

File No. 260710

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Date: July 27, 2026

Board of Supervisors Meeting:

Date: July 28, 2026

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Prepared by: John Carroll

Date: July 23, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades]

Ordinance accepting irrevocable offers of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, and an offer of dedication for real property for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road; dedicating said public improvements for public use; designating said public improvements for public street and roadway purposes; accepting said public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; amending Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to establish official sidewalk widths on Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road; accepting an offer of dedication for Phase 2 easements; delegating authority to the Public Works Director to accept the Phase 3 public infrastructure, including authority to take all of the Phase 2 actions in this ordinance for Phase 3; authorizing the Director of Property to execute deeds and easement agreements, as specified; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

2
3 Section 1. Background and General Findings.

4 (a) This ordinance addresses the City's acceptance of and other official acts for
5 certain public infrastructure associated with the Hunters View HOPE SF Project, Phases 2
6 and 3 (the "Project"). The Hunters View HOPE SF Project area is generally bounded by
7 Acacia Avenue to the north, Fairfax Avenue to the west and south, and Memory Lane to the
8 south and east. In this ordinance the Board of Supervisors ("Board") accepts, or delegates
9 authority to the Public Works Director to accept, improvements located within portions of
10 Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, Memory Lane,
11 and Middle Point Road (collectively, the "Streets").

12 (b) The Project site is owned by the Housing Authority of the City and County of San
13 Francisco ("SFHA"), which is providing various approvals and real estate transfers to facilitate
14 the Hunters View HOPE SF development ("Hunters View HOPE"), including the Project.
15 Hunters View HOPE includes the complete rebuilding of the existing approximately 23-acre
16 Hunters View SFHA site through the City's HOPE SF Program, and will consist of up to 800
17 residential units (approximately 400 affordable and 400 market rate units), community spaces,
18 open space, new streets, utilities, and other infrastructure. Hunters View HOPE has
19 proceeded in three phases.

20 (c) On November 18, 2014, the Board approved Final Map No. 7545 for Phase 2
21 ("Phase 2 Final Map") in Motion No. M14-191, resulting in five buildable lots, one lot for open
22 space, and four lots dedicated to the City as public right-of-way. In the same motion, the
23 Board approved the Phase 2 Public Improvement Agreement between the City and Hunters
24 Point Affordable Housing, Inc. ("Subdivider").
25

1 (d) On July 27, 2021, the Board approved Final Map No. 9677 for Phase 3 ("Phase 3
2 Final Map") in Motion No. M21-122, resulting in seven buildable lots, two lots for open space,
3 and two lots dedicated to the City as public right-of-way. In the same motion, the Board
4 approved the Phase 3 Public Improvement Agreement between the City and Subdivider and
5 conditionally accepted offers of improvements and dedication, subject to completion and
6 further Board action.

7 (e) In conjunction with the Phase 2 and 3 Final Maps, Subdivider irrevocably offered
8 the various public improvements associated with the Project to the City in Offers of
9 Improvements for Phases 2 and 3 (respectively, the "Phase 2 Offer of Improvements" and the
10 "Phase 3 Offer of Improvements," and collectively, the "Offers of Improvements"). The
11 Department of Public Works, in Street Improvement Permit 14IE-0896, dated October 1, 2014
12 ("Phase 2 SIP") and Street Improvement Permit No. 21IE-00193, dated August 11, 2022
13 ("Phase 3 SIP") (collectively, the "Street Improvement Permit"), approved construction of the
14 improvements identified in the Offers of Improvements for acceptance by the City
15 (respectively, the "Phase 2 Public Infrastructure" and "Phase 3 Public Infrastructure," and
16 collectively, the "Public Infrastructure") as well as improvements that will be maintained as
17 private encroachments. Generally, the Public Infrastructure includes street and sidewalk
18 paving, curbs, a portion of the underground utilities, streetlights, and related facilities. The
19 Phase 2 Public Infrastructure does not include the water utility and fire suppression system
20 infrastructure known as the "Westbrook Connection," installed within the area designated as
21 waterline easement ("WLE") on Lot 5 as shown on the Phase 2 Final Map. The Westbrook
22 Connection is not being accepted by this ordinance, as the San Francisco Public Utilities
23 Commission ("SFPUC") and San Francisco Fire Department ("SFFD") have determined it is
24 redundant and unnecessary, and can be eliminated. Copies of the Offers of Improvements
25

1 are on file with the Clerk of the Board in File No. 260710 and incorporated herein by
2 reference.

3 (f) In conjunction with the Phase 2 and 3 Final Maps, SFHA also irrevocably offered
4 for dedication certain easements and certain real property in an Offer of Dedication for each
5 phase (respectively, the "Phase 2 Offer of Dedication" and "Phase 3 Offer of Dedication," and
6 collectively, the "Offers of Dedication"). The Board conditionally accepted the Phase 3 Offer
7 of Dedication in the motion approving the Phase 3 Final Map, subject to completion and
8 further Board action; the Board did not accept the Phase 2 Offer of Dedication in the motion
9 approving the Phase 2 Final Map. A copy of the Offers of Dedication are on file with the Clerk
10 of the Board in File No. 260710 and incorporated herein by reference.

