



SAN FRANCISCO PLANNING DEPARTMENT

November 28, 2016

Ms. Angela Calvillo, Clerk
Supervisor Malia Cohen
Board of Supervisors
City and County of San Francisco
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**Re: Transmittal of Planning Department Case Number :
2010.0305 E GPA PCT PCM DEV GEN SHD
Sunnydale HOPE SF Master Plan Project
BOS File No: _____ (pending)
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Supervisor Cohen,

On November 17, 2016 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances.

The 50-acre HOPE SF site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the East and Velasco to the south. The subject amendments to the General Plan, Planning Code Text, Planning Code Map, and Development Agreement will enable the complete rehabilitation of this Housing Authority site, which include the following components: (1) construction of the public infrastructure to support the Project; (2) development of private, affordable housing on affordable parcels in accordance with an affordable housing plans to replace the existing Housing Authority affordable units and add additional affordable units; (3) development of private, market rate residential projects on market rate parcels; and (4) development of community improvements (e.g. open space areas, community facilities) throughout the Project. At completion, the Project would consist of up to 1,770 units (replacement affordable units, additional affordable units, and new market-rate units), completely reconfigured and reconstructed streets and new utility infrastructure, 3.6 acres of new open space and approximately 60,000 gsf of new neighborhood serving space. The Project would be constructed in multiple phases over 10 to 15 years.

The proposed Ordinances initiated by the Planning Commission and Board of Supervisors would amend the General Plan and the Planning Code and would enable the City to enter into a Development Agreement with the Project Sponsor, Mercy Housing and Related California, and the San Francisco Housing Authority. More specifically, the Ordinances would achieve the following:

1. **General Plan Amendments:** The General Plan Amendments would amend Map 4 of the Urban Design Element, "Urban Design Guidelines for the Heights of Buildings", and Map 03 of the Recreation and Open Space Element, "Existing and Proposed Open Space".

2. **Planning Code Text Amendments:** The Planning Code Text Amendments would add Section 249.75 to establish the Sunnydale HOPE SF Special Use District ("SUD"); and add Section 263.30 to establish Special Height Provisions for the Sunnydale HOPE SF Special Use District. Provisions in these new Planning Code sections would provide land use, building, and public improvement standards and design review procedures for the Project. The SUD would refer to a separate Design Standards and Guidelines ("DSG") document for fine-grained requirements for the project's build out.

Since the Board of Supervisor's initiation, Planning staff recommended additional edits to the proposed SUD language. The edits are to assure consistency between the SUD and the DA and to clarify that community serving uses are principally permitted. The Planning Commission's action approved these edits as indicated in their Resolution.

3. **Zoning Map Amendments:** The Map Amendments would (1) rezone the parcels on the southwest corner of Hahn and Sunnydale from NC-1 (Neighborhood Commercial, Cluster) to RM-1(Residential, Mixed, Low Density), (2) amend Sectional Map SU11 of the Zoning Map to assign the all of subject parcels to the new Sunnydale HOPE SF Special Use District, and (3) amend Sectional Map HT11 of the Zoning Map to reassign the all of the subject parcels from 40-X and 50-X to 40/65-X height designation.
4. **The Development Agreement.** The Development Agreement would be between the Project Sponsor, the City and County of San Francisco and the San Francisco Housing Authority and would establish development vesting rights on behalf of the Project Sponsor in exchange for the requirement to construct and operate community benefits, including but not limited to all new streets, 3.6 acres of open space, 60,000 gsf of community serving uses including retail.

The proposed Amendments were analyzed in *the Potrero HOPE SF Environmental Impact Report / Environmental Impact Statement* (the "EIR/EIS"). The Commission certified the EIR/EIS on July 9, 2015 with Motion No. 19704 and adopted CEQA findings on November 17, 2016 with Motion No. 19784.

At the November 17, 2016 hearing, the Commission voted to recommend **approval** of the proposed Ordinances. Please find attached documents relating to the Commission's action. A original hard copy of the General Plan Amendment Ordinance plus two duplicates will be delivered to the Clerk's Office following this transmittal.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc:

Yoyo Chan, Aide to Supervisor Malia Cohen
Robb Kapla, Deputy City Attorney
Alisa Somera, Office of the Clerk of the Board
John Carroll, Office of the Clerk of the Board
Leigh Lutenski, Office of Economic and Workforce Development

Attachments (one copy of the following):

Planning Commission Resolution No. 19786 (General Plan Amendments)
Planning Commission Resolution No. 19787 (Planning Code Text Amendments)
Planning Commission Resolution No. 19788 (Zoning Map Amendments)
Planning Commission Resolution No. 19789 (Development Agreement)

Planning Commission Executive Summary for Case No. 2010.0305 E GPA PCT PCM DEV GEN SHD

General Plan Draft Ordinance
Planning Code Text Draft Ordinance
Zoning Map Draft Ordinance

Planning Commission Motion No. 19785 (CEQA Findings)

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