



May 21, 2019

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

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

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

Dear Bruce and Barbara:

This letter of request for deferrals as described below is in addition to the letter request for exceptions dated April 19, 2019. We request the City approve the deferral of the items below as described.

1. Sidewalk legislation The Tentative Map Conditions of Approval includes the following DPW-BSM Condition #7: "A Street Improvement Permit shall not be approved and issued until all other City design requirements and agency requirements, including but not limited to sidewalk legislation, approval from SFPUC, approval from Public Works Hydraulics, approval from SFFD, approval from SFMTA, approval from Public Works Structural, and approval from the Public Works Disability Access Coordinator are granted unless otherwise stated by Public Works."

We are working to start the construction of infrastructure improvements per an approved Street Improvement Permit and other permits, and under an Infrastructure Permitting Agreement on June 10, 2019. We are also planning for a Public Improvement Agreement for this work to be brought to the Board of Supervisors for approval in early September 2019. The



scope includes the construction of a new sidewalk on the west side of Hahn Street, located where the Blythdale right of way will be vacated. We request a deferral of the sidewalk legislation until such time as the offer of the improvements are submitted to the Board of Supervisors for acceptance. We will submit the sidewalk legislation application in Summer 2019.

2. Master Homeowner Association Covenants, Conditions and Restrictions. Per City standard, these are submitted concurrently with the Infrastructure Permitting Agreement and the Public Improvement Agreement. However, we request a deferral of the CCR's prior to the first Temporary Certificate of Occupancy (TCO) in this Phase. We are working to develop a master association for the entire Sunnydale HOPE SF development, which will require us to develop an association budget and structure. We need to conduct some conceptual design of privately-owned open spaces in future phases and to develop a governance structure in partnership with MOHCD and the HOPE SF Director. A deferral of the CCR's to the first TCO in this Phase will allow us time to develop the appropriate CCRs for this mixed income development.
3. Master Major Encroachment Permit and Maintenance Agreement. A deferral is requested to the Notice of Completion for this Phase of infrastructure improvements. This deferral will provide the Subdivider time to work on the master major encroachment permit application, which is a new process. The deferral will also allow for the Subdivider and the City to work on the form of the Agreement and to schedule the item for Board of Supervisors approval.

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

Sincerely,



Ramie Dare
Director of Real Estate