11 (g) The real property offered in fee to the City includes Lots 6, 7, 8, and 9 as shown
12 on the Phase 2 Final Map, and Lots 8 and 9 as shown on the Phase 3 Final Map
13 (respectively, the "Phase 2 Street Parcels" and "Phase 3 Street Parcels," and collectively, the
14 "Street Parcels"). This ordinance approves the acceptance of the Phase 2 Street Parcels and
15 easements offered in conjunction with the Phase 2 Final Map, subject to the exceptions
16 described in subsection (h) below. For Phase 3, subject to the Public Works Director's
17 acceptance of the Phase 3 Public Infrastructure under Section 6 below, this ordinance
18 authorizes the Public Works Director and Director of Property to accept the Phase 3 Street
19 Parcels and easements offered in conjunction with the Phase 3 Final Map.

20 (h) Three of the easements shown on the Phase 2 Final Map are proposed for
21 vacation and will be the subject of trailing legislation submitted to the Board of Supervisors for
22 consideration, specifically, a public access easement, the Westbrook Connection water line
23 easement, and an additional water line easement. The trailing easement vacation legislation
24 is on file with the Clerk of the Board in File No. _____.
25

1 (i) On December 9, 2025, the City Engineer issued a Conditional Notice of
2 Completion, which determined the Phase 2 Public Infrastructure to be complete in accordance
3 with the plans and specifications shown in the Phase 2 SIP, as modified by Instructional
4 Bulletins Nos. 1 through 15, and all City Codes, regulations, and standards governing this
5 infrastructure. The City Engineer determined all conditions listed in the Notice of Completion
6 have been satisfied. In doing so, the City Engineer also certified that the Phase 2 Public
7 Infrastructure is ready for its intended use.

8 (j) Subdivider, its affiliate, or assignee will maintain as encroachments a portion of the
9 infrastructure constructed or installed pursuant to the Phase 2 SIP. The encroachments do
10 not constitute a portion of the Phase 2 Public Improvements, and the City will not accept such
11 encroachments. Such encroachments are to be permitted under a Master Encroachment
12 Permit ("Master Encroachment Permit"), subject to approval of the Board of Supervisors, and
13 will remain the responsibility of Subdivider, its affiliate, or assignee for maintenance and
14 liability.

15 (k) In Public Works Order 300114, dated June 16, 2026 (the "PW Order"), the Public
16 Works Director recommended, with certification from the City Engineer (collectively, the "PW
17 Director"), that the Board approve the legislation to accept the Phase 2 Offer of Dedication for
18 the Phase 2 Street Parcels and easements, and the Phase 2 Offer of Improvements for the
19 Phase 2 Public Infrastructure and dedicate this infrastructure for public use, subject to the
20 exceptions identified below. The PW Director further recommended that the Board approve
21 the ordinance to dedicate the Phase 2 Public Infrastructure for public use, accept it for City
22 maintenance and liability purposes, and in regard to the street areas, designate it as open
23 public right-of-way for permit and roadway purposes, subject to conditions (1) through (5)
24 below. A copy of the PW Order is on file with the Clerk of the Board in File No. 260710 and
25 incorporated herein by reference.

1 (1) The portions of streets being designated as open public right-of-way for
2 street and roadway purposes are from back of sidewalk to back of sidewalk, unless specified
3 otherwise or as shown on the plans and specifications for the Phase 2 Public Infrastructure;

4 (2) Acceptance of the Phase 2 Public Infrastructure for City maintenance and
5 liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk
6 maintenance is the responsibility of the adjacent property owners in accordance with the
7 Public Works Code;

8 (3) Encroachments that are or will be permitted (including but not limited to
9 those encroachments to be annexed into the Master Encroachment Permit), not permitted, or
10 both, are excluded from acceptance;

11 (4) The acceptance of the streets does not obviate, amend, alter, or in any way
12 affect existing maintenance agreements between the City and parties to such agreements; and

13 (5) Acceptance of Subdivider's conditional assignment of all warranties and
14 guaranties to the City related to the construction of the Phase 2 Public Infrastructure and its
15 warranty obligations under the Phase 2 SIP.

16 (l) In the PW Order, regarding the Phase 2 Public Infrastructure, the PW Director also
17 recommended the establishment of official public right-of-way widths, sidewalk widths, and
18 street grades on portions of the streets in accordance with Map A-17-248 and Drawing
19 Q-20-1310. Further, the PW Director recommended that the Board amend Ordinance
20 No. 1061 entitled "Regulating the Width of Sidewalks," regarding official sidewalk widths in
21 accordance with Drawing Q-20-1310. Copies of the A Map and Q Drawing are on file with the
22 Clerk of the Board in File No. 260710 and incorporated herein by reference.

23 (m) The Phase 3 Public Infrastructure is substantially completed, but as of the date of
24 this ordinance's introduction, has not been certified as complete by the PW Director. The PW
25 Director anticipates issuing a Notice of Completion for the Phase 3 Public Infrastructure in

1 late 2026. By delegating to the PW Director authority to accept the Phase 3 Public
2 Infrastructure, the Board can consolidate its actions authorizing the Phase 2 and Phase 3
3 Public Infrastructure acceptance into one action, saving both time and financial resources and
4 thus facilitating more effective and efficient Project delivery.

5 (n) In the PW Order, the PW Director recommended that the Board delegate authority
6 to the PW Director, in consultation with applicable City agencies, to approve and accept the
7 Phase 3 Public Infrastructure, including streets, sidewalks, and utilities in the public right-of-
8 way in Memory Lane between Catalina Street and Middle Point Road, and in Fairfax Avenue
9 between Middle Point Road and Memory Lane, once it has been completed to the satisfaction
10 of the PW Director.

