

File No. 180860 Committee Item No. 5  
 Board Item No. 47

**COMMITTEE/BOARD OF SUPERVISORS**  
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 15, 2018

Board of Supervisors Meeting  
 Cmte Board

Date JANUARY 29, 2019

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

- |                                     |                                     |                                   |
|-------------------------------------|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 188360 090418</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Ltr 082918</u>              |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLN Ltr 022718</u>             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DRAFT Quitclaim Deed</u>       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW SUR 2018-002 082718</u>     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>PW Order No. 200542</u>        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>PW SUR 2018-002 121918</u>     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                             |
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Completed by: Erica Major Date October 12, 2018  
 Completed by: Erica Major Date January 10, 2019

1 [Street Vacation for Various Streets - Sunnydale HOPE SF Project]

2  
3 **Ordinance ordering the vacation of streets and an certain easements in the Sunnydale**  
4 **HOPE SF Project site, generally bounded by Assessor's Parcel Block No. 6220310 on**  
5 **the north, Velasco Avenue and Assessor's Parcel Block Nos. 6332 and 6331 on the**  
6 **south, Assessor's Parcel Block Nos. 6220 and 6316 on the west, and Hahn Street on**  
7 **the east, and including Sunnydale Avenue, Blythdale Avenue, Brookdale Avenue, and**  
8 **Santos Street, as part of the Sunnydale HOPE SF Project; reserving various easement**  
9 **rights in favor of the City and private property owners; authorizing the City to quitclaim**  
10 **its interest in the vacation areas to the Housing Authority; affirming the Planning**  
11 **Department's determination under the California Environmental Quality Act; adopting**  
12 **findings that the actions contemplated in this Ordinance are consistent with the**  
13 **General Plan, and eight priority policies of Planning Code, Section 101.1; and**  
14 **authorizing official acts in connection with this Ordinance, as defined herein, including**  
15 **transmittal of the Ordinance by the Clerk of the Board of Supervisors to the Public**  
16 **Works Director for purposes of recordation of property.**

17 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
18 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
19 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
20 **Board amendment additions** are in double-underlined Arial font.  
21 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
22 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
23 subsections or parts of tables.

24 Be it ordained by the People of the City and County of San Francisco:

25 Section 1. Findings.

1 (a) California Streets and Highways Code Sections 8300 et seq. and San Francisco  
2 Public Works Code Section 787(a) set forth the procedures that the City and County of San  
3 Francisco ("City") follows to vacate public streets and public service easements.

4 (b) On \_\_\_\_\_, 2018, the City adopted Resolution No. \_\_\_\_\_  
5 ("Resolution of Intention"), declaring the City's intention to vacate the following streets and  
6 easements within the Sunnydale HOPE SF Project ~~along with public service easements in the~~  
7 ~~vacated streets or along them:~~ Sunnydale Avenue, Blythdale Avenue, Brookdale Avenue,  
8 and Santos Street; 3-foot wide streetlight easements in Blocks 6310, 6311, 6312, 6313,  
9 6314, and 6315; a 10-foot wide sewer easement in Block 6311; and a portion of a 30-foot  
10 wide sewer easement in Block 6312. ~~A 10-foot wide sewer easement in Assessor's Parcel~~  
11 ~~Block No. 6311 is also intended to be vacated.~~ The Resolution of Intention is on file with the  
12 Clerk of the Board of Supervisors in File No. 180858 and is incorporated herein by reference.

13 (c) The Board of Supervisors finds it appropriate and in the public interest to pursue  
14 the street and easement ~~vacations~~ described above ~~of Sunnydale Avenue, Blythdale Avenue,~~  
15 ~~Brookdale Avenue, and Santos Street~~ as part of the Sunnydale HOPE SF Project, the nation's  
16 first large-scale public housing transformation collaborative aimed at disrupting  
17 intergenerational poverty, reducing social isolation, and creating vibrant mixed-income  
18 communities without mass displacement of current residents. The streets and easements will  
19 be vacated in phases that correspond to the Final Map Phases of the Sunnydale HOPE SF  
20 Project.

21 (d) The location and extent of the area to be vacated (the "Vacation Area") includes  
22 the entirety of Sunnydale Avenue, Blythdale Avenue, Brookdale Avenue, ~~and Santos Street,~~  
23 and easements or portions of easements in Blocks 6310, 6311, 6312, 6313, 6414, and 6315  
24 within the Sunnydale HOPE SF Project site and is more particularly shown on the Public  
25 Works ("PW") SUR Map No. 2018-002, dated August 27, 2018. A copy of this map is on file

1 with the Clerk of the Board of Supervisors in File No. 180860 and is incorporated herein by  
2 reference.

3 (e) The Clerk of the Board of Supervisors has transmitted to the Director of Public  
4 Works ("PW Director") a certified copy of the Resolution of Intention, and the PW Director has  
5 caused notice of adoption of said resolution to be posted in the manner required by law.

6 (f) When such matter was considered as scheduled by the Board of Supervisors at its  
7 regular meeting on \_\_\_\_\_, 2019, the Board heard all persons interested in the  
8 vacation of the Vacation Area.

9 (g) The vacation of the Vacation Area is necessary to fulfill the objectives of the  
10 Sunnydale HOPE SF Project, as enacted in Ordinance No. 18-17, which includes the  
11 abovementioned development plan and related approvals. Ordinance No. 18-17 is on file with  
12 the Clerk of the Board of Supervisors in File No. 161164, and is incorporated herein by  
13 reference.

14 (h) The City proposes to quitclaim its interest in the Vacation Area to the San  
15 Francisco Housing Authority ("SFHA") to help facilitate the development of the Sunnydale  
16 HOPE SF Project. Because many of these streets and easements will remain in use until  
17 specified times, the Vacationed Area shall not be vacated until certain conditions are satisfied,  
18 as follows:

19 (1) Prior to the vacation corresponding to each phased final map, interim  
20 access shall be approved and maintained for active utilityies-access, MUNI lines, and  
21 emergency vehicles.

22 (2) Within active streets that remain open, pedestrian access shall be  
23 maintained on at least one side where adjacent to an active construction area.

24 (3) ~~PUC Easement~~. Effectiveness of the vacation is conditioned on the  
25 construction, inspection, and determination of completion of the replacement utilities.

1 (i) In PW Order No. 188360, dated September 4, 2018, on file with the Clerk of the  
2 Board of Supervisors in File No. 180860, the PW Director determined (1) the Vacation Area is  
3 unnecessary for the City's present or prospective public street, sidewalk, and service  
4 easement purposes; (2) the public interest, convenience, and necessity do not require any  
5 easements or other rights be reserved for any public or private utility facilities that are in place  
6 in the Vacation Area, and any rights based upon any such public or private utility facilities  
7 shall be extinguished automatically upon the effectiveness of the vacation subject to the  
8 conditions specified in this ordinance; (3) in accordance with California Streets and Highways  
9 Code Sections 892 and 8314, the Vacation Area is no longer useful as a nonmotorized  
10 transportation facility; (4) the consent of all property owners adjacent to the Vacation Area  
11 was obtained; and (5) it is a policy matter for the Board of Supervisors to quitclaim the City's  
12 interest in the Vacation Area to SFHA.

13 (j) The PW Director also recommends that the effectiveness of each phase of the  
14 street and easement vacation be conditioned on simultaneous recordation of the City's  
15 quitclaim deed. The Board of Supervisors adopts as its own the recommendations of the PW  
16 Director as set forth in PW Order No. 188360 concerning the vacation of the Vacation Area  
17 and other actions in furtherance thereof and the Board hereby incorporates such  
18 recommendations and findings by reference as though fully set forth herein.

19 (k) On July 9, 2015, by Motion No. 19409, the Planning Commission certified the Final  
20 Environmental Impact Report ("FEIR") for the Sunnydale HOPE SF Project (Planning Case  
21 No. 2010.0305E) as accurate, complete, and in compliance with the California Environmental  
22 Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA") and  
23 Administrative Code Chapter 31. Said Motion is on file with the Clerk of the Board of  
24 Supervisors in File No. 161309 and is incorporated herein by reference.  
25

1 (l) On June 16, 2016, the Planning Department issued an Addendum to the FEIR, that  
2 included the addition of Parcel Q to the original Sunnydale HOPE SF Description; the  
3 Planning Department determined that no additional environmental impacts, or impacts of  
4 greater severity would occur, as a result of this addition, and that the analysis and conclusions  
5 from the FEIR remained valid.

6 (m) On November 17, 2016, by Motion No. 19784, the Planning Commission approved  
7 CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program  
8 (“MMRP”), under Case No. 2010.0305ENV, for approval of the Sunnydale HOPE SF Project;  
9 said Motion is on file with the Clerk of the Board of Supervisors in File No. 161309, and is  
10 incorporated herein by reference.

11 (n) On November 17, 2016, by Motion No. 19785, the Planning Commission adopted  
12 findings establishing that the Sunnydale HOPE SF Project is, on balance, consistent with the  
13 General Plan, and Planning Code Section 101.1; said Motion is on file with the Clerk of the  
14 Board of Supervisors in File No. 171197, and is incorporated herein by reference.

15 (o) On November 17, 2016, by adopting Resolution Nos. 19786, 19787, 19788, and  
16 19789, the Planning Commission recommended to the Board of Supervisors that the Board  
17 approve General Plan Amendments, Planning Code Text Amendments, Zoning Map  
18 Amendments, and a Development Agreement between the City, SFHA, and Sunnydale  
19 Development Co., LLC, respectively; said Resolutions are on file with the Clerk of the Board  
20 of Supervisors in File No. 161309, and are incorporated herein by reference.

21 (p) In February 2017, the City enacted Ordinance Nos. 20-17, 16-17, 17-17, and 18-17  
22 (File Nos. 161309, 161162, 161163, and 161164) approving General Plan Amendments,  
23 Planning Code Text Amendments, Zoning Map Amendments, and the Development  
24 Agreement respectively relating to the Sunnydale HOPE SF Project.  
25

1 (q) In a letter dated February 27, 2018 ("Planning Letter"), the Planning Department  
2 determined that the proposed vacation of the Vacation Area and other actions contemplated  
3 in this ordinance are consistent with the General Plan and priority policies of the Planning  
4 Code Section 101.1. A copy of said letter is on file with the Clerk of the Board of Supervisors  
5 in File No. 180860 and is incorporated herein by reference as though fully set forth herein.  
6 The Board of Supervisors adopts as its own the consistency findings of the Planning Letter.

7 (r) Also in the Planning Letter, the Planning Department determined that the actions  
8 contemplated in this ordinance comply with CEQA. The Board hereby affirms this  
9 determination for the reasons stated therein.

