



May 22, 2019

Bruce Storrs  
City and County Surveyor  
1155 Market Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94103

Barbara Moy  
San Francisco Department of Public Works  
30 Van Ness, Suite 4200  
San Francisco CA 94102

Re: Sunnydale HOPE SF Phase 1A-1 and 1A-2 (Phase 1 Final Map) Request  
for Design Modifications and Exceptions

Dear Bruce and Barbara:

As you know, Sunnydale Development Co., LLC filed a tentative map to subdivide the existing Sunnydale/Velasco public housing site for the Sunnydale HOPE SF Project. We plan to submit shortly the check print of the Final Map for Phase 1, which encompasses development Phases 1A-1 and 1A-2 of infrastructure and housing blocks 5 and 6.

The purpose of this letter is to request the City's approval of the following exceptions to the Subdivision Regulations or DPW Order:

- 1) Installing HDPE piping within the public right-of-way for the combined sewer main and laterals. An exception to Section XV(B)(3) of the Subdivision Code is requested to allow for the new storm drain laterals and main in the combined sewer system main 36" in diameter and smaller to be constructed using HDPE SDR 17 pipe in lieu of vitrified clay pipe (VCP), which is typically used for the combined sewer system. HDPE piping was selected due to the pipe diameter of the lateral (6") not being available in certain materials as well as the durable nature of the material. Because



SFPUC would prefer that the laterals and the main be of the same material, we propose to use HDPE for the main as well. Bedding and backfill for the utility trench will be crushed rock in accordance with SF DPW Section 712.

- 2) Defer the submission of signed grant deeds, public easements and offers of dedication until after the Infrastructure Permitting Agreement is executed in May 2019 but before the Final Map Mylar is submitted to the City for Board of Supervisors approval in July 2019.

An exception to Section (IV)(F) of the Subdivision Regulations is requested to allow for the deferral of the signed grant deeds, public easements, and offers of dedication which are normally due at the submission of the final map check print. We are planning to submit the final map check print on April 26, 2019 and continue to work with the City and SFHA on the crafting of the above listed documents, including obtaining SFHA Board of Commissioners approval of these documents before they are submitted to the City to support the Final Map mylar.

- 3) City approval of public easements in lieu of the requirement for fee title

An exception to Section (IV)(I)(1) of the Subdivision Code is requested to allow for the use of easements in lieu of fee title for some of the improvements that will be constructed in this Final Map Phase. The Project Site is owned by the Housing Authority of the City and County of San Francisco (SFHA), which will lease the development phase areas to the Developer under short term leases for infrastructure construction, and long term leases for the affordable housing developments. Street and utility infrastructure will be dedicated by the Subdivider to the City. Given the configuration and location of the utilities, some of which are outside of the new parcels in the Phase 1 Final Map area, it is more appropriate to utilize public easements than to require SFHA to provide fee title. These new easements have been drafted and submitted to the City Attorney's Office and are proposed in lieu of fee title:

- a) A temporary segment of Sunrise Way is required to connect the future Sunrise Way right of way to the existing Santos right of way. In a future development phase, the temporary Sunrise Way will be replaced with new street and utility infrastructure that will be dedicated to the City. This

temporary Sunrise Way will provide public access via a sidewalk and street, and these utilities: new water main, backflow preventer and streetlights.

- b) The existing sewer line located in the segment of the Blythdale right of way that will be vacated will remain under two utility easements. The utility easement over the eastern length of the sewer line will be terminated once the new sewer line in the Sunrise Way is constructed and approved. The second utility easement for the more westerly length of sewer line will remain until the development of Phase 1B (Final Map Phase 3), when it will be terminated.
  - c) A new sewer line will be constructed that will terminate in a stub located just north of the future Lot C right of way. This sewer line stub will be maintained by SFPUC and will provide a connection to future sewer service in the next development phase.
- 4) City approval of exceptions and design modifications as shown in the Street Improvement Permit plans for Final Map Phase 1 that would be effective when the City approves the Street Improvement Permit plans. This catch-all approval will allow for the timely construction of the improvements per the City approved street improvement permit plans. Our timeline for infrastructure construction affects our ability to start construction on the Block 6 affordable housing, which much begin in September 2019 due to state funding requirements. This request would be an exception to the Subdivision Regulations Appendix B- Technical Specifications Related to the Engineering Documents, as applicable.

Please contact me at [rdare@mercyhousing.org](mailto:rdare@mercyhousing.org) or (415) 355-7118 if you require additional information to address this request. Thank you.

Sincerely,



Ramie Dare  
Director of Real Estate