11 (o) The PW Director recommended delegating for the Phase 3 Public Infrastructure all
12 of the acceptance actions contained in this ordinance for the Phase 2 Public Infrastructure,
13 including accepting the Phase 3 Offer of Improvement and Phase 3 Offer of Dedication;
14 dedicating the public improvements for public use; designating the public improvements for
15 public street and roadway purposes; accepting the Phase 3 Public Infrastructure for City
16 maintenance and liability purposes; establishing official street grades, sidewalk widths, and
17 public right-of-way widths; and adopting the Planning Department's CEQA, General Plan, and
18 Planning Code Section 101.1 consistency findings.

19 (p) The PW Order also includes a diagram showing the location of the streets that are
20 designated for City acceptance of maintenance and liability in this legislation, or subject to
21 delegated acceptance by the PW Director, encompassing portions of the Streets. The Public
22 Infrastructure includes a combination of new street segments and improvements to previously
23 dedicated public right-of-ways, within Catalina Street, Fairfax Avenue, Ingalls Street, Innes
24 Avenue, Ironwood Way, Memory Lane, and Middle Point Road. The Phase 2 Public
25 Infrastructure is now ready for acceptance for purposes of City maintenance and liability. A

1 copy of the diagram is on file with the Clerk of the Board in File No. 260710 and incorporated
2 herein by reference.

3 (q) The Director of Property, in a letter dated June 12, 2026, recommended that the
4 City accept the grant deeds for the Street Parcels and the easements offered in conjunction
5 with the Phase 2 and 3 Final Maps. A copy of the letter is on file with the Clerk of the Board in
6 File No. 260710 and incorporated herein by reference.

7
8 Section 2. Environmental and Land Use Findings.

9 (a) In a letter dated July 15, 2026, the Planning Department determined that the
10 acceptance of the Public Infrastructure, including acceptance of the real property associated
11 with this Public Infrastructure, and associated actions comply with the California
12 Environmental Quality Act (CEQA). For purposes of this ordinance, the Board adopts these
13 findings as its own. A copy of this letter is on file with the Clerk of the Board in File
14 No. 260710 and incorporated by reference herein.

15 (b) In the same letter, the Planning Department determined that the acceptance of the
16 Public Infrastructure, including acceptance of the real property associated with this Public
17 Infrastructure, and associated actions are, on balance, in conformity with the General Plan
18 and eight priority policies of Planning Code Section 101.1. For purposes of this ordinance, the
19 Board adopts these findings as its own.

20
21 Section 3. Public Works Actions.

22 The Board has reviewed and approves PW Order No. 300114, including the PW
23 Director's recommendations, as referenced in Section 1 of this ordinance, concerning the
24 acceptance of Public Infrastructure, and other actions set forth in the PW Order.

1 Section 4. Acceptance of Phase 2 Public Infrastructure and Assumption of
2 Maintenance and Liability Responsibilities.

3 (a) Pursuant to California Streets and Highways Code Section 1806, San Francisco
4 Administrative Code Sections 1.51 et seq., and PW Order No. 300114, the Board hereby
5 accepts the Phase 2 Offer of Improvements and associated quitclaim deed(s), and dedicates
6 the Phase 2 Public Infrastructure for public use.

7 (b) The Board hereby accepts the Phase 2 Offer of Dedication for Lots 6, 7, 8 and 9 as
8 shown on the Phase 2 Final Map, and their associated grant deeds, and authorizes the
9 Director of Property to execute and record said deeds.

10 (c) The Board hereby accepts the Phase 2 Offer of Dedication for the Emergency
11 Services Access Easement, and its associated easement agreement, and authorizes the
12 Director of Property to execute and record said easement agreement.

13 (d) The Board hereby designates or redesignates the Phase 2 Streets for street and
14 roadway purposes.

15 (e) The Board hereby accepts the Phase 2 Public Infrastructure for City maintenance
16 and liability purposes.

17 (f) The Phase 2 Public Infrastructure accepted and designated pursuant to subsections
18 (a) through (e) of this Section 4 is subject to the following conditions:

19 (1) The portions of Streets being accepted for street and roadway purposes are
20 constructed from back of sidewalk to back of sidewalk, unless specified otherwise or as
21 shown on the permit materials for the Phase 2 Public Infrastructure.

22 (2) Acceptance of the Phase 2 Public Infrastructure for City maintenance and
23 liability purposes is from back of curb to back of curb, unless specified otherwise, and
24 sidewalk maintenance is the responsibility of adjacent property owners or encroachment
25 permittees in accordance with the Public Works Code.

1 (3) Encroachments that are or will be permitted (including but not limited to
2 those that will be permitted under a Master Encroachment Permit), not permitted, or both, are
3 excluded from acceptance.

4 (4) The acceptance of the Phase 2 Public Infrastructure does not obviate,
5 amend, alter, or in any way affect existing maintenance agreements between the City and
6 parties to such agreements.

7 (5) Subdivider's conditional assignment of all warranties and guaranties to the
8 City related to the construction of the Phase 2 Public Infrastructure and their warranty
9 obligations.

10
11 Section 5. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and Street
12 Grades for Phase 2.

13 (a) In accordance with the PW Order, the Board hereby establishes the official public
14 right-of-way widths for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road as
15 set forth in Public Works Map A-17-248.

16 (b) In accordance with the PW Order, Ordinance No. 1061, entitled "Regulating the
17 Width of Sidewalks," a copy of which is in the Clerk of the Board Book of General Ordinances,
18 in effect May 11, 1910, is hereby amended by adding new Section 1652, to read as follows:

19 Section 1652. The width of sidewalks on portions of Catalina Street, Fairfax Avenue, Ingalls
20 Street, Innes Avenue, Ironwood Way, and Middle Point Road shall be modified as shown on the Public
21 Works Drawing Q-20-1310.