10 (s) The Public Utilities Commission approved the easement vacation on  
11 2018 through Resolution No. 18- . A copy of that resolution is contained in Board of  
12 Supervisors File No. , and is incorporated herein by reference.

13  
14 Section 2. Street and Easement Vacation.

15 (a) The Board of Supervisors hereby ~~conditionally~~ vacates the Vacation Area, as  
16 shown on SUR Map No. 2018-002, pursuant to California Streets and Highways Code  
17 Sections 8300 et seq. and Public Works Code Section 787(a), ~~and~~ upon satisfaction of the  
18 following conditions:

19 (1) Prior to the vacation ~~corresponding to~~ each phased final map, interim  
20 access shall be approved and maintained for active utilities ~~access~~, MUNI lines, and  
21 emergency vehicles.

22 (2) Within active streets that remain open, pedestrian access shall be  
23 maintained on at least one side where adjacent to an active construction area.

24 (3) ~~PUC Easement.~~ Effectiveness of the vacation is conditioned on the  
25 construction, inspection, and determination of completion of the replacement utilities.

1 (b) The Board of Supervisors finds that the Vacation Area is unnecessary for present  
2 or prospective public use, subject to the conditions described in this ordinance.

3 (c) The public interest and convenience require that the vacation be done as declared  
4 in this ordinance.

5 (d) The ~~Sstreet and easement V~~vacation shall be effective automatically and without  
6 the requirement for further action, for each phased final mapas to all of the Vacation Area,  
7 upon satisfaction of the conditions listed above.

8  
9 Section 3. Real Property Transaction; Delegation of Authority.

10 The Board of Supervisors delegates to the Director of Property~~the Division of Real~~  
11 ~~Estate~~, in consultation with the City Attorney's Office, the authority to make nonmaterial  
12 changes in, and to finalize and execute, the quitclaim deed(s) for each phase of the vacation  
13 on behalf of the City to SFHA in accordance with the terms set forth in this ordinance. A copy  
14 of the draft quitclaim deed~~termination~~ is on file with the Clerk of the Board of Supervisors in  
15 File No. 180860 and is incorporated herein by reference.

16  
17 Section 4. Official Acts in Connection with this Ordinance.

18 (a) The Mayor, Clerk of the Board of Supervisors, Director of Property~~the Division of~~  
19 ~~Real Estate~~, County Surveyor, and PW Director are hereby authorized and directed to take  
20 any and all actions which they or the City Attorney may deem necessary or advisable to  
21 effectuate the purpose and intent of this ordinance (including, without limitation, the filing of  
22 this ordinance in the Official Records of the City; confirmation of satisfaction of the conditions  
23 to the effectiveness of the vacation of the Vacation Area hereunder; and execution and  
24 delivery of any evidence of the same, which shall be conclusive as to the satisfaction of the  
25



1 this ordinance in the Official Records of the City; confirmation of satisfaction of the conditions  
2 to the effectiveness of the vacation of the Vacation Area hereunder; and execution and  
3 delivery of any evidence of the same, which shall be conclusive as to the satisfaction of the  
4 conditions upon signature by any such City official or the official's designee, and completion  
5 and recordation of quitclaim(s)).

6 (b) Promptly upon the effective date of this vacation, this ordinance shall be recorded.  
7

8 Section 5. The Clerk of the Board of Supervisors is hereby directed to transmit to the  
9 PW Director a certified copy of this ordinance so that the ordinance may be recorded together  
10 with any other documents necessary to effectuate the ordinance.  
11

12 Section 6. This ordinance shall become effective 30 days after enactment. Enactment  
13 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or  
14 does not sign the ordinance within ten days of receiving it, or the Board of Supervisors  
15 overrides the Mayor's veto of the ordinance.  
16

17 APPROVED AS TO FORM:  
18 DENNIS J. HERRERA, City Attorney

19 By:

  
\_\_\_\_\_  
20 ROBB W. KAPLA  
21 Deputy City Attorney

22 n:\legal\as2018\1800660\01310646.doc  
23  
24  
25

**REVISED LEGISLATIVE DIGEST**  
(Amended in Committee, 10/15/2018)

[Street Vacation for Various Streets - Sunnydale HOPE SF Project]

**Ordinance ordering the vacation of streets and easements in the Sunnydale HOPE SF Project site, generally bounded by Assessor's Parcel Block No. 6220 on the north, Velasco Avenue and Assessor's Parcel Block Nos. 6332 and 6331 on the south, Assessor's Parcel Block Nos. 6220 and 6316 on the west, and Hahn Street on the east, and including Sunnydale Avenue, Blythdale Avenue, Brookdale Avenue, and Santos Street, as part of the Sunnydale HOPE SF Project; reserving various easement rights in favor of the City and private property owners; authorizing the City to quitclaim its interest in the vacation areas to the Housing Authority; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance, as defined herein, including transmittal of the Ordinance by the Clerk of the Board of Supervisors to the Public Works Director for purposes of recordation of property.**

Existing Law

The Sunnydale HOPE SF Project site consists of Sunnydale Avenue, Brookdale Avenue, Blythdale Avenue and Santos Street. The current layout of the streets deviates from the City's standard grid configuration and is designed for the existing Sunnydale-Velasco Housing Project structures.

Amendments to Current Law

The legislation would vacate Sunnydale Avenue, Brookdale Avenue, Blythdale Avenue, and Santos Street within the Sunnydale HOPE SF Project site and authorize the City to quitclaim the streets to the San Francisco Housing Authority ("SFHA"). The vacation and quitclaim will facilitate redevelopment of the site in phases and construction of a grid street layout that will support buildout of the Sunnydale HOPE SF Project.

n:\egana\as2018\1800660\01310567.docx

**Public Works Order No.: 200542**

**This Order supersedes PW Order 188,360.**



London N. Breed  
Mayor

**Mohammed Nuru**  
Director

San Francisco Public Works  
1 Dr. Carlton B. Goodlett Pl.  
Room 348  
San Francisco, CA 94102  
tel 415-554-6920

[sfpublicworks.org](http://sfpublicworks.org)  
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[twitter.com/mrcleansf](https://twitter.com/mrcleansf)

**Determination to recommend conditionally vacating streets and easements in the Sunnydale HOPE SF Project site, generally bounded by Assessor's Block Parcel No. 6220 on the north, Velasco Avenue and Assessor's Block Parcel nos. 6332 and 6331 on the south, Assessor's Block Parcel Nos. 6220 and 6316 on the west, and Hahn Street on the east, as part of Sunnydale HOPE SF Project, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Section 787 of the San Francisco Public Works Code.**

WHEREAS, The City and County of San Francisco has fee title ownership of property underlying most public right-of-ways, which includes streets and sidewalks; and

WHEREAS, The area to be vacated ("the Vacation Area") is generally bounded by Assessor's Block Parcel No. 6220 on the north, Velasco Avenue and Assessor's Block Parcel Nos. 6332 and 6331 on the south, Assessor's Block Parcel Nos. 6220 and 6316 on the west, and Hahn Street on the east, and is specifically shown on SUR Map 2018-002, dated December 19, 2018; and

WHEREAS, On July 9, 2015, by Motion No. 19409, the Planning Commission certified the Final Environmental Impact Report ("FEIR") for the Sunnydale HOPE SF Project (Planning Case No. 2010.0305E) as accurate, complete and in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000 *et seq.*, "CEQA") and Administrative Code, Chapter 31; and

WHEREAS, On June 16, 2016, the Planning Department issued an Addendum to the FEIR, that included the addition of Parcel Q to the original Sunnydale HOPE SF Description; the Planning Department determined that no additional environmental impacts, or impacts of greater severity would occur, and that the analysis and conclusions from the FEIR remained valid; and

WHEREAS, On November 17, 2016, by Motion No. 19784, the Planning Commission by Motion No. 20018 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program ("MMRP"), under Case No. 2010.0305ENV, for approval of the Sunnydale HOPE SF Project; and

WHEREAS, On November 17, 2016, by Motion No. 19785, the Planning Commission adopted findings establishing the Sunnydale HOPE SF Project, on balance, consistent with the General Plan, and Planning Code, Section 101.1; and

WHEREAS, On November 17, 2016, by adopting Resolution Nos. 19786, 19787, 19788 and 19789, the Planning Commission recommended to the Board of Supervisors that the Board approve General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, and a Development Agreement between the City, the Housing Authority and Sunnydale Development Co., LLC, respectively; and

WHEREAS, On January 31, 2017, the Board of Supervisors adopted Ordinance Nos. 20-17, 16-17, 17-17, 18-17( File Nos. 161356, 161309, 161162, 161163, and 161164)

approving General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, and the Development Agreement respectively; and

WHEREAS, In a letter dated February 27, 2018 (the "Planning Letter"), the City Planning Department determined that the proposed vacation of the Vacation Area and other actions contemplated herein are consistent with the General Plan and priority policies of the Planning Code, Section 101.1. Also in the Planning Letter, the Planning Department has determined that the actions contemplated in this ordinance comply with CEQA; and

WHEREAS, The vacation of the Vacation Area is necessary to fulfill the objectives of the Sunnydale HOPE SF Project, as approved on January 31, 2017. The abovementioned development plan and related approvals are found in Ordinance No. 18-17; and

WHEREAS, Pursuant to the California Streets and Highway Code Sections 8300 et seq., Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a PW referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the Public Utility Commission ("PUC"). No public or private utility company or agency objected to the proposed vacation; consequently, Public Works finds the Vacation Area is unnecessary for the City's present or prospective public street purposes; and

WHEREAS, The applicant is the owner of all of the property adjacent to the Vacation Area; and

WHEREAS, The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 *et seq.*, and section 787 of the San Francisco Public Works Code; and

WHEREAS The Sunnydale Hope Redevelopment Project has detailed site plans for the development area, including entirely revised street grids and block patterns, along with more specific development controls. The streets and easements proposed for vacation are incompatible with the new street grids; the proposed vacations would facilitate the conversion from the existing grid to the approved grid and the platting of new street, block and easements in furtherance of the original project approvals; and

WHEREAS, The public interest, convenience, and necessity require that the City reserve from the proposed vacation of the Vacation Area exclusive easements for the benefit of the City to maintain active utilities. The exclusive easements proposed for reservation will be extinguished by quitclaim deed upon acceptance of the replacement facilities or earlier at PW Director's discretion based on consultation with Directors of the affected City departments; and

WHEREAS, The City proposes to quitclaim its interest in the Vacation Area to the San Francisco Housing Authority ("SFHA") to help facilitate the development of the Sunnydale HOPE SF Project. Because many of these streets and easements will remain in use until specified times, the Vacation Area shall be vacated upon satisfaction of the following conditions:

- (1) Board of Supervisors approval of the Final Map for the corresponding phase.
- (2) Recording of quitclaim deed with reserved easements for active utilities.
- (3) Within active streets that remain open, pedestrian access shall be maintained on at least one side where adjacent to an active construction area.
- (4) The vacation shall be implemented only as to the streets and easements that are shown on the approved Final Map for the corresponding phase.

