1 Owner's Statement of Final Map 11040, which will be subject to subsequent Board of  
2 Supervisors action; and

3 WHEREAS, Public Works recommends that the approval of this Final Map also be  
4 conditioned upon compliance by the Subdivider with all applicable provisions of the California  
5 Subdivision Map Act, California Government Code, Sections 66410 et seq., and the San  
6 Francisco Subdivision Code and amendments thereto; now, therefore, be it

7 MOVED, The Board of Supervisors hereby adopts the Public Works Director's  
8 recommendations as described in this Motion and approves that certain Final Map 11040,  
9 Sunnydale HOPE SF Project, Phase 2, a merger and resubdivision of a portion of the  
10 Sunnydale HOPE SF Project area comprising existing Assessor's Parcel Block Nos. 6311, Lot  
11 Nos. 013 and 014, and Assessor's Parcel Block Nos. 6310, Lot Nos. 003, 004, and 005, into a  
12 five-lot subdivision, with lots intended for public right-of-way, a community center and mixed  
13 uses, including up to two residential condominium units and two commercial condominium  
14 units, as described on Sheets 1 through 5 of said map, subject to the conditions specified in  
15 this Motion, and said map is adopted as the Official Final Map 11040; and, be it

16 FURTHER MOVED, The Board of Supervisors hereby approves the Public  
17 Improvement Agreement for Final Map 11040 and authorizes the Director of Public Works and  
18 the City Attorney to execute and file the agreement in the Official Records of San Francisco;  
19 and, be it

20 FURTHER MOVED, The Board of Supervisors adopts Public Works' recommendations  
21 regarding the offer of improvements and offer of dedication of real estate; and, be it

22 FURTHER MOVED, That the approval of this Final Map also is conditioned upon the  
23 Subdivider's compliance with all applicable provisions of the Subdivision Map Act, California  
24 Government Code, Sections 66410 et seq., and the San Francisco Subdivision Code and  
25 amendments thereto; and, be it

1 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of  
2 Public Works to enter all necessary recording information on the Final Map and authorizes the  
3 Clerk of the Board of Supervisors to execute the Clerk's statement as set forth herein.

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7 DESCRIPTION APPROVED:

RECOMMENDED:

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9 /s/ \_\_\_\_\_

/s/ \_\_\_\_\_

10 William E. Blackwell Jr, PLS 8251  
11 Acting City and County Surveyor

Carla Short  
Interim Director of Public Works

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