22 (c) The sidewalk widths established herein do not obviate, amend, alter, or in any
23 other way affect the maintenance obligations of the adjacent property owners or
24 encroachment permittees as set forth in the Public Works Code.

1 (d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the
2 Board, in accordance with Administrative Code Sections 1.51 et seq., chooses to follow the
3 City's own procedures for the establishment of street grades. The Board hereby establishes
4 the street grades for portions of Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue,
5 Ironwood Way, and Middle Point Road as set forth in Public Works Drawing Q-20-1310.

6 (e) The Board hereby directs Public Works to revise the Official Public Right-of-Way,
7 Sidewalk Width, and Street Grade maps in accordance with this ordinance.

8
9 Section 6. Delegation to Approve and Accept Phase 3 Public Infrastructure.

10 (a) The Board of Supervisors hereby delegates authority to the PW Director, in
11 consultation with applicable City agencies, to approve and accept the finalized Phase 3 Public
12 Infrastructure once it is complete to the satisfaction of the PW Director. The Board of
13 Supervisors hereby delegates its authority under California Streets and Highways Code
14 Section 1806 and San Francisco Administrative Code Sections 1.51 et seq. to accept the
15 Phase 3 Offer of Improvements and any associated quitclaim deed(s), and dedicate the
16 Phase 3 Public Infrastructure for public use. The PW Director is authorized and directed to
17 take all of the actions and make all of the findings for the Phase 3 Public Infrastructure that
18 were required by the Board in this ordinance for the acceptance of the Phase 2 Public
19 Infrastructure. This includes: as described in Section 4, accepting the Phase 3 Offer of
20 Improvement and Phase 3 Offer of Dedication, dedicating the public improvements for public
21 use, designating the public improvements for public street and roadway purposes, accepting
22 the Phase 3 Public Infrastructure for City maintenance and liability purpose; as described in
23 Sections 5 and 7, establishing official street grades, sidewalk widths, and public right-of-way
24 widths; and as described in Section 2, adopting CEQA, General Plan, and Planning Code
25 Section 101.1 consistency findings.

1 (b) Prior to accepting the Phase 3 Public Infrastructure administratively, the PW
2 Director shall determine in a Public Works Order that all conditions that were required in this
3 ordinance for the Phase 2 acceptance, have been met. In addition, the PW Director shall
4 incorporate into the acceptance conditions, exceptions, or limitations that are in general
5 conformance with what the Board adopted as part of the acceptance of the Phase 2 Public
6 Infrastructure or the PW Director deems necessary and appropriate for any unique attributes
7 of the Phase 3 Public Infrastructure, based on consultation with affected City departments.

8 (c) Upon acceptance under this Section 6 of the Offer of Dedication for Lots 8 and 9 as
9 shown on the Phase 3 Final Map, and their associated grant deeds, the Board of Supervisors
10 hereby authorizes the Director of Property to execute and record said deeds.

11 (d) Upon acceptance under this Section 6 of the Phase 3 Offer of Dedication for the
12 Emergency Vehicle Access Easement and Retaining Wall Access Easement, the Board
13 hereby authorizes the Director of Property to execute and record said easement agreements.
14

15 Section 7. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and Street
16 Grades for Phase 3.

17 (a) The PW Director is authorized to establish the official public right-of-way widths for
18 portions of Fairfax Avenue and Memory Lane as set forth in Public Works Map A-17-247,
19 subject to Section 6 above.

20 (b) Upon issuance of the Public Works Order described in Section 6 above, and in
21 accordance with the PW Order, Ordinance No. 1061, entitled "Regulating the Width of
22 Sidewalks," a copy of which is in the Clerk of the Board Book of General Ordinances, in effect
23 May 11, 1910, shall be amended by adding new Section 1651, to read as follows:

24 Section 1651. The width of sidewalks on portions of Fairfax Avenue and Memory Lane shall be
25 modified as shown on the Public Works Drawing Q-20-1309.

1 (c) The sidewalk widths established herein and in the Public Works Order described in
2 Section 6 above do not obviate, amend, alter, or in any other way affect the maintenance
3 obligations of the adjacent property owners or encroachment permittees as set forth in the
4 Public Works Code.

5 (d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the
6 Board, in accordance with Administrative Code Sections 1.51 et seq., chooses to follow the
7 City's own procedures for the establishment of street grades. The Board hereby authorizes
8 the PW Director to establish the street grades for portions of Fairfax Avenue and Memory
9 Lane as set forth in Public Works Drawing Q-20-1309, subject to Section 6 above.

10 (e) The Board hereby directs Public Works to revise the Official Public Right-of-Way,
11 Sidewalk Width, and Street Grade maps in accordance with this ordinance.

12
13 Section 8. Authorization for Implementation.

14 The Mayor, Clerk of the Board of Supervisors, Director of Property, PW Director, and
15 County Surveyor are hereby authorized and directed to take any and all actions which they or
16 the City Attorney may deem necessary or advisable in order to effectuate the purpose and
17 intent of this ordinance, including, but not limited to, approving any amended offers of
18 improvements or dedication based on as-built conditions, signing and recording the easement
19 agreements and the deeds for the Street Parcels and improvements, and filing of the
20 ordinance, Public Works Orders, A-17 Maps, and Q-20 Drawings in the Official Records of the
21 City and County of San Francisco.