WHEREAS, In accordance with Streets and Highways code Section 892 and 8314, the Vacation Area is no longer useful as a nonmotorized transportation facility

WHEREAS, It is a policy matter for the Board of Supervisors to quitclaim the City’s interest in the Vacation Area; and

WHEREAS, It is recommended that the effectiveness of each phase of the street vacation be conditioned on simultaneous recordation of the City’s quitclaim deed; and


NOW THEREFORE BE IT ORDERED THAT,


The Director approves all of the following documents either attached hereto or referenced herein:

- 1. Ordinance to vacate the Vacation Area as shown on Department of Public Works drawing SUR 2018-002.
- 2. Vacation Area SUR Map No. 2018-002

The Director recommends that the Board of Supervisors move forward with the legislation to conditionally vacate said Vacation Area.

The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable to effectuate the purpose and intent of this Ordinance.

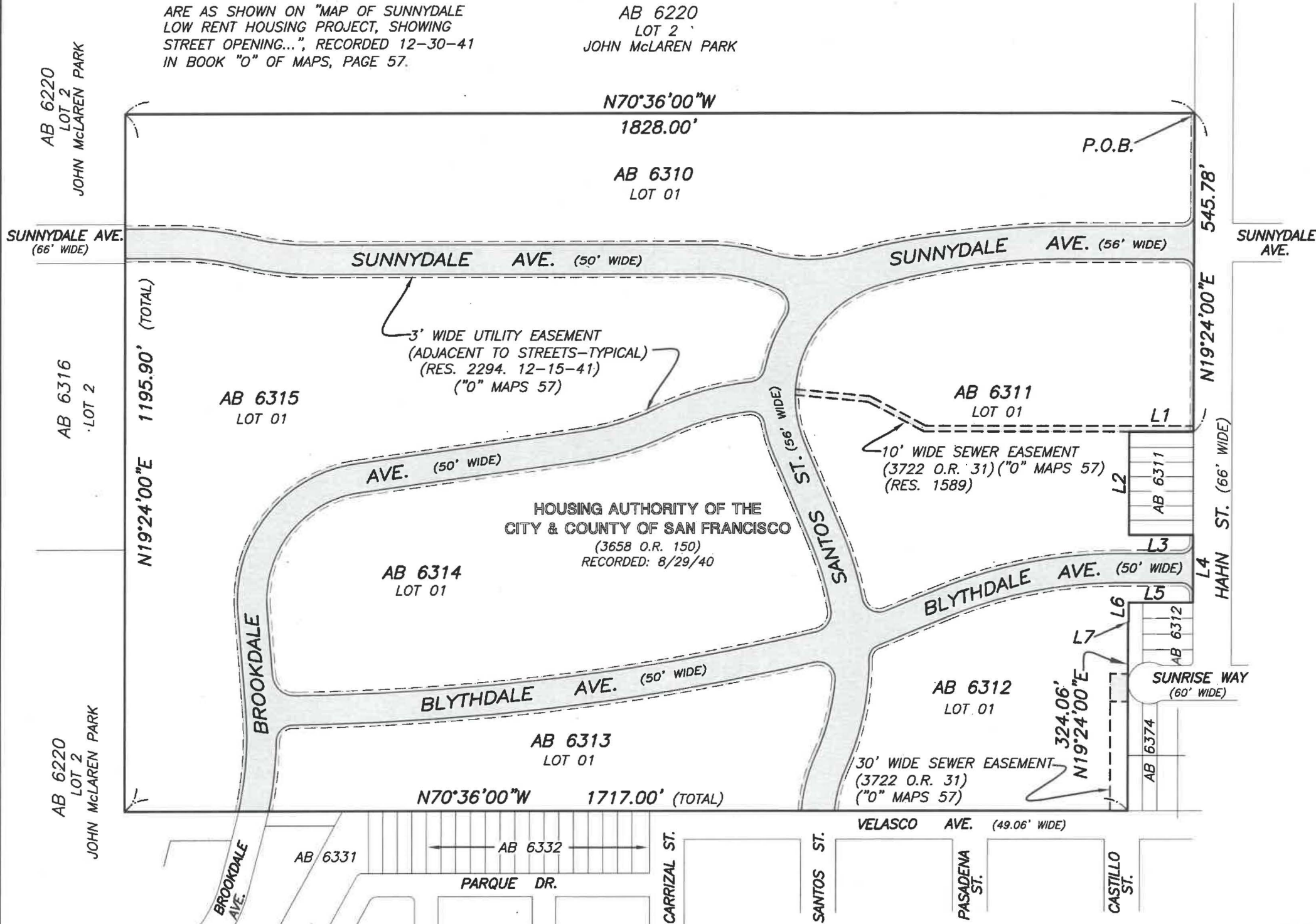
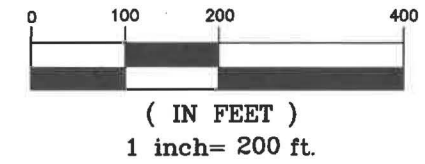
X DocuSigned by:  
  
 \_\_\_\_\_  
 Storrs, Bruce 97ABC41507B0494...  
 City and County Surveyor

X DocuSigned by:  
  
 \_\_\_\_\_  
 Nuru, Mohammed 8145AB17F474FA...  
 Director

**NOTE**  
STREETS AND EASEMENTS TO BE VACATED ARE AS SHOWN ON "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT, SHOWING STREET OPENING...", RECORDED 12-30-41 IN BOOK "O" OF MAPS, PAGE 57.

AB 6220  
LOT 2  
JOHN McLAREN PARK

GRAPHIC SCALE



**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S70°36'00"E | 110.00'  |
| L2   | N19°24'00"E | 177.00'  |
| L3   | N70°36'00"W | 110.00'  |
| L4   | N19°24'00"E | 116.06'  |
| L5   | S70°36'00"E | 110.00'  |
| L6   | N19°24'00"E | 33.00'   |
| L7   | S70°36'00"E | 1.00'    |

**LEGEND**

|  |  |
|--|--|
|  | PORTIONS OF CITY STREETS AND EASEMENTS BEING VACATED                               |
|  | ASSESSOR'S BLOCK & LOT PERIMETER BOUNDARY OF THE SUNNYDALE PROJECT (3658 O.R. 150) |
|  | PROLONGATION OF PERIMETER BOUNDARY LINE THROUGH CITY STREETS                       |



APPROVED:   
 \_\_\_\_\_  
 BRUCE R. STORRS  
 CITY & COUNTY SURVEYOR

DATE: 12/19/2018

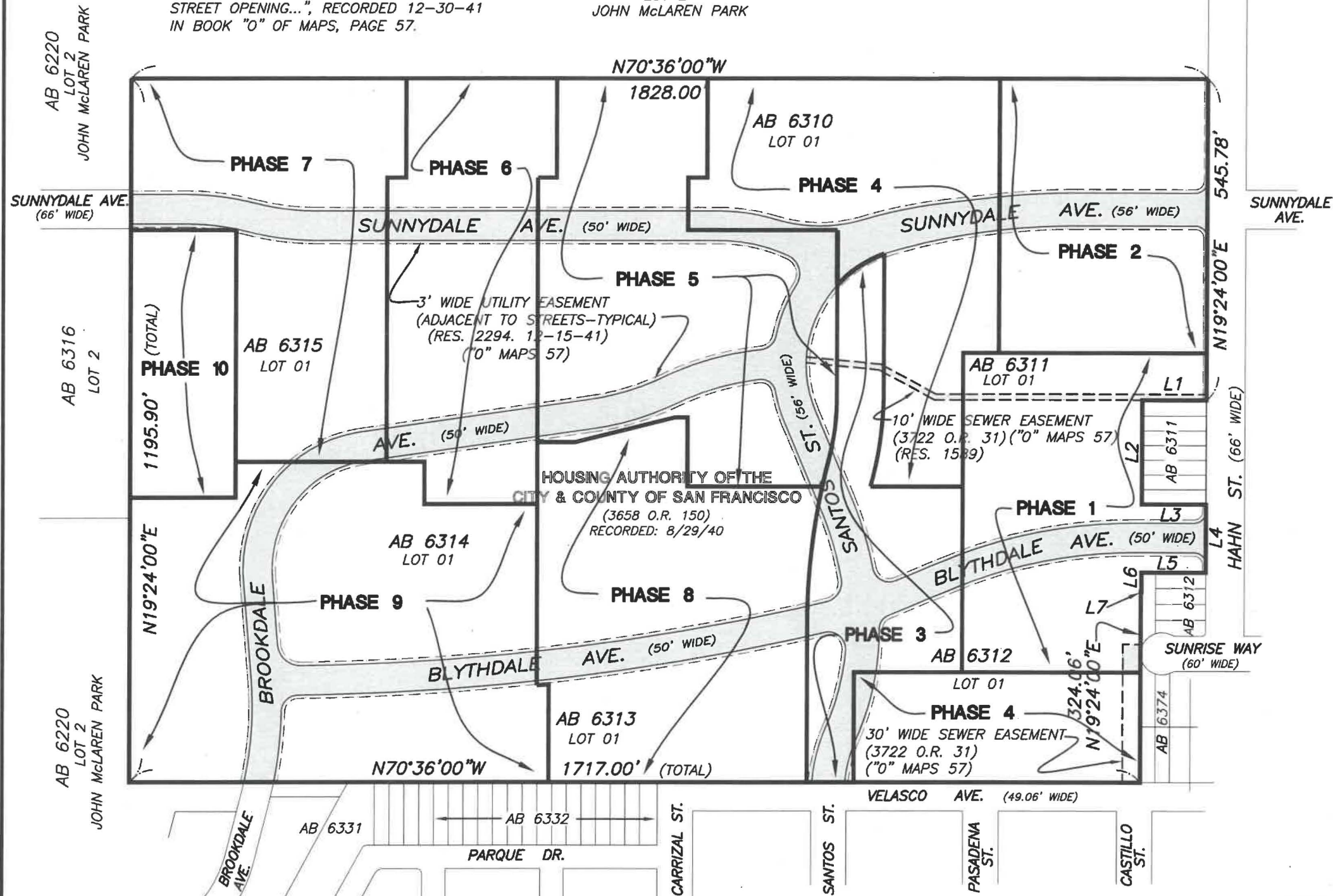
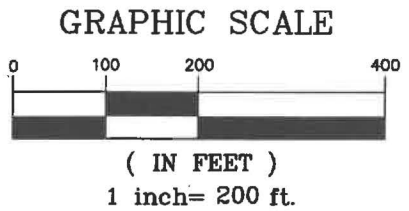
**CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS**  
 SUBDIVISION AND MAPPING

VACATION OF CITY STREETS AND EASEMENTS FOR THE  
 SUNNYDALE AFFORDABLE HOUSING PROJECT

|                    |              |              |          |
|--------------------|--------------|--------------|----------|
| FILE: SUR 2018-002 | SHEET 1 OF 2 | SCALE: 1:200 | REVISION |
|--------------------|--------------|--------------|----------|

**NOTE**  
STREETS AND EASEMENTS TO BE VACATED ARE AS SHOWN ON "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT, SHOWING STREET OPENING...", RECORDED 12-30-41 IN BOOK "O" OF MAPS, PAGE 57.

