

1 [Final Map 12077 - Sunnydale HOPE SF Project, Phase 3 and 4]

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3 **Motion approving phased Final Map 12077, Sunnydale HOPE SF Project, Final Map**
4 **Phases 3 and 4, relating to portions of the Sunnydale HOPE SF Project, the merger and**
5 **re-subdivision of existing Assessor’s Parcel Block No. 6310, Lot No. 006, Block No.**
6 **6311, Lot No. 015, Block No. 6313, Lot No. 001, and Block No. 6314, Lot No. 001,**
7 **together with Parcel H created by Final Map 11040, resulting in nine horizontal lots,**
8 **comprised of four lots intended for residential use, two lots intended for open space**
9 **use, and three lots dedicated to the City by separate instrument intended for right-of-**
10 **way use, and authorizing up to 64 Residential Condominium Units, subject to specified**
11 **conditions; and approving a Public Improvement Agreement related to the Final Map.**

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

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

22 WHEREAS, The Board of Supervisors (“Board”) acknowledges the findings made by
23 the Planning Department, in a letter dated November 5, 2018, that the subdivision, on
24 balance, is consistent with the General Plan, and the eight Priority Policies of Planning
25 Code, Section 101.1; and

1 WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the
2 Board in File No. 241189 and incorporated herein by reference; and

3 WHEREAS, Because the subdivider for Phases 3 and 4 of Sunnydale HOPE SF,
4 Sunnydale Phase 3 Infrastructure, LLC (“Subdivider”), has not completed the required public
5 improvements associated with this Final Map at the time of the proposed approval of the Final
6 Map, the Subdivision Code requires that the Subdivider and City and County of San Francisco
7 (“City”) enter into a Public Improvement Agreement to address these requirements; and

8 WHEREAS, Public Works in accordance with Order No. 211250, dated December 6,
9 2024 (“Order”), recommends that the Board approve the certain map entitled “FINAL MAP
10 12077,” as described herein and subject to the conditions specified in this Motion, and adopt
11 said map as Official Final Map 12077; and

12 WHEREAS, Public Works, in accordance with its Order, recommends that the Board
13 approve the Public Improvement Agreement for Final Map 12077 and authorize the Director of
14 the Department of Public Works (“Public Works Director”) and the City Attorney to execute
15 and file the agreement in the Official Records of the City; and

16 WHEREAS, Copies of the Order and the Public Improvement Agreement are on file
17 with the Clerk of the Board in File No. 241189 and incorporated herein by reference; and

18 WHEREAS, The Department of Public Works and the Mayor’s Office of Housing and
19 Community Development (“MOHCD”) have entered into a Memorandum of Agreement
20 (“MOA”) regarding MOHCD’s use of an allocation of its funding for Sunnydale HOPE SF as
21 security for improvements Subdivider is required to construct pursuant to the Public
22 Improvement Agreement; and

23 WHEREAS, Public Works, in accordance with its Order, recommends that the Board
24 conditionally accept on behalf of the public the offer of improvements described in the
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1 Subdivider’s statements on the Final Map, subject to the City Engineer’s issuance of a Notice
2 of Completion and further Board action; and

3 WHEREAS, Public Works, in accordance with the Order, recommends that the Board
4 acknowledge the offer of dedication for real property in fee described in the Owner’s
5 Statements on the Final Map, which will be subject to subsequent Board action; and

6 WHEREAS, The Board acknowledges that the Director of the Real Estate Division
7 (“Director of Property”) will approve a Notice of Termination related to the prior Offer of
8 Dedication for Lots G and H shown on Final Map 11040, as further described in the Order;
9 and

10 WHEREAS, Public Works, in Order No. 211010, dated September 27, 2024 (“Street
11 Vacation PW Order”), confirmed its interpretation and implementation of the Board’s direction
12 to vacate streets within the Sunnydale HOPE SF site in phases, as set forth in Ordinance No.
13 22-19 (“Master Street Vacation Ordinance”), a copy of which Street Vacation PW Order and
14 Master Street Vacation Ordinance are on file with the Clerk of the Board in File Nos. 241189
15 and 180860, respectively; and

16 WHEREAS, In accordance with the Street Vacation PW Order and Master Street
17 Vacation Ordinance, the Public Works Director and Director of Property will implement steps
18 necessary to vacate portions of existing streets within and immediately outside of the Final
19 Map boundary concurrently upon the filing of the Final Map; now, therefore, be it

20 MOVED, The Board of Supervisors hereby approves that certain final map relating to
21 Sunnydale HOPE SF Project, Phases 3 and 4, entitled “FINAL MAP 12077,” a merger and
22 resubdivision of existing Assessor’s Parcel Block No. 6310, Lot No. 006, Block No. 6311, Lot
23 No. 015, Block No. 6313, Lot No. 001, and Block No. 6314, Lot No. 001, together with Parcel
24 H created by Final Map 11040, resulting in nine horizontal lots, comprised of four lots intended
25 for residential use, two lots intended for open space use, and three lots dedicated to the City

1 by separate instrument intended for right-of-way use, and including up to 64 Residential
2 Condominium Units, comprising of 11 sheets, subject to the conditions specified in this
3 Motion, and said map is adopted as the Official Final Map 12077; and, be it

4 FURTHER MOVED, The Board of Supervisors hereby approves the Public
5 Improvement Agreement for Final Map 12077 and authorizes the Public Works Director and
6 the City Attorney to execute and file the agreement in the Official Records of the City; and, be
7 it

8 FURTHER MOVED, The Board of Supervisors hereby adopts the Public Works
9 Director's recommendations as described in this Motion, including but not limited to
10 recommendations regarding the offer of improvements and offer of dedication of real estate;
11 and, be it; and

12 FURTHER MOVED, That the approval of this Final Map also is conditioned upon the
13 compliance of the subdivider with all applicable provisions of the California Subdivision Map
14 Act, California Government Code, Sections 66410 et seq., and the San Francisco Subdivision
15 Code and amendments thereto; and, be it

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

1 DESCRIPTION APPROVED:

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3 _____ /s/ _____

4 William Blackwell, PLS

5 Acting City and County Surveyor

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RECOMMENDED:

_____ /s/ _____

Carla Short

Director of Public Works