22
23 Section 9. Effective Date. This ordinance shall become effective on the 31st day after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
25

1 ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

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4
5
6 APPROVED AS TO FORM:
7 DAVID CHIU, City Attorney

8 By: /s/ HEATHER GOODMAN
9 HEATHER GOODMAN
Deputy City Attorney

10 4916-9787-9477, v. 2
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LEGISLATIVE DIGEST

[Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades]

Ordinance accepting irrevocable offers of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, and an offer of dedication for real property for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road; dedicating said public improvements for public use; designating said public improvements for public street and roadway purposes; accepting said public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; amending Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to establish official sidewalk widths on Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road; accepting an offer of dedication for Phase 2 easements; delegating authority to the Public Works Director to accept the Phase 3 public infrastructure, including authority to take all of the Phase 2 actions in this ordinance for Phase 3; authorizing the Director of Property to execute deeds and easement agreements, as specified; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1

Existing Law

The Hunters View HOPE SF Project (“Project”), under various approvals and actions of the City and the Housing Authority of the City and County of San Francisco (“SFHA”), was structured such that the project developer would construct specified public infrastructure and dedicate said infrastructure to the City. Upon dedication, the City would initiate the local and State law procedures to establish the areas as open public right-of-way, accept the areas for City maintenance and liability purposes, subject to certain limitations, and take related actions. In addition, Board of Supervisors’ Ordinance No. 1061 established the official sidewalk widths throughout San Francisco. Ordinance No. 1061 is uncodified, but can be located in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, which is on file with the Clerk of the Board of Supervisors.

Amendments to Current Law

This legislation would accept, or delegate authority to the Public Works Director to accept, certain public infrastructure in Phases 2 and 3 of the Project. The public infrastructure

generally includes street and sidewalk paving, curbs, underground utilities, streetlights, and related facilities.

For Phase 2 of the Project, this legislation would accept offers of dedication for public infrastructure including street improvements that comprise portions of Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, in accordance with Public Works Drawing Q-20-1310; declare said right-of-way open to the public; dedicate the infrastructure to public use and designate it for street and roadway purposes; accept the infrastructure for maintenance and liability purposes, subject to limitations; set grades and sidewalk widths as shown on Drawing Q-20-1310; and amend Board of Supervisors Ordinance No. 1061 on sidewalk widths consistent with this Drawing.

For Phase 3 of the Project, this legislation would delegate to the Public Works Director authority to accept offers of dedication and offers of improvements for real property and public infrastructure including street improvements that comprise portions of Fairfax Avenue and Maiden Lane, in accordance with Drawing Q-20-1309. In accepting the Phase 3 infrastructure, the Public Works Director would be required to make all findings and ensure all conditions required by the Board of Supervisors in the ordinance for the Phase 2 infrastructure are met.

This legislation would also authorize various City departments to take official acts in connection with this Ordinance. These legislative actions would be in accordance with the procedures established in applicable local and State law to accept streets for City maintenance and liability.

This Ordinance would make certain findings related to the legislation, including environmental findings and findings that the legislation is consistent with the Hunters View HOPE SF Project, the General Plan, and the priority policy findings of the Planning Code Section 101.1.

Background Information

This legislation would help facilitate the development of the Hunters View HOPE Project, a public housing transformation collaborative effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents.



HUNTERS VIEW HOPE SF INFRASTRUCTURE PHASE 2 ACCEPTANCE & PHASE 3 DELEGATED AUTHORITY

LAND USE AND TRANSPORTATION
COMMITTEE
JULY 27, 2026

SARAH TENPAS,
CONSTRUCTION REPRESENTATIVE

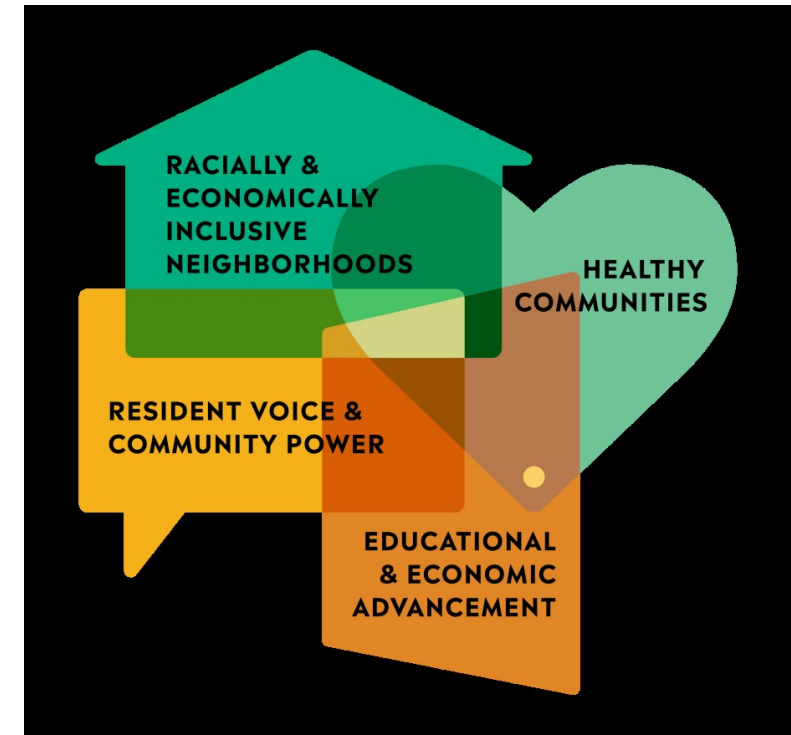
MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

HOPE SF

Launched in 2007, HOPE SF is a twenty-year human and real estate capital commitment, spanning five mayoral administrations. HOPE SF is the nation's first large-scale community development and reparations initiative aimed at creating vibrant, inclusive mixed-income communities without mass displacement of the original residents.