AB 6220  
LOT 2  
JOHN McLAREN PARK



**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S70°36'00"E | 110.00'  |
| L2   | N19°24'00"E | 177.00'  |
| L3   | N70°36'00"W | 110.00'  |
| L4   | N19°24'00"E | 116.06'  |
| L5   | S70°36'00"E | 110.00'  |
| L6   | N19°24'00"E | 33.00'   |
| L7   | S70°36'00"E | 1.00'    |

**LEGEND**

|                |  |
|----------------|--|
|                | PORTIONS OF CITY STREETS AND EASEMENTS BEING VACATED                               |
|                | ASSESSOR'S BLOCK & LOT PERIMETER BOUNDARY OF THE SUNNYDALE PROJECT (3658 O.R. 150) |
|                | PROLONGATION OF PERIMETER BOUNDARY LINE THROUGH CITY STREETS                       |
| <b>PHASE 1</b> | FINAL MAP PHASE  |



APPROVED:   
 \_\_\_\_\_  
 BRUCE R. STORRS  
 CITY & COUNTY SURVEYOR

DATE: 12/19/2018

**CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS**  
 SUBDIVISION AND MAPPING

VACATION OF CITY STREETS AND EASEMENTS FOR THE  
 SUNNYDALE AFFORDABLE HOUSING PROJECT

|                    |              |              |          |
|--------------------|--------------|--------------|----------|
| FILE: SUR 2018-002 | SHEET 2 OF 2 | SCALE: 1:200 | REVISION |
|--------------------|--------------|--------------|----------|



Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, Ca 94103  
(415) 554-5827 ■ www.SFPublicWorks.org



London N. Breed, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**Public Works Order No: 188360**

**Determination to recommend conditionally vacating streets and easements in the Sunnydale HOPE SF Project site, generally bounded by Assessor's Block Parcel No. 6310 on the north, Velasco Avenue and Assessor's Block Parcel nos. 6332 and 6331 on the south, Assessor's Block Parcel Nos. 6220 and 6316 on the west, and Hahn Street on the east, as part of Sunnydale HOPE SF Project, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Section 787 of the San Francisco Public Works Code.**

WHEREAS, Most public streets and sidewalks are owned by the City and County of San Francisco as a public right-of-way; and

WHEREAS, The area to be vacated ("the Vacation Area") is generally bounded by Assessor's Block Parcel No. 6310 on the north, Velasco Avenue and Assessor's Block Parcel Nos. 6332 and 6331 on the south, Assessor's Block Parcel Nos. 6220 and 6316 on the west, and Hahn Street on the east, and is specifically shown on SUR Map 2018-002, dated August 27, 2018; and

WHEREAS, On July 9, 2015, by Motion No. 19409, the Planning Commission certified the Final Environmental Impact Report ("FEIR") for the Sunnydale HOPE SF Project (Planning Case No. 2010.0305E) as accurate, complete and in compliance with the California Environmental Quality Act (California Public Resources Code, Sections 21000 *et seq.*, "CEQA") and Administrative Code, Chapter 31; and

WHEREAS, On June 16, 2016, the Planning Department issued an Addendum to the FEIR, that included the addition of Parcel Q to the original Sunnydale HOPE SF Description; the Planning Department determined that no additional environmental impacts, or impacts of greater severity would occur, and that the analysis and conclusions from the FEIR remained valid; and

WHEREAS, On November 17, 2016, by Motion No. 19784, the Planning Commission by Motion No. 20018 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program ("MMRP"), under Case No. 2010.0305ENV, for approval of the Sunnydale HOPE SF Project; and

WHEREAS, On November 17, 2016, by Motion No. 19785, the Planning Commission adopted findings establishing the Sunnydale HOPE SF Project, on balance, consistent with the General Plan, and Planning Code, Section 101.1; and

WHEREAS, On November 17, 2016, by adopting Resolution Nos. 19786, 19787, 19788 and 19789, the Planning Commission recommended to the Board of Supervisors that the Board



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approve General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, and a Development Agreement between the City, the Housing Authority and Sunnydale Development Co., LLC, respectively; and

WHEREAS, On January 31, 2017, the Board of Supervisors adopted Ordinance Nos. 20-17, 16-17, 17-17, 18-17( File Nos. 161356, 161309, 161162, 161163, and 161164) approving General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, and the Development Agreement respectively; and

WHEREAS, In a letter dated February 27, 2018 (the "Planning Letter"), the City Planning Department determined that the proposed vacation of the Vacation Area and other actions contemplated herein are consistent with the General Plan and priority policies of the Planning Code, Section 101.1. Also in the Planning Letter, the Planning Department has determined that the actions contemplated in this ordinance comply with CEQA; and

WHEREAS, The vacation of the Vacation Area is necessary to fulfill the objectives of the Sunnydale HOPE SF Project, as approved on January 31, 2017. The abovementioned development plan and related approvals are found in Ordinance No. 18-17; and

WHEREAS, Pursuant to the California Streets and Highway Code Sections 8300 et seq., Public Works, Bureau of Street Use and Mapping (the "Department") has initiated the process to vacate the Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a PW referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the Public Utility Commission ("PUC"); and

WHEREAS, No utility company or agency objected to vacating the Vacation Area; and

WHEREAS, The applicant is the owner of all of the property adjacent to the Vacation Area; and

WHEREAS, The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 *et seq.*, and section 787 of the San Francisco Public Works Code; and

WHEREAS The Sunnydale Hope Redevelopment Project has detailed site plans for the development area, including entirely revised street grids and block patterns, along with more specific development controls. The streets and easements proposed for vacation are incompatible with the new street grids; the proposed vacations would facilitate the conversion from the existing grid to the approved grid and the platting of new street, block and easements in furtherance of the original project approvals; and

WHEREAS, The City proposes to quitclaim its interest in the Vacation Area. Because many of these streets and easements will remain in use until specified times, the Vacated Area shall not be vacated until certain conditions are satisfied, as follows:

(1) Prior to the vacation of each phase, interim access shall be approved and maintained for active utility access, MUNI lines and emergency vehicles.



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(2) Within active streets to remain open, pedestrian access shall be maintained on at least one side where adjacent to an active construction area.

(3) PUC Easements. Effectiveness of the vacation is conditioned on the construction, inspection, and determination of completion of the replacement utilities; and

WHEREAS, The Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, and service easement purposes; and

WHEREAS, The public interest, convenience, and necessity do not require any easements or other rights be reserved for any public or private utility facilities that are in place in the Vacation Area and any rights based upon any such public or private utility facilities shall be extinguished automatically upon the effectiveness of the vacation; and

WHEREAS, In accordance with Streets and Highways code Section 892 and 8314, the Vacation Area is no longer useful as a nonmotorized transportation facility

WHEREAS, It is a policy matter for the Board of Supervisors to quitclaim the City's interest in the Vacation Area; and

WHEREAS, It is recommended that the effectiveness of each phase of the street vacation be conditioned on simultaneous recordation of the City's quitclaim deed; and

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Ordinance to vacate the Vacation Area as shown on Department of Public Works drawing SUR 2018-002.
2. Vacation Area SUR Map No. 2018-002

The Director recommends that the Board of Supervisors move forward with the legislation to conditionally vacate said Vacation Area.

The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance.

Attachments:

1. SUR 2018-002, dated August 27, 2018.

9/4/2018

9/4/2018

X Bruce R. Storrs

Storrs, Bruce  
City and County Surveyor  
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed  
Director  
Signed by: Nuru, Mohammed



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## MEMORANDUM

August 29, 2018

To: President of the Board of Supervisors - Malia Cohen  
Fr: Bruce R. Storrs, City & County Surveyor  
Re: Street Vacation Legislative Package for Sunnydale HOPE SF Site

London N. Breed  
Mayor

Mohammed Nuru  
Director

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

Bureau of Street Use & Mapping  
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San Francisco, CA 94103  
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Subdivision.Mapping@sfdpw.org

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

This package contains the proposed ordinance vacating various streets within the Sunnydale HOPE SF development site. If approved, this legislation will facilitate the development of the Sunnydale HOPE SF master planned development.

### Background

The Sunnydale HOPE SF development ("Project") is part of HOPE SF, a public/private transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant, mixed-income communities without mass displacement of current residents. The Project is being executed through a partnership of the City, San Francisco Housing Authority (SFHA), and the Developer, Sunnydale Development Co., LLC, consisting of Mercy Housing California and The Related Companies of California. In March 2017, the City and SFHA approved and executed a Development Agreement and a Master Development Agreement, and the City approved the Sunnydale HOPE SF Special Use District to facilitate the development of the Project.

The Sunnydale HOPE SF development plan consists of up to 1,770 new affordable and moderate-income housing units, 6 acres of open spaces, 12 acres of new street and utility infrastructure, and approximately 60,000 square feet of neighborhood-serving spaces. The build out of the master plan will occur in phases, so that the existing residents can remain housed on site, and then relocate into their new affordable housing as each phase of construction is completed.

The first phase of the Project is currently under construction and consists of 55 new affordable apartments on a former, vacant lot owned by the City at 1491 Hahn Street. The second phase of the Project is within the Sunnydale public housing footprint, which is owned by the SFHA. This phase is approximately 5 acres in size and its development will involve the demolition of 16 buildings and existing infrastructure, and the construction of new street and utility infrastructure, a 167-unit affordable

housing development, and site preparation of a small future moderate income housing site.

### Master Street Vacation Ordinance

An approved Street Vacation Ordinance will provide the legislative approval to vacate all rights of way and public utility easements located within the Project site, including Blythdale Avenue, Brookdale Avenue, Sunnydale Avenue, and Santos Street. Since the Project will be developed in phases, the Sunnydale HOPE SF Project Street Vacation Ordinance would authorize the Public Works Director to approve the vacation of rights of way and public utility easements in each development phase when phase-specific conditions are satisfied for each phase. The ordinance authorizes the City to execute quitclaim deeds from the City to the SFHA for the vacated rights of way. This will enable SFHA to lease the entirety of a development phase area, including the vacated rights of way areas, to the Developer for construction.

