



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 211250

RECOMMENDING APPROVAL OF FINAL MAP NO. 12077, PHASES 3 AND 4 (INFRASTRUCTURE PHASE 1B-1C) OF THE SUNNYDALE HOPE SF PROJECT, THE MERGER AND RESUBDIVISION OF EXISTING ASSESSOR’S PARCEL BLOCK NOs. 6310-006, 6311-015, 6313-001, 6314-001, RESULTING IN FOUR (4) RESIDENTIAL LOTS, TWO (2) LOTS INTENDED FOR OPEN SPACE, AND THREE (3) LOTS DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAY BY SEPARATE INSTRUMENT, SUBJECT TO CERTAIN CONDITIONS, AND A PUBLIC IMPROVEMENT AGREEMENT RELATED TO FINAL MAP NO. 12077.

WHEREAS, The Sunnydale HOPE SF project (“Sunnydale HOPE SF”) site is an approximately 50-acre area bound generally by Velasco Avenue to the south, Hahn Street to the east, and McLaren Park to the north, and Crocker Amazon Park to the west, with existing public housing units owned and operated by the Housing Authority of the City and County of San Francisco (“SFHA” or “Owner”) that will be vacated and demolished in phases and replaced with new construction as part of Sunnydale HOPE SF; and

WHEREAS, on February 3, 2017, the Board of Supervisors adopted Ordinance No. 18-17 approving a Development Agreement between the City and County of San Francisco and Sunnydale Development Co. LLC. (“Master Developer”); and

WHEREAS, On April 19, 2019, the Director of Public Works (“Director”) adopted Public Works (“PW”) Order No. 201070 conditionally approving Tentative Map No. 9537 (“Tentative Map”) subject to conditions therein, for the merger and subdivision of 40 Lots with up to 1,770 units for purposes of development in multiple phases; and

WHEREAS, In PW Order No. 201070, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the City Planning Commission pursuant to Motion No. 19784-CEQA Findings and M-19785-General Plan Findings respectively, which certified the Final Environmental Impact Report (“FEIR”) for the Sunnydale HOPE SF Project, prepared pursuant to the California Environmental Quality Act (California Public Resources Code § 21000 et seq.). Since the FEIR and the Project (as defined by San Francisco Subdivision Code Section 1707(y)) were approved on July 9, 2015, there have been: i) no substantial changes to the Project; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR, or in mitigation or alternatives previously found infeasible now being feasible. Accordingly, no supplemental or subsequent EIR or other environmental review is required; and

WHEREAS, The City Planning Department, in its letter dated November 5, 2018, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1; and

WHEREAS, Sunnydale Phase 3 Infrastructure, LLC (“Subdivider”), an affiliate of the Master Developer, filed an application for a phased Final Map to re-subdivide Parcels 6310-006, 6311-015, 6313-001, 6314-001, with the map referred to hereafter as the “Final Map”, being a merger and 9-lot subdivision with Lots I, J, and K being intended for public right of way use, Lots 6, 7, 8, 9 intended for residential housing and Lots B and C intended for future open space; and

WHEREAS, Public Works Order No. 211190 granted certain exceptions and deferrals related to Final Map No. 12077 to the Subdivision Regulations, App. B §XV.B.3 in accordance with Section 1312 of the Subdivision Code; and

WHEREAS, The Final Map includes certain offers of improvements, offers of easements and an offer of dedication in fee for Lots I, J and K, and also notes that the Owner will convey an easement for Former Lot H by separate instrument; and

In conjunction with the Final Map, Subdivider irrevocably offered the Public Infrastructure associated with the Final Map to the City. Public Works, in Street Improvement Permit No. 24IE-00412, approved construction of the improvements identified in the offer of improvements as well as improvements that will be maintained as private encroachments. Generally, the infrastructure includes street and sidewalk paving, curbs, underground utilities, streetlights, and related facilities; and

WHEREAS, The Director acknowledges that the Director of the Real Estate Division (“Director of Property”) will approve and record easement agreements and deeds as a separate instruments in connection with the Final Map, and will approve and record a Notice of Termination related to the prior Offer of Dedication for Lots G and H shown on Final Map 11040, an Offer of Dedication for Lot G only, and an easement for said former Lot H; and

WHEREAS, Public Works, in Order No. 211010, dated September 27, 2024 (“Street Vacation PW Order”), confirmed its interpretation and implementation of the Board’s direction to vacate streets within the Sunnydale HOPE SF site in phases, as set forth in Ordinance No. 22-19 (“Master Street Vacation Ordinance”). In accordance with the Street Vacation PW Order and Master Street Vacation Ordinance, the Public Works Director and Director of Property will implement steps necessary to vacate portions of existing streets within and immediately outside of the Final Map boundary concurrently upon the filing of the Final Map; and

WHEREAS, Because existing buildings located at 700 Velasco Avenue and 1652-1654 Sunnydale Avenue exist over proposed new lots created through Final Map No. 12077, that will not be demolished at the time of recording of the Final Map, Declarations of Restrictions will be recorded over affected parcels (Lots 7, 8, 9, B, and K of Final Map No. 12077); and

WHEREAS, Because the Subdivider for Phases 3 and 4 of Sunnydale HOPE SF, has not completed the required public improvements associated with this Final Map and certain conditions have not been fulfilled at the time of the filing of this Final Map, the San Francisco Subdivision Code requires that the Subdivider and the City and County of San Francisco enter into a Public Improvement Agreement (“PIA”) to address these requirements. Subdivider has executed a PIA to address this requirement; and

WHEREAS, The Department of Public Works and the Mayor’s Office of Housing and Community Development (“MOHCD”) have entered into a Memorandum of Agreement (“MOA”) regarding MOHCD’s use of an allocation of its funding for Sunnydale HOPE SF as security for improvements Subdivider is required to construct pursuant to the PIA, until such time as the Subdivider is able to provide a payment and performance bond after it has a contract with a general contractor. The Director has determined that the provisions of the MOA provide assurances of security that are the equivalent of California Government Code Section 66499(a)(3), and therefore are acceptable security under California Government Code Section 66499(a)(5); and


NOW THEREFORE BE IT ORDERED THAT,

The Director and County Surveyor find that the phased Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq., the San Francisco Subdivision Code, and the Tentative Map, and substantially conforms to the Tentative Map; and

The Director and City Engineer recommend that the Board of Supervisors approve the phased Final Map subject to the conditions specified therein, and adopt said map as Official Final Map 12077; and

The Director recommends that the Board of Supervisors approve the PIA and authorize the Director and City Attorney to execute and file the PIA in the Official Records of the City; and

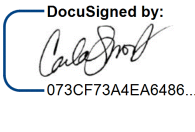
The Director recommends that the Board of Supervisors accept on behalf of the public, the offers of easements and conditionally accept the offer of improvements, except for the improvements to be permitted as private encroachments, and offer of real property, as described in the Sunnydale Phase 3 Infrastructure, LLC Owner's Statement on the Final Map, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action.

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Blackwell, William
Acting City and County Surveyor

X  281DC30E04CF41A...

Ko, Albert J
Deputy Director and City Engineer

X  073CF73A4EA6486...

Short, Carla
Director of Public Works