Hunters View, Sunnydale, Potrero & Potrero Annex, and Alice Griffith, the four HOPE SF sites, share the goal of eradicating intergenerational poverty by:

- Ensuring No Loss of Public Housing.
- Creating an Economically Integrated Community.
- Maximizing the Creation of New Affordable Housing.
- Involving Residents in the Highest Levels of Participation in the Entire Project.
- Providing Economic Opportunities through the Rebuilding Process.
- Integrating Process with Neighborhood Improvement Revitalization Plans.
- Creating Economically Sustainable and Accessible Communities.
- Building a Strong Sense of Community.



Item #1
File #260710

Ordinance accepting offers of public infrastructure associated with Hunters View HOPE SF Project Phase 2 and delegating authority to the Public Works Director to accept the Phase 3 public infrastructure

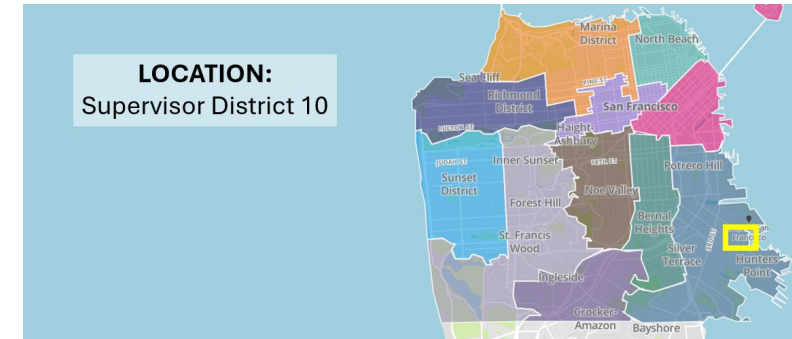
Proposed for approval today:

Land Use and Transportation Committee to move forward with a positive recommendation with committee report for Ordinance accepting offers of public infrastructure associated with Hunters View HOPE SF Project Phase 2 and delegating authority to the Public Works Director to accept the Phase 3 public infrastructure for consideration at the full Board meeting on July 21, 2026

**HUNTERS VIEW HOPE SF INFRASTRUCTURE PHASES 2 & 3
LAND USE AND TRANSPORTATION COMMITTEE AGENDA ITEM**

HUNTERS VIEW HOPE SF OVERVIEW

- 24-acre site with up to 800 new units of housing, including 267 permanently affordable public housing replacement units, 133 new affordable units, and up to 400 market-rate units
- Community center with childcare facility and SF DPH Wellness Center (Block 10)
- Neighborhood-serving spaces including an education center to be operated by the Bayview Hunters Point YMCA and a commercial kitchen (Blocks 14 and 17)
- New street grid to better connect Hunters View with the neighborhood and major streetscape and sidewalk improvements
- All new utility infrastructure
- 2.6 acres of new public open space and landscaped areas





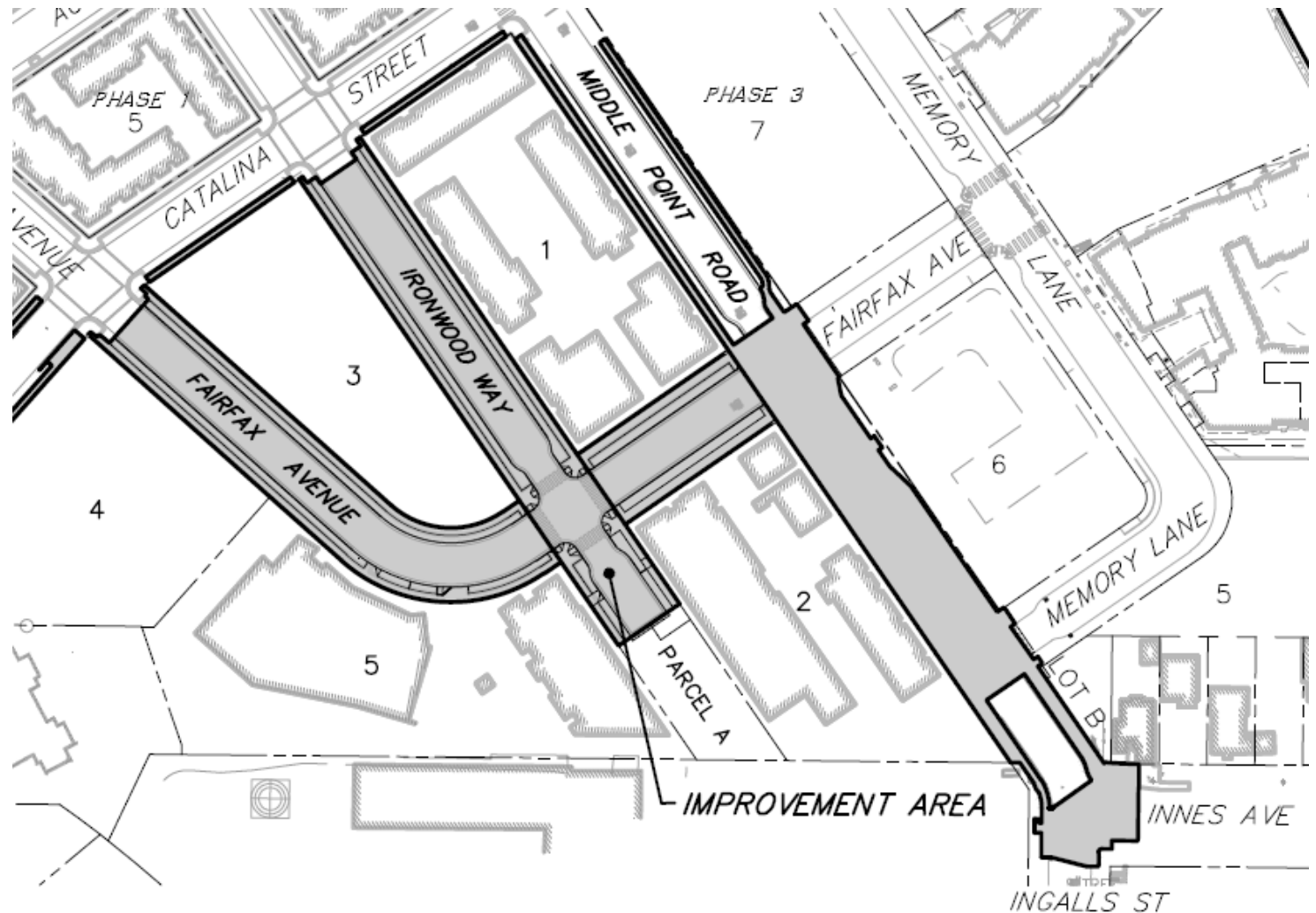
HUNTERS VIEW HOPE SF INFRASTRUCTURE PHASE 2