This legislative package includes:

1. Resolution of Intent to Vacate
2. Ordinance
3. Legislative Digest
4. Public Works Order 188360
5. General Plan Referral
6. Public Works Map – SUR 2018-002
7. Quitclaim Deed between City and SFHA



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

*DATE:* February 27, 2018  
*Case No.* 2017-012495GPR  
1654 Sunnydale Hope SF

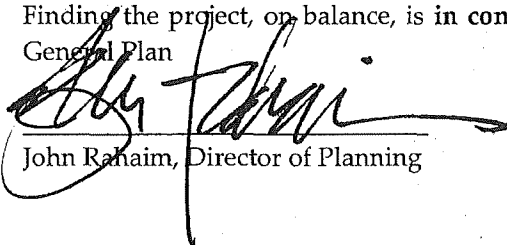
*Block/ Lot No:* 6310/001

*Project Sponsors:* Ramie Dare  
Mercy Housing CA  
1360 Mission Street, Suite 300  
San Francisco, CA 94103

*Applicant:* Same as Above

*Staff Contact:* Ilaria Salvadori - (415) 575-9086  
[Ilaria.salvadori@sfgov.org](mailto:Ilaria.salvadori@sfgov.org)

*Recommendation:* Finding the project, on balance, is in conformity with the General Plan

*Recommended By:*   
John Rahaim, Director of Planning

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Suite 400  
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CA 94103-2479

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Fax:  
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The Planning Department is in receipt of your General Plan Referral Application (Case No. 2017-012485GPR). The application is for a master street vacation to obtain the City's approval to vacate the existing public rights of way, subject to conditions, at a single Board of Supervisors meeting. The application is filed by the Developer (Applicant), in consultation with the City Surveyor and San Francisco Public Works. Upon commencing each development phase, the Developer will demonstrate its satisfaction of the applicable conditions for each phase, thus allowing the San Francisco Public Works director to approve the street vacation for that phase.

Memo

1654 Sunnydale Avenue  
Case No. 2017-012495GPR

The Sunnydale HOPE SF Master Plan Project consists of the transformation of the 48.8 acre Sunnydale/Velasco public housing complex into a new, mixed income housing development with new affordable and market-rate housing as well as new street and utility infrastructure, open spaces and neighborhood facilities. The demolition of existing housing and infrastructure will happen in 10-11 phases. At completion the master planned development will include 1700 units of affordable and market rate housing. This development is in the Sunnydale Special Use District and is the Project in 25 year Development agreement between the City, the San Francisco Housing Authority and Sunnydale Development Co. LLC, the Developer (Applicant).

#### **ENVIRONMENTAL REVIEW**

On November 17, 2016, the Planning Commission took the following actions regarding the Project:

- Certified the Final Environmental Impact Report (Motion No. 19784)
- Adopted CEQA Finding including a statement of overriding considerations (Motion No. 19784)
- Adopted Findings of Consistency with the General Plan and Planning Code Section 101.1 (Case No. 2010.0305E)

#### **GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

As described in attached document Case No. 2010.0305 E, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan.

**The Project is therefore, on balance, consistent with the General Plan and Planning Code Section 101.1.**

*Cc: Javier Rivera- Bureau of Streets and Mapping, San Francisco Public Works*

#### **Attachments:**

- 2017-012495GPR Letter Attachment 1 -CPC Approval - CEQA Findings - Final Motion.pdf
- 2017-012495GPR Letter Attachment 2 -Case No. 2010.0305 E Master Plan General Plan Findings.pdf



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion No. 19785

SUNNYDALE GENERAL PLAN FINDINGS

HEARING DATE: NOVEMBER 17, 2016

*Case No.:* 2010.0305 E GPA PCT PCM DEV GEN SHD  
*Project Address:* **Sunnydale Hope SF Master Plan Project**  
*Zoning:* RM-1 (Residential – Mixed, Moderate Density)  
 40-X Height and Bulk Districts  
*Block/Lot:* Assessor’s Block/Lots: 6356/ 061, 062, 063 ,064, 065, 066, 067 and 068; 6310/  
 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001; 6315/001  
*Project Sponsor:* Mercy Housing and Related California  
 1360 Mission Street, #300  
 San Francisco, CA 94103

*Staff Contact:* Mat Snyder – (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

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### ADOPTING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 101.1 OF THE CITY PLANNING CODE FOR THE SUNNYDALE HOPE SF MASTER PLAN PROJECT.

#### Preamble

San Francisco Charter Section 4.105 and Administrative Code Section 2A.53 of the Administrative Code requires General Plan referrals to the Planning Commission for certain matters so that the Commission may determine if such actions are in conformity with the General Plan and Section 101.1 of the Planning Code. Actions, including but not limited to legislative actions, subdivisions, right-of-way dedications and vacations, and the purchasing of property are required to be in conformity with the General Plan and Planning Code Section 101.1.

In 2008, Mercy Housing, (“Project Sponsor”) was selected by the Mayor’s Office of Housing and Community Development (hereinafter “MOHCD”) (then, the Mayor’s Office of Housing) and the San Francisco Housing Authority to work with the local Sunnydale and Velasco and surrounding Visitacion Valley communities to create a Master Plan for the complete redevelopment of the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure (“The Sunnydale HOPE SF Master Plan Project” or “Project”). As a part of the HOPE SF selection process, the Project Sponsor was also selected to act as the Master Developer for the Project.

HOPE SF is the nation’s first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital commitment by the City. HOPE SF, the City’s signature anti-poverty

and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investment in education, economic mobility, health and safety.

The Sunnydale HOPE SF Master Plan Project ("The Project") is a 50-acre site 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 San Francisco Housing Authority currently owns and operates 775 units on approximately 50 acres (including streets) site. The site currently consists of 775 affordable units and is owned and operated by the San Francisco Housing Authority.

As the selected Master Developer, the Project Sponsor applied to the Planning Department to enter a Development Agreement with the City under Administrative Code Chapter 56. The Project Sponsor also submitted an application for environmental review. On December 12, 2012, the Department issued a Notice of Preparation of an Environmental Impact Report ("NOP") for the Project. On December 19, 2014, the Department published the Draft Environmental Impact Report / Draft Environmental Impact Statement ("DEIR/DEIS") for the Project and provided public notice in a newspaper of general circulation of the availability of the DEIR/DEIS for public review and comment. The DEIR/DEIS was available for public comment from December 12, 2014 through February 17, 2015. The Planning Commission held a public hearing on January 22, 2015 on the DEIR/DEIS at a regularly scheduled meeting to solicit public comment regarding the DEIR/DEIS.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR/DEIS, prepared revisions to the text of the DEIR/DEIS in response to comments received or based on additional information that became available during the public review period. This material was presented in a Response to Comments document, published on June 24, 2015, distributed to the Planning Commission and all parties who commented on the DEIR/DEIS, and made available to others upon request at the Department.

A Final Environmental Impact Report / Final Environmental Impact Statement ("FEIR/FEIS" or "Final EIR/EIS") was prepared by the Department, consisting of the Draft EIR/EIS and the Response to Comments document.

On July 9, 2015, the Planning Commission reviewed and considered the Final EIR/EIS and found that the contents of the report and the procedures through which the Final EIR/EIS was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), 14 California Code of Regulations sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR/EIS was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2010.0305E, at 1650 Mission Street, Fourth Floor, San Francisco, California.



Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the Project and these materials were made available to the public and this Commission for this Commission's review, consideration and action.

On September 15, 2016, the Planning Commission adopted Resolution No. 19738 initiating General Plan amendments to further the Project. The initiated amendments would (1) amend Map 4 of the Urban Design Element, "Urban Design Guidelines for the Heights of Buildings", by designating the Sunnydale site within the 40-88 height designation area; and (2) amend Map 03 of the Recreation and Open Space Element, "Existing and Proposed Parks and Open Space", providing indications of the new parks within the site on the map.

On October 24, 2016, the Board of Supervisors initiated Planning Code Text and Map amendments that would create the Sunnydale HOPE SF Special Use District ("SUD") and provisions regarding it. The Map amendments would map the subject site within the SUD and within a 40/65-X Height and Bulk District.

By this action, the Planning Commission adopts General Plan Consistency findings, including a finding that the Project, as identified in the Final EIR, is consistent with Planning Code Section 101.1.

Other than those actions described above, several actions will be required for the project over its multi-year buildout. These actions include but are not limited to approval of subdivisions, right-of-way dedications and vacations.

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of Project site, using the legal tools available through the Planning and Administrative Codes, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods. The Commission wishes to enable implementing actions.

The Sunnydale HOPE SF Master Plan Project provides for a type of development, intensity of development and location of development that is consistent with the overall goals and objectives and policies of the General Plan as well as the Eight Priority Policies of Section 101.1, as expressed in the findings contained in Attachment A to this Motion.



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion No. 19784

SUNNYDALE CEQA FINDINGS

HEARING DATE: NOVEMBER 17, 2016

*Case No.:* 2010.0305 E GPA PCT PCM DEV GEN SHD  
*Project Address:* Sunnydale Hope SF Master Plan Project  
*Zoning:* RM-1 (Residential – Mixed, Moderate Density)  
 40-X Height and Bulk Districts  
*Block/Lot:* Assessor's Block/Lots: 6356/ 061, 062, 063 ,064, 065, 066, 067 and 068; 6310/  
 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001; 6315/001  
*Project Sponsor:* Mercy Housing and Related California  
 1360 Mission Street, #300  
 San Francisco, CA 94103

*Staff Contact:* Mat Snyder – (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

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### ADOPTING ENVIRONMENTAL FINDINGS (AND A STATEMENT OF OVERRIDING CONSIDERATIONS) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE SUNNYDALE HOPE SF MASTER PLAN PROJECT AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PLANS.

#### Preamble

In 2008, Mercy Housing, ("Project Sponsor") was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Sunnydale and Velasco and surrounding Visitacion Valley communities to create a Master Plan for the complete redevelopment of the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure ("The Sunnydale HOPE SF Master Plan Project" or "Project"). As a part of the HOPE SF selection process, the Project Sponsor was also selected to act as the Master Developer for the Project.

As the selected Master Developer, the Project Sponsor applied to the Planning Department to enter a Development Agreement with the City under Administrative Code Chapter 56. The Project Sponsor also submitted an application for environmental review. On December 12, 2012, the Department issued a Notice of Preparation of an Environmental Impact Report ("NOP") for the Project. On December 19, 2014, the Department published the Draft Environmental Impact Report / Draft Environmental Impact Statement ("DEIR/DEIS") for the Project and provided public notice in a newspaper of general circulation of the availability of the DEIR/DEIS for public review and comment. The DEIR/DEIS was available for public comment from December 12, 2014 through February 17, 2015. The Planning Commission held a public hearing on January 22, 2015 on the DEIR/DEIS at a regularly scheduled meeting to solicit public comment regarding the DEIR/DEIS.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR/DEIS, prepared revisions to the text of the DEIR/DEIS in response to comments received or based on additional information that became available during the public review period. This material was presented in a Response to Comments document, published on June 24, 2015, distributed to the Planning Commission and all parties who commented on the DEIR/DEIS, and made available to others upon request at the Department.

A Final Environmental Impact Report / Final Environmental Impact Statement ("FEIR/FEIS" or "Final EIR/EIS") was prepared by the Department, consisting of the Draft EIR/EIS and the Response to Comments document.

Project Environmental Impact Report files WAS made available for review by this Commission and the public. These files were available for public review at the Planning Department at 1650 Mission Street, and are part of the record before this Commission.

On July 9, 2015, the Planning Commission reviewed and considered the Final EIR/EIS and found that the contents of the report and the procedures through which the Final EIR/EIS was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), 14 California Code of Regulations sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR/EIS was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On July 9, 2015, by Motion No. 19704, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA").

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2008.0305E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the Project and these materials were made available to the public and this Commission for this Commission's review, consideration and action.

#### **Project Description**

By this action, the Planning Commission adopts Environmental Findings (and a Statement of Overriding Considerations) under the California Environmental Quality Act and State Guidelines in connection with the adoption of the Potrero Hope SF Master Plan Project and related actions necessary to implement such plans. The Project is generally described below here.

The Sunnydale HOPE SF Master Plan Project is part of the City's Hope SF Program, which looks to transform several of the City's Housing Authority sites to revitalized mixed-use mixed-income well integrated neighborhoods.

The Sunnydale HOPE SF Master Plan project ("Project") includes demolishing all existing units, vacating portions of the right of way and building new streets that would better relate to the existing

Motion No. 19784  
November 17, 2016

2010.0305 E GPA PCT PCM DEV GEN SHD  
Sunnydale HOPE SF Master Plan Project  
Adoption of CEQA Findings

street grid. The Project would transform the six existing super blocks into about 34 new fine-grained blocks. The site is designed with a central "Hub" that would feature a series of parks, open spaces, a community center, space for retail, and other community-serving uses.

At completion, the Project would include up to 1,770 units, including Housing Authority replacement units (775 units), a mix of additional affordable units (a minimum of approximately 200 low-income units), and market rate units (up to 694 units). New buildings within Sunnydale would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types would be constructed throughout including individual townhomes, small apartment buildings and larger corridor apartment buildings. Approximately 1,437 parking spaces would be provided for the units largely below grade. Approximately 60,000 gross square feet of community serving uses, including retail, would also be constructed.

In 2008, Mercy Housing was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Sunnydale and Velasco and surrounding Visitacion Valley community to create a Master Plan for the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure. Mercy Housing is also the Master Developer for the site.

On top of the Development Agreement, project approvals will include General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, Approval of a Design Standards and Guidelines document, and Adoption of Shadow findings pursuant to Planning Code Section 295.

Other than those actions described above, several actions will be required for the project over its multi-year buildout. These actions include but are not limited to approval of subdivisions, right-of-way dedications and vacations.

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of Project site, using the legal tools available through the Planning and Administrative Codes, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods.

MOVED that the Planning Commission has reviewed and considered the Final EIR and the record associated herewith, including but not limited to the comments and submissions made to this Planning Commission and the Planning Department's responses to those comments and submissions, and based thereon, hereby adopts the Project Findings required by CEQA attached hereto as Attachment A including a statement of overriding considerations, and adopts the MMRP, that shall be included as a condition of approval for each and all of the approval actions set forth in the Motions described above.

Motion No. 19784  
November 17, 2016

2010.0305 E GPA PCT PCM DEV GEN SHD  
Sunnydale HOPE SF Master Plan Project  
Adoption of CEQA Findings

I hereby certify that the foregoing Motion was ADOPTED by the San Francisco Planning Commission on  
November 17, 2016.



Jonas P. Ionin  
Commission Secretary

AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore

NOES: None

ABSENT: Fong

ADOPTED: November 17, 2016

**Attachment A**

**To Planning Commission Motion No.**

**Case No. 2010.0305 E GPA PCT PCM DEV GEN SHD**

**The Sunnydale HOPE SF Master Plan Project General Plan Findings**

**and**

**Planning Code Section 101.1 Findings**

The following constitute findings that the Sunnydale HOPE SF Master Plan Project (Project) and approval actions thereto are, on balance, consistent with the General Plan and Planning Code Section 101.1. The SUNNYDALE Master Plan Project is described within the Final EIR, Certified by the Planning Commission on July 9, 2015, with Planning Commission Motion No. 19409.

Approval actions that will be required to implement the Project include, but are not limited to: (1) Adoption of General Plan, Planning Code Text, and Map Amendments that would establish a Sunnydale HOPE SF Special Use District and associated Design Standards and Guidelines Document, and would increase heights in some locations; (2) Approval of a Development Agreement between the City of County of San Francisco, the Master Developer, and the San Francisco Housing Authority; (3) shadow impact findings; and (4) various mapping, street vacation and street dedication actions; and (5) the purchase of the site at Sunnydale and Hahn for the development of affordable housing.

**HOUSING ELEMENT**

*The principle objectives of the Housing Element are to provide new housing; retain the existing supply; enhance physical conditions and safety without jeopardizing use or affordability; support affordable housing production by increasing site availability and capacity; increase the effectiveness and efficiency of the affordable housing production system; protect the affordability of existing housing; expand financial resources for permanently affordable housing; ensure equal access; avoid or mitigate hardships imposed by displacement; reduce homelessness and the risk of homelessness in coordination with relevant agencies and providers; pursue place making and neighborhood building principles in increasing the supply of housing; and strengthen citywide affordable housing programs through coordinated regional and state efforts.*

*The Project is consistent with and implements the following objectives and policies of the Housing Element:*

- OBJECTIVE 1 Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.
- POLICY 1.1 Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.
- POLICY 1.3 Work proactively to identify and secure opportunity sites for permanently affordable housing.
- Objective 4 Foster a housing stock that meets the needs of all residents across lifecycles.
- POLICY 4.1 Develop new housing, and encourage the remodeling of existing housing, for families with children.
- POLICY 4.2 Provide a range of housing options for residents with special needs for housing support and services.
- POLICY 4.5 Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.
- Objective 5 Ensure that all residents have equal access to available units.
- POLICY 5.5 Minimize the hardships of displacement by providing essential relocation services.
- POLICY 5.6 Offer displaced households the right of first refusal to occupy replacement housing units that are comparable in size, location, cost, and rent control protection.
- Objective 7 Secure funding and resources for permanently affordable housing, including innovative programs that are not solely reliant on traditional mechanisms or capital.
- POLICY 7.5 Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

- Objective 8            Build public and private sector capacity to support, facilitate, provide and maintain affordable housing.
- POLICY 8.1            Support the production and management of permanently affordable housing.
- POLICY 8.3            Generate greater public awareness about the quality and character of affordable housing projects and generate communitywide support for new affordable housing.
- Objective 9            Preserve units subsidized by the federal, state or local sources.
- POLICY 9.3            Maintain and improve the condition of the existing supply of public housing, through programs such as HOPE SF.
- POLICY 11.1           Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.
- POLICY 11.2           Ensure implementation of accepted design standards in project approvals.
- POLICY 11.3           Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.
- POLICY 11.6           Foster a sense of community through architectural design, using features that promote community interaction.
- Objective 12           Balance housing growth with adequate infrastructure that serves the City's growing population.
- POLICY 12.1           Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.
- POLICY 12.2           Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.
- POLICY 12.3           Ensure new housing is sustainably supported by the City's public infrastructure systems.



*The Hope SF initiative, including the Sunnydale Hope SF Master Development Project, is a central affordable housing and community development program for the City and County of San Francisco. Through the Hope SF initiative, existing affordable housing sites for very low income residents will be rebuilt with better connected mixed-income, complete neighborhoods that increase the permanent affordable housing stock of the City as well as provides a range of housing options for residents with special needs and for a range of income levels.*

*The Sunnydale HOPE SF Master Development Project will take advantage of the underutilized site to create both additional affordable housing and market rate housing thereby furthering Policies 1.1 and 1.4 provided above. The Sunnydale HOPE SF Master Development Project will seek to minimize displacement of existing residents and will provide essential relocation services that include maintenance of subsidized housing opportunities and the right to return as provided in the Right to Return Ordinance. The proposed funding of this large scale project is creative and leverages extensive public and private sources of capital. The project will receive zoning and priority approval processes to encourage the production of affordable housing.*

*The high visibility of this project will increase capacity of builders and owners of affordable and mixed income communities as well as raise greater public awareness of the high quality design and character of affordable housing. Policy 9.3 specifically names HOPE SF as leading initiative to maintain and improve the condition of existing supply of public housing in the Plan Area. As a site that is currently well under the Planning Code's density limit, the Hope SF also looks to take advantage of the additional allowed density to construct both affordable and market-rate units. The market-rate development will both create a mixed-income neighborhood and will cross-subsidizing the cost of reconstructing the existing dilapidated affordable housing. Also central to the Hope SF initiative, is the construction of new infrastructure including new streets and parks that meet -- and in some cases exceed -- current City standards for ecological performance, safety, and comfort.*



**RECREATION AND OPEN SPACE ELEMENT**

*The principle objectives of the Recreation and Open Space Element are to preserve large areas of open space sufficient to meet the long-range needs of the Bay Region, develop and maintain a diversified and balanced citywide system of high quality public open space, provide a continuous public open space along the shoreline, and provide opportunities for recreation and the enjoyment of open space in every neighborhood.*

- OBJECTIVE 1            ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM
  
- POLICY 1.1            Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.
  
- POLICY 1.11           Encourage private recreational facilities on private land that provide a community benefit, particularly to low and moderate-income residents.
  
- OBJECTIVE 2           INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION
  
- POLICY 2.7            Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.
  
- POLICY 2.8            Consider repurposing underutilized City-owned properties as open space and recreational facilities.
  
- OBJECTIVE 3           IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE
  
- POLICY 3.1            Creatively develop existing publicly-owned right-of-ways and streets into open space.
  
- POLICY 3.2            Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.
  
- POLICY 3.6            Maintain, restore, expand and fund the urban forest.

*The Project meets and furthers the Objectives and Policies of the Recreation and Open Space by creating a new street and open space network within an area that is currently characterized by wide disconnected streets, steep unoccupied terrain, and lack of recreational opportunities. Altogether, 3.5 acres of new parks and open space are proposed for the site. Further, the new street network will improve connectivity from existing residential neighborhoods, parks and open spaces.*

**TRANSPORTATION ELEMENT**

*The Transportation Element is largely concerned with the movement of people and goods. It addresses the need for multi-modal streets and facilities, implementation of the City's transit-first policy, the need to limit parking and auto capacity on the roads, and ways to incentivize travel by transit, bike and by foot. It also addresses the relationship between transportation and land use and how the two should be coordinated to reduce the need for auto trips.*

*The following objectives and policies are relevant to the Project:*

OBJECTIVE 1            MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

POLICY 1.2            Ensure the safety and comfort of pedestrians throughout the city.

POLICY 1.6            Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

POLICY 2.5            Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

OBJECTIVE 18           ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

POLICY 18.2           Design streets for a level of traffic that serves, but will not cause a detrimental impact on adjacent land uses, or eliminate the efficient and safe movement of transit vehicles and bicycles.

POLICY 18.4           Discourage high-speed through traffic on local streets in residential areas through traffic "calming" measures that are designed not to disrupt transit service or bicycle movement, including:

- Sidewalk bulbs and widenings at intersections and street entrances;
- Lane off-sets and traffic bumps;

- Narrowed traffic lanes with trees, landscaping and seating areas; and
- colored and/or textured sidewalks and crosswalks.

- POLICY 20.5 Place and maintain all sidewalk elements, including passenger shelters, benches, trees, newsracks, kiosks, toilets, and utilities at appropriate transit stops according to established guidelines.
- OBJECTIVE 23 IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.
- POLICY 23.1 Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.
- POLICY 23.2 Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested and where residential densities are high.
- POLICY 23.3 Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.
- POLICY 23.6 Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.
- OBJECTIVE 24 IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.
- POLICY 24.2 Maintain and expand the planting of street trees and the infrastructure to support them.
- POLICY 24.3 Install pedestrian-serving street furniture where appropriate.
- POLICY 24.5 Where consistent with transportation needs, transform streets and alleys into neighborhood-serving open spaces or "living streets", especially in neighborhoods deficient in open space.
- OBJECTIVE 26 CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE SYSTEM.

- OBJECTIVE 27        ENSURE THAT BICYCLES CAN BE USED SAFELY AND  
                              CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS  
                              WELL AS FOR RECREATIONAL PURPOSES.
- OBJECTIVE 28        PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR  
                              BICYCLES.
- POLICY 28.1         Provide secure bicycle parking in new governmental, commercial, and  
                              residential developments.
- OBJECTIVE 34        RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND  
                              NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF  
                              THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.
- POLICY 34.3         Permit minimal or reduced off-street parking supply for new buildings in  
                              residential and commercial areas adjacent to transit centers and along  
                              transit preferential streets.
- OBJECTIVE 35        MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD  
                              SHOPPING DISTRICTS CONSISTENT WITH PRESERVATION OF A  
                              DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

*The Project meets and furthers the Objectives and Policies of the Transportation Element by requiring the creation of a new fine-grained street grid in place of the curvilinear configured and disconnected street and block pattern that exists today. The Project accommodates the creation of a new mixed-use predominately development in a pattern that encourages walking and using transit. The Project also calls for streetscape improvements that will calm auto traffic while assuring pedestrian and bicyclist comfort and enjoyment.*

URBAN DESIGN ELEMENT

*The Urban Design Element addresses the physical character and order of the City. It establishes objectives and policies dealing with the city pattern, conservation (both of natural areas and historic structures), major new developments, and neighborhood environment. It discusses meeting "human needs", largely by assuring quality living environments, and by protecting and enhancing those characteristics of development that make San Francisco special.*

The following objectives and policies are relevant to the Project:

- 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 1.1            Recognize and protect major views in the city, with particular attention to those of open space and water.
  
- POLICY 1.2            Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.
  
- POLICY 1.3            Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.
  
- POLICY 1.5            Emphasize the special nature of each district through distinctive landscaping and other features.
  
- POLICY 1.6            Make centers of activity more prominent through design of street features and by other means.
  
- POLICY 1.7            Recognize the natural boundaries of districts, and promote connections between districts.
  
- POLICY 2.9            Review proposals for the giving up of street areas in terms of all the public values that streets afford.
  
- POLICY 2.10           Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.
  
- OBJECTIVE 3           MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

- POLICY 3.3 Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.
- POLICY 3.4 Promote building forms that will respect and improve the integrity of open spaces and other public areas.
- POLICY 3.5 Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.
- POLICY 3.7 Recognize the special urban design problems posed in development of large properties.
- POLICY 3.8 Discourage accumulation and development of large properties, unless such development is carefully designed with respect to its impact upon the surrounding area and upon the city.
- OBJECTIVE 4 IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY .
- POLICY 4.3 Provide adequate lighting in public areas.
- POLICY 4.4 Design walkways and parking facilities to minimize danger to pedestrians.
- POLICY 4.5 Provide adequate maintenance for public areas.
- POLICY 4.6 Emphasize the importance of local centers providing commercial and government services.
- POLICY 4.8 Provide convenient access to a variety of recreation opportunities.
- POLICY 4.10 Encourage or require the provision of recreation space in private development.
- POLICY 4.12 Install, promote and maintain landscaping in public and private areas.
- POLICY 4.13 Improve pedestrian areas by providing human scale and interest.

*On balance, the Project is consistent with and furthers the Urban Design Element. The project enables the establishment of a new vibrant mixed-use-predominately-residential neighborhood on currently underutilized land. The Project will connect to the Visitacion Valley street grid and block pattern where*



*it currently does not today, thereby reinforcing Visitacion Valley's street pattern. The Project's compact urban development of modulated buildings will step along the site's topography; open spaces and green streets will punctuate the new block pattern. Taken together, these characteristics will enable the revitalized Sunnydale Hope SF neighborhood to be both individually distinctive and better integrated into the larger Visitacion Valley neighborhood. Streets will be designed to Better Streets standards and will be safe, comfortable, and inviting. While the proposal includes allowing heights of buildings to be as tall as 65-feet at some locations (taller than what's allowed within other residentially portions of Visitacion Valley), design standards will require that they be broken down both vertically and horizontally and be designed to the human scale. The portion of the site that allows the tallest heights will be reserved for the center of the neighborhood's planned commercial and community-serving center, thereby demarking the Project's civic heart. While the view across the site will change in nature with additional buildings in the foreground, other views will be improved and protected by aligning new streets with existing streets allowing continual views down them and assuring they are not blocked in the future. On balance, the urban design character of the site will be significantly improved; therefore, the Project is consistent with the Urban Design Element.*

**ENVIRONMENTAL PROTECTION ELEMENT**

*The Environmental Protection Element is concerned with protecting the natural environment within San Francisco's urban context. The element provides objectives and policies for the following topics: the Bay, ocean and shoreline, air, fresh water, land, flora and fauna, transportation noise, and energy.*

*The following objectives and policies are relevant to the Project:*

- OBJECTIVE 1           ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES:
- Policy 1.4             Assure that all new development meets strict environmental quality standards and recognizes human needs.
- OBJECTIVE 15         INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.
- POLICY 15.3           Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

*The Project is consistent with and implements the Environmental Protection Element in that it calls for mixed-use, moderate density, transit-friendly, sustainable development. The Project and all related City approvals are consistent with the Environmental Protection Element as the Project satisfies and implements the preponderance of Element's objectives and policies: the Project furthers the Element's emphasis on the need for compact, and sustainable development.*

COMMUNITY FACILITIES ELEMENT

*The Community Facilities element addresses police facilities, neighborhood center facilities, fire facilities, library facilities, public health facilities, and touches upon educational facilities, institutional facilities (colleges, etc.) wastewater facilities, and solid waste facilities.*

The following objectives and policies are relevant to the Project:

- OBJECTIVE 3            ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO  
NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD  
ACTIVITIES
- POLICY 3.6            Base priority for the development of neighborhood centers on relative  
need.
- OBJECTIVE 4            PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO  
THE COMMUNITY SERVED.
- POLICY 4.1            Assure effective neighborhood participation in the initial planning,  
ongoing programming, and activities of multi-purpose neighborhood  
centers

*The Project is consistent with and implements the Community Facilities Element. The Project allows for community serving uses on the ground floor throughout the development. A community center and senior housing development is planned for "The Hub" portion of the site, that among other community-based uses will include child care. Whether or not community uses will eventually establish themselves in other permitted locations will depend on community needs and demands as well as broader market factors as the Project gets built out.*

PUBLIC SAFETY ELEMENT

- OBJECTIVE 2        REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.
- POLICY 2.1        Assure that new construction meets current structural and life safety standards.
- POLICY 2.3        Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.
- POLICY 2.9        Consider information about geologic hazards whenever City decisions that will influence land use, building density, building configurations or infrastructure are made.
- POLICY 2.12       Enforce state and local codes that regulate the use, storage and transportation of hazardous materials in order to prevent, contain and effectively respond to accidental releases.

*The Project is consistent with and implements the Community Safety Element. All improvements, including infrastructure, buildings and open space improvements will be constructed to local seismic standards, taking into account, among other considerations, the geological condition of the soil and where applicable, any remediation activity.*

AIR QUALITY ELEMENT

*The Air Quality Element is concerned, in part, with reducing the level of pollutants in the air, thus protecting and improving public health, welfare and the quality of life of the citizens of San Francisco and the residents of the metropolitan region. It emphasizes that opportunities for economic growth in the area can be enhanced through implementation of transportation, land use and other policies in harmony with clean air goals.*

*The following objectives and policies are relevant to the Project:*

- OBJECTIVE 3            DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.
- POLICY 3.1            Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.
- POLICY 3.2            Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.
- POLICY 3.6            Link land use decision making policies to the availability of transit and consider the impacts of these policies on the local and regional transportation system.
- POLICY 3.9            Encourage and require planting of trees in conjunction with new development to enhance pedestrian environment and select species of trees that optimize achievement of air quality goals

*The Project is consistent with and implements the Air Quality Element in that it calls for mixed-use predominately residential, moderate density, sustainable development that will enable efficient use of land and encourage travel by transit and by foot, thereby reducing auto use. The Project will be built to LEED Neighborhood Development standards. The Project is consistent with the Air Quality Element because it satisfies and implements the preponderance of Element's objectives and policies; most importantly, the Project furthers the Element's emphasis on efficient and compact development.*

**General Plan Priority Finding**

(Planning Code Section 101.1 Findings)

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. As described below, the Project is consistent with the eight priority policies set forth in Planning Code Section 101.1(b).

1. That existing neighborhood serving retail uses be preserved and enhanced and future opportunities for resident employment in or ownership of such businesses enhanced.

*The Project will preserve and enhance existing neighborhood serving retail uses. The Project would potentially accommodate roughly 15,000 square feet of new retail uses. The retail uses are envisioned to be local serving. The project does not include the removal of any existing neighborhood serving retail and is not expected to unduly compete against long established Visitacion Valley neighborhood commercial districts along Leland Avenue.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The Project accommodates new development on land that is underutilized and improvements that are dilapidated. While it would remove existing housing, the housing will be replaced by significantly improved housing in a neighborhood pattern much more similar to the rest of Visitacion Valley than what exists today. Existing tenants will be actively engaged in the relocation planning process and will be offered on-site relocation opportunities as part of a larger community building strategy employed by HOPE SF to preserve the cultural and economic diversity of the neighborhood. . Outside of the boundaries of the Housing Authority site*

3. That the City's supply of affordable housing be preserved and enhanced.

*The Project is a part of the Hope SF, the Mayor's signature anti-poverty initiative aimed at eradicating intergenerational poverty. As noted above, existing affordable units will be demolished and replaced with significantly improved units at the same affordable levels as the units removed. Along with replacement units for extremely low income households, about 295 additional affordable units for low income households are also proposed.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project anticipates and accommodates new transit as planned through the City's Muni Forward Project. Design of streets and bus stops will include bus bulbs and bus shelters; street cross sections and corner design will assure sufficient space for bus travel. Moreover, the Project includes the creation of a pedestrian-oriented street and open space network that will encourage alternative modes of transportation. The Project will provide less than one-to-one parking, further encouraging travel by other modes of travel other than by single-occupancy vehicle.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project would not adversely affect the industrial sector or service sectors. No such uses would be displaced by the Project. Construction activity generated by the Project, however, will support these sectors.*

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*All new construction would be subject to the City's Building Code, Fire Code and other applicable safety standards. Thus, the Project would improve preparedness against injury and loss of life in an earthquake by prompting development that would comply with applicable safety standards.*

7. That landmarks and historic buildings be preserved.

*The Project would not accommodate the removal, demolition, or of any known landmark or historic building.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*On balance, the Project would improve the City's open space and park system and would not adversely effect parks access to sunlight and vistas. The project includes providing roughly 3.5 acres of additional parks to the City's overall park system. The site is immediately adjacent to and downslope to Herz Playground and McLaren Park. Because the proposal does include constructing buildings immediately across the street from the park, new shadows will be created on the park.. However, the EIR has shown that the new shadows would not cause a significant adverse effect. Given that additional parks and accessible green space is being added by the*

Exhibit A to Motion No.  
Hearing Date: November 17, 2016

Case No. 2010.0305 E  
Sunnydale Hope SF Master Plan

*Project, and the impacts of the proposed development on Herz Playground and McLaren Park are limited, on balance, the Project is consistent with this General Plan Priority Finding.*



RECORDING REQUESTED BY,  
AND WHEN RECORDED RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_

Attn: \_\_\_\_\_

MAIL TAX STATEMENTS TO:

\_\_\_\_\_  
\_\_\_\_\_

Attn: \_\_\_\_\_

(Space above this line reserved for Recorder's use only)

Documentary Transfer Tax of \$ \_\_\_\_\_ based upon full market value of the property without deduction for any lien or encumbrance

**QUITCLAIM DEED**

(Assessor's Parcel No. \_\_\_\_, Block \_\_\_\_)

FOR VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("City"), pursuant to Resolution No. \_\_\_\_\_, adopted by the Board of Supervisors on \_\_\_\_\_, 20\_\_, and approved by the Mayor on \_\_\_\_\_, 20\_\_, hereby RELEASES, REMISES AND QUITCLAIMS TO THE SAN FRANCISCO HOUSING AUTHORITY, any and all right, title and interest City may have in and to the real property located in the City and County of San Francisco, State of California, described on Exhibit A attached hereto and made a part hereof.

Executed as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
Andrico Q. Penick  
Director of Property



**EXHIBIT A**

Legal Description of the Property

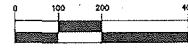
[(Add the following clause at the end of the legal description):

APPROVED AS TO LEGAL DESCRIPTION:

\_\_\_\_\_  
[NAME]  
City and County Surveyor]

**NOTE**  
STREETS AND EASEMENTS TO BE VACATED ARE AS SHOWN ON "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT, SHOWING STREET OPENING...", RECORDED 12-30-41 IN BOOK "O" OF MAPS, PAGE 57.

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

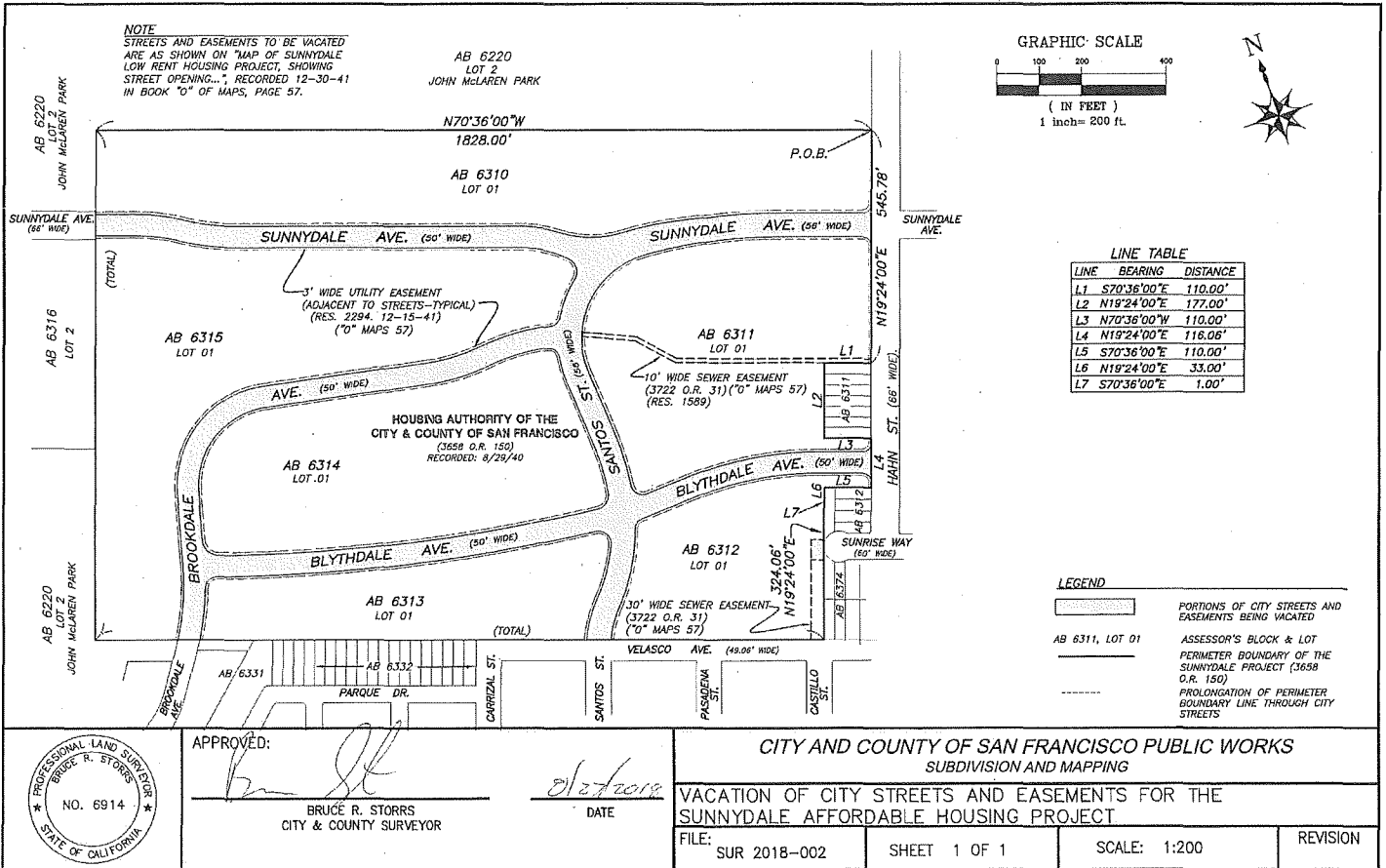


LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S70°36'00"E | 110.00'  |
| L2   | N19°24'00"E | 177.00'  |
| L3   | N70°36'00"W | 110.06'  |
| L4   | N19°24'00"E | 116.06'  |
| L5   | S70°36'00"E | 110.00'  |
| L6   | N19°24'00"E | 33.00'   |
| L7   | S70°36'00"E | 1.00'    |

LEGEND

- PORTIONS OF CITY STREETS AND EASEMENTS BEING VACATED
- ASSESSOR'S BLOCK & LOT PERIMETER BOUNDARY OF THE SUNNYDALE PROJECT (3658 O.R. 150)
- PROLONGATION OF PERIMETER BOUNDARY LINE THROUGH CITY STREETS



APPROVED: *[Signature]*  
BRUCE R. STORRS  
CITY & COUNTY SURVEYOR

DATE: *01/27/2018*

CITY AND COUNTY OF SAN FRANCISCO PUBLIC WORKS  
SUBDIVISION AND MAPPING

VACATION OF CITY STREETS AND EASEMENTS FOR THE  
SUNNYDALE AFFORDABLE HOUSING PROJECT

|                    |              |              |          |
|--------------------|--------------|--------------|----------|
| FILE: SUR 2018-002 | SHEET 1 OF 1 | SCALE: 1:200 | REVISION |
|--------------------|--------------|--------------|----------|


Print Form

# Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2018 SEP -4 PM 3:39

BY \_\_\_\_\_  
Time stamp  
or meeting date 

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor  inquiries"
- 5. City Attorney Request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Subject:

The text is listed:

Ordinance ordering the vacation of streets and an easement in the Sunnydale Hope SF Project site, generally bounded by Assessor's Block Parcel No. 6310 on the north, Velasco Avenue and Assessor's Block Parcel Nos. 6332 and 6331 on the south, Assessor's Block Parcel Nos. 6220 and 6316 on the west, and Hahn Street on the east and including Sunnydale Avenue, Blythdale Avenue, Brookdale Avenue, and Santos Street, as part of the Sunnydale HOPE SF Project; reserving various easement rights in favor of the City and private property owners; authorizing the City to quitclaim its interest in the vacation areas to the San Francisco Housing Authority; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this ordinance are consistent with the General Plan and eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this ordinance, including transmittal of the ordinance by the Clerk of the Board of Supervisors to the Public Works Director for purposes of recordation of property.

Signature of Sponsoring Supervisor:

