1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

December 10, 2008

Ms Margaret Campbell
The John Stewart Company
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

RE: CASE NO. 2007.0168R
HUNTERS VIEW – STREET VACATION, TENTATIVE MAP, FINAL MAP, AND ACCEPTANCE OF FACILITIES

Dear Ms Campbell

On November 25, 2008, the Department received your request for a General Plan Referral for the proposed Street Vacation of several public rights-of-way, Tentative Map, Final Map, and Acceptance of Facilities for Hunters View, as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The project is, on balance, **in conformity** with the San Francisco General Plan, as described in the attached Case Report (Attachment 2).

Hunters View is located in the Bayview Hunters Point neighborhood, around the intersection of West Point Road and Middle Point Road, and contains Assessor's Block 4624, Lots 003, 004, 009; 4720, 027. The revitalization of Hunters View includes the demolition of all existing housing units and community facilities; and the development of 800 new housing units, including one-to-one replacement of the existing 267 public housing units. The project will result in a mixed-use mixed income development which will also include the creation of new streets, walkways, open spaces and community facilities.

The Planning Commission approved the program for Hunters View on June 12, 2008 by Motion Number 17621. This action was followed by Board of Supervisors approval on August 4, 2008 by Ordinance Number 00-08.

CONFORMITY WITH THE GENERAL PLAN

1. Street Vacation

The objectives of the Street Vacation for Hunters View Phase 1 are to remove portions of existing streets from the City street system to make way for the project. Access to new development will be by either existing streets or new streets. The following streets are proposed to be vacated:

- **West Point Road:** Vacate approximately eight hundred feet (800') of existing right-of-way of variable widths: fifty-one feet (51'), sixty-one feet (61') and seventy-one feet (71').
- **Fairfax Avenue:** Abandon all of the City's interest in the eighty foot (80") wide right-of-way of existing Fairfax Avenue, approximately five hundred eighty feet (580') in length.

2. Tentative Map/Final Map

The Hunters View Phase 1 Tentative Map will be the basis for the Final Map. The Tentative Map prepared by Carlile Macy dated May 2008, provides the following information about the project:

- 354 residential condominium units within 22 lots
- 4 Open Space Parcels
- **Middle Point Road:** Install additional utilities along approximately five hundred twenty feet (520') in length of existing Middle Point Road which will continue to be sixty feet (60') in width.
- **West Point Road:** Construct approximately four hundred forty feet (440') in length of new public right-of-way, fifty five feet (55') in width, together with utilities.
- **Fairfax Avenue:** Construct approximately nine hundred seventy feet (970') in length of new public right-of-way, varying from fifty-four feet (54') to fifty-six feet (56') in width, together with new utilities.
- **Willis Street:** Construct approximately six hundred ten feet (610') in length of public right-of-way, fifty-five feet (55') in width, together with utilities.
- **New Street:** Construct approximately five hundred thirty five feet (530') in length of right-of-way, fifty five feet (55') in width, together with utilities, including mid-block widening for parking.

3. Acceptance of Facilities

The Acceptance of Facilities includes the following: water and recycled water systems; combined sewer; joint trench related to City street lighting power and City emergency communications (DTIS); curb, gutter and sidewalk; streets; street lights; and street furniture. The process for the Acceptance of Facilities will be as follows:

- When the Board of Supervisors (Board) acts on the Final Map it will include approved Improvements Plans (Plans) and a Project Improvement Agreement (PIA).
- The project includes a Public Improvement Agreement (PIA). The City requires a PIA with the project sponsor in case the proposed horizontal public infrastructure is not constructed prior to the Board acting on the Final Map. It allows sale, lease or finance of the lots prior to the completion of the infrastructure. The PIA defines the work by referencing the improvement plans and requires the posting of a security bond to

insure the Developer completes the work. It also provides time limits for completion and provisions for reducing the bonds as the construction proceeds.

- The Plans and PIA specify the scope of the improvements to be constructed and require the developer to post a security bond for faithful performance, labor, materials, and costs to successfully complete the project in accordance with the plans.
- The approval of the final project will be based on the Consistency with the Approved Tentative Map.
- The Department of Public Works will monitor the construction and provide a Completeness Determination: that will state that the work is complete per the approved plans and ready for intended use.
- The Board Acceptance of the Facilities (outlined in the Section on Tentative and Final Map) will be based on the Board's previously approved Plans and the Director of Public Works' "Completeness Determination," based on those Plans.
- After the Final Map is approved, there are no changes to the project that would affect the General Plan Referral Determination. A separate General Plan Referral will be required if the project is revised.
- The development requirements and design guidelines described in the Hunters View Design for Development approved by the Planning Commission by Motion Number 17621 shall be followed for the above mentioned facilities.

On December 2, 2008 the Department determined that the project was evaluated in the Hunters View Redevelopment Project Environmental Impact Report (Case No. 2007.0168E), which was certified on June 12, 2008.

The project has been reviewed for consistency with the General Plan policies and with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are attached (Attachment 2).

Sincerely,

John Rahaim
Director of Planning

Attachments:
1. General Plan Case Report
2. Planning Code Sec. 101.1(b) Priority Policies

cc L. Langlois, Planning Department

I:\Citywide\General Plan\General Plan Referrals - 2008\2007.0168R Hunters View 227 W. Point Road.doc

GENERAL PLAN CASE REPORT: ATTACHMENT 1

RE: CASE NO. 2007.0168R
HUNTERS VIEW – STREET VACATION, TENTATIVE MAP, FINAL MAP, AND ACCEPTANCE OF FACILITIES

STAFF REVIEWER: LILY LANGLOIS

GENERAL PLAN CONSIDERATIONS

General Plan Objectives, Policies, and Principles are in **bold font**, and staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1
TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

OBJECTIVE 3
ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 3.3
Maintain and improve the condition of the existing supply of public housing.
The project includes one-to-one replacement of the existing public housing units.

OBJECTIVE 4
SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.2
Include affordable units in larger housing projects.
The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, 83 affordable rental units and up to 450 homeownership units, of which 10-15% will be affordable.

Policy 4.6
Support a greater range of housing types and building techniques to promote more economical housing construction and achieve greater affordable housing production.

Policy 8.1
Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable units wherever possible.

Policy 8.4
Encourage greater economic integration within housing projects and throughout San Francisco.

OBJECTIVE 9
AVOID OR MITIGATE HARDSHIPS IMPOSED BY DISPLACEMENT

Policy 9.1
Minimize the hardships of displacement by providing essential relocation services.
The project includes one-to-one replacement of all public housing units.

OBJECTIVE 11
IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1
Use new housing development as a means to enhance neighborhood vitality and diversity.
The project includes a revitalization of Hunters View which will result in a mixed-income, mixed-use community.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 4:
PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.
Phase 1 of the project includes the creation of a new park shown as Parcel A in the Tentative Map.

TRANSPORTATION ELEMENT

OBJECTIVE 24:
IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.
The project includes new sidewalks which will improve the pedestrian environment, maximizing these widths will greater improve the pedestrian realm.

URBAN DESIGN ELEMENT

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE AND A MEANS OF ORIENTATION.

Policy 1:
Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6
Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

Policy 3.7
Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

The proposal is ___X___ in conformity _____ not in conformity with the General Plan.

EIGHT PRIORITY POLICIES FINDINGS: ATTACHMENT 2

RE: CASE NO. 2007.0168R
HUNTERS VIEW – STREET VACATION, TENTATIVE MAP, FINAL MAP, AND ACCEPTANCE OF FACILITIES

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. The project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

   Te proposed project will not affect neighborhood serving uses or opportunities for employment or ownership, because there are not any existing neighborhood serving retail uses on the project site. The proposed project will provide future opportunities for employment and ownership of neighborhood serving retail uses that will be developed on the site.

2. The project would have no adverse effect on the City's housing stock or on neighborhood character.

   While the project includes the demolition of the existing 267 housing units, the projects also includes one-to-one replacement of all public housing units. Furthermore, the proposed project will create an additional 83 affordable rental units, and additional ownership units in which a certain percentage will be affordable to restricted income households. It is anticipated that the proposed project will create greater housing supply and variety than what currently exists.

3. The project would have no adverse effect on the City's supply of affordable housing.

   The project includes one-to-one replacement of all existing affordable housing units, as well as the development of new rental and ownership affordable housing units.

4. The project would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking.

   The project includes a considerable number of off-street parking spaces, which will significantly improve neighborhood parking, because none currently exists for the existing housing units.

5. The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

   The proposed project will not displace any industrial or service sector uses because no such uses currently existing on the site. Furthermore, the proposed project will develop residential uses on an

area that primarily permits residential uses. The proposed project includes some retail and community serving uses which will provide for future employment and ownership opportunities that do not currently exist on site. .

6. The project would have no averse affect the City's preparedness to protect against injury and loss of life in an earthquake.

The existing, deteriorating public housing on the site will be demolished and replaced with residential units built to current seismic regulations.

7. The project would have no averse affect on landmarks or historic buildings.

A Historic Structures Report has been completed for the existing structure and concluded that the existing structures are not eligible for listing on the California Register of Historic Places.

8. The project would have no averse affect on parks and open space or their access to sunlight and vistas.

A shadow study has been completed and concluded that the new buildings will not cast excessive shadows on any property under the jurisdiction of or designated for acquisition by, the Recreations and Parks Department.

City and County of San Francisco

Gavin Newsom, Mayor
Edward D. Reiskin, Director

(415) 554-5800
FAX (415) 554-5843
http://www.sfdpw.com

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: December 1, 2008

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID:	5461		
Project Type:	Residential Condominium		
Address #	**Street Name**	**Block**	**Lot**
227-229	Middle Point Road	4624	003
Tentative Map Referral			

Attention: Ms. Lily Langlois

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above reference Map was submitted to your Department for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within thirty (30) days of the receipt of the application or CEQA Determination per SMA 66452.1 (c). Under these same state and local codes, the Department of Public Works is required to approve, conditionally approve or disapprove the above referenced map within fifty (50) days of the receipt of the application or CEQA Determination per SMA 66452.1 (c). Failure to do so constitutes automatic approval.

The submittal was transmitted on my behalf by the Hunters View Task Force (HVTF) to your office to the attention of Matt Snyder, dated November 4, 2008. Please forward your comments to: **Grace Kwak, Project Manager, HVTF, 30 Van Ness Avenue, Suite 4200, San Francisco, CA 94102**, and provide a copy directly to me.

Thank you for your timely review of this Tentative Map.

Sincerely,

Bruce R. Storrs, P.L.S.
City and County Surveyor

_____ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of the Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

✓ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following condition: (See Attachment A dated December 10, 2008)

_____ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. This tentative Map has been disapproved for the following reasons: (See attached)

PLANNING DEPARTMENT

DATE: 12/10/08

Ms. Lily Langlois

SAN FRANCISCO
PLANNING DEPARTMENT

ATTATCHMENT A

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

December 10, 2008

Dear Mr. Storrs,

The Planning Commission approved the program for Hunters View on June 12, 2008 by Motion Number 17621. This action was followed by Board of Supervisors approval on August 4, 2008 by Ordinance Number 00-08. The Hunters View Design for Development document (D for D) was included as an integral part of the Conditions of Approvals; the D for D provides site specific design requirements and guidelines for buildings and streets. In the case of streetscape infrastructure, the D for D generally provides performance criteria in choosing streetscape elements without providing exact specifications or product choices.

At the time of submittal of the General Plan Referral, full construction drawings were not provided. Based on the information provided for the Tentative Map, Acceptance of Facilities and Street Vacation, the project has been found in conformity with the General Plan.

However, because many of the design details for the rights-of-way were not included with the General Plan Referral and haven't yet been reviewed to assure that they are consistent with the D for D and other Conditions of Approval, the Planning Department conditions our approval of this Tentative Map as follows:

- The Planning Department shall be given the opportunity to review the specifics for the street design and find in conformity with the General Plan prior to final approval of such designs by the Department of Public Works and/or other approving City Agencies.

Please let me know if you have any questions or concerns. I can be reached at (415)-575-9083.

Sincerely,

Lily Langlois
San Francisco Planning Department