- 2nd Infrastructure development phase at Hunters View HOPE SF
- Development Sponsors are The John Stewart Company, Devine & Gong, & Ridge Point Non-Profit Housing
- 6.2 acres including 3 affordable buildings (179 new units) and Ironwood Park, one acre for future market-rate housing, and one acre for Fairfax Avenue and Ironwood Way public Right of Ways



PHASE 2 INFRASTRUCTURE IMPROVEMENTS

- Includes streets, sidewalks, curb ramps, sewer, water, streetlights, trees, and bike parking racks
- Public right of ways along Fairfax Avenue, Ironwood Way, and portions of Catalina Street and Middle Point Road
- Bulk of construction completed in 2018; Middle Point reconstruction completed in 2025





HUNTERSVIEW HOPE SF INFRASTRUCTURE PHASE 3

- 7.4 acres including 2 affordable buildings (179 new units) and new park, 3 acres for future market-rate housing, and 1.5 acres for Fairfax Avenue and Memory Lane public Right of Ways
- Construction completed in March 2026 and team is pursuing SF DPW Notice of Completion







Thank you



San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 300114

Recommending acceptance of an irrevocable offer of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within portions of Catalina Street, Fairfax Avenue, Ironwood Way, Middle Point Road, Innes Avenue and Ingalls Street, and an offer of dedication for real property underlying a portion of Fairfax Avenue, Ironwood Way and Middle Point Road dedicating the public improvements for public use; designating the public improvements for public street and roadway purposes; acceptance of the public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; delegation of limited authority to the Public Works Director to accept the Phase 3 infrastructure; vacation of utility easement at Assessor's Parcel Block No. 4624, Lots 045/055, Block No. 4624, Lot 052, and Block No. 4624, Lot 056.

BACKGROUND AND FINDINGS

The Public Works Director ("Director") acknowledges the following facts and makes the findings set forth below in support of the decisions and recommendations in this Order:

Background

1. The Hunters View HOPE SF Project includes the redevelopment of the existing Hunters View public housing site owned by the Housing Authority of the City and County of San Francisco ("SFHA"), with new housing, infrastructure, and other community amenities (the "Project"). The Project is governed by a series of Disposition and Development Agreements (DDAs) between the SFHA and Hunters View Associates, L.P., (the "Developer"), one DDA for each phase. The DDAs allow the Developer to finalize the final maps for the Project, obtain infrastructure plan approval, and commence construction of the infrastructure.
2. On June 12, 2008, the San Francisco Planning Commission approved a Conditional Use Authorization, Planned Unit Development, and Design for Development for the Project by Motion No. 17621 and amended on February 20, 2020 by Motion No. 20663.
3. The Hunters View HOPE SF Phase 2 ("HV Phase 2") Project area is generally bounded by Catalina Street to the north, Innes Avenue to the south, Fairfax Avenue to the west, and Middle Point Road to the east. The infrastructure being offered for acceptance as described below includes improvements located within portions of Catalina Street, Fairfax Avenue, Ironwood Way, Innes Avenue, Ingalls Street, and portion of Middle Point Road, as shown on Exhibit A, attached hereto, and further described below.

4. The Hunters View HOPE SF Phase 3 (“HV Phase 3”) Project area is generally bounded by Memory Lane to the north, south and west, and Middle Point Road to the east. The infrastructure being offered for acceptance as described below includes improvements located within Memory Lane and portions of Fairfax Avenue between Middle Point Road and Memory Lane, as shown on Exhibit B, attached hereto, and further described below.
5. The SFHA is providing various approvals and real estate transfers to facilitate the various phases of the Project development. HV Phase 2 redeveloped approximately 22.7 acres with 179 affordable housing units and a range of community serving facilities, including Ironwood Park, a childcare center, a Department of Public Health wellness clinic, youth development programming space, and multipurpose rooms for resident services and community gatherings, along with associated public infrastructure improvements. HV Phase 3, covering approximately 2.16 acres, added 118 affordable housing units, a major neighborhood park, community and program spaces, a teaching kitchen, and ground floor community serving commercial space, together with the public infrastructure improvements required to complete the reconfigured street network.
6. On October 27, 2014, in PW Order 183044, the Director recommended that the Board of Supervisors approve Phase 2 Final Map 7545. On May 24, 2021, in PW Order 204769, the Director recommended that the Board of Supervisors approve Phase 3 Final Map 9677.
7. On November 11, 2014, the Board of Supervisors approved Final Map No. 7545 for the Hunters View Phase 2 HOPSE SF project in Motion No. M14-191, resulting in five buildable lots, one open space lot, and four street lots. In the same motion, the Board of Supervisors approved the Public Improvement Agreement between the City and Hunters Point Affordable Housing, Inc. (the “Subdivider”) and authorized the Director and the City Attorney to execute and file the Public Improvement Agreement. On July 27, 2021, the Board of Supervisors approved Final Map No. 9677 for the Hunters View Phase 3 HOPSE SF project in Motion No. M21-122, resulting in up to seven buildable lots, two open space lots, and two street lots). In the same motion, the Board of Supervisors approved the Public Improvement Agreement between the City and Subdivider and authorized the Director and the City Attorney to execute and file the Public Improvement Agreement.
8. Exhibit A attached to this Order shows the location of the HV Phase 2 streets that are designated for City acceptance of maintenance and liability in this legislation. Exhibit B shows the location of the HV Phase 3 streets proposed for delegated acceptance by the PW Director. The Public Infrastructure includes a combination of new street segments and improvements to previously dedicated public right-of-ways within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, Memory Lane, and Middle Point Road.

Easements recommended for Acceptance:

1. In conjunction with the Phase 2 Final Map, the SFHA offered for dedication an easement for emergency access purposes (the “Emergency Services Access Easement”) through the park at the southern terminus of Ironwood Way, known as Ironwood Park. The easement is memorialized in an Easement Agreement approved by the current owner of Ironwood Park, HV Community Association, Inc. The Director recommends that the Board of Supervisors accept and authorize the Director of Property to execute and record the Emergency Services Access Easement.

Easements not recommended for Acceptance:

1. In conjunction with the Phase 2 and 3 final maps, the developer offered for dedication certain easements, including a water line easement generally running along the west side of Lot 5 of Final Map No. 7545 (Assessor’s Parcel Block No. 4624, Lots 045/055), a utility easement for backflow preventor generally located at west sidewalk of Middle Point Road and Innes Avenue (Assessor’s Parcel Block No. 4624, Lot 052) and a public access easement generally located at entrance of Malcom X Elementary School at the south end of Ironwood Way (Assessor’s Parcel Block No. 4624, Lot 056) (collectively, the “Unaccepted Easements”) as part of Phase 2.
2. The Public Works Director, in consultation with the San Francisco Public Utilities Commission, has determined that the Unaccepted Easements are no longer necessary. (1) In a memorandum dated June 10, 2026 San Francisco Public Utilities Commission (“SFPUC”) and San Francisco Fire Department (“SFFD”) determined the water line easement was redundant and could be eliminated. (2) The utility easement is no longer necessary because the subject utility was eliminated from the approved plans pursuant to SIP IB No. 4. (3) The Public Access Easement is no longer necessary, as access will be provided via a Notice of Special Restrictions, which will be adequate to meet the Tentative Map Condition of approval that the developer retain existing pedestrian access.
3. Because the Unaccepted Easements are no longer necessary, the Public Works Director recommends the offered easement areas be vacated. The vacation will be presented to the Board of Supervisors for consideration in separate trailing legislation.

Public Infrastructure Acceptance for Phase 2

1. Public Works approved the Street Improvement Permit 14IE-0896 for HV Phase 2 on October 1, 2014 and approved the Street Improvement Permit 21IE-00193 for HV Phase 3 on August 11, 2022.
2. In 2015, the San Francisco Housing Authority and HV Partners 2, LP irrevocably offered to dedicate fee title to real property consisting of Lots 6, 7, 8, and 9 of Final Map No. 7545 for street, roadway, and utility purposes, together with associated Phase 2 public improvements constructed under SIP 14IE-0896, excluding joint-trench private utilities and excluded parcels.

3. Public Works issued a Conditional Notice of Completion on December 9, 2025, for HV Phase 2 infrastructure under BSM Permit No. 14IE-0896. All conditions listed in the Notice have now been fully satisfied, and the HV Phase 2 Public Infrastructure is complete and ready for Board acceptance.
4. The Director and City Engineer confirm that HV Phase 2 Public Infrastructure is complete and ready for its intended use.
5. The Director recommends and the City Engineer certifies to the Board of Supervisors that the HV Phase 2 Public Infrastructure as shown in Street Improvement Permit No. 14IE-0896, as modified by Instructional Bulletins #1 through #15, be accepted for public use. The Director also recommends that the Board of Supervisors accept the Phase 2 Public Infrastructure for City maintenance and liability purposes in accordance with Streets and Highways Code Sections 1806 and San Francisco Administrative Code 1.51 et seq. and subject to the exceptions specified herein.
6. The official public right-of-way widths for the applicable portions of Fairfax Avenue, Ironwood Way, Memory Lane and Middle Point Road and sidewalk widths established as shown on Drawing Q-20-1310 for Phase 2 and, as shown Q-20-1309 subject to the PW Director's acceptance of Phase 3, do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners as set forth in the Public Works Code or as set forth in any agreement or permit regarding maintenance obligations.
7. Map A-17-248 shows the rights-of-way, and applicable portions of Fairfax Avenue, Ironwood Way, and Middle Point Road, being offered for dedication and acceptance in Phase 2. Map A-17-247 shows the rights-of-way, and applicable portions of Fairfax Avenue and Memory Lane being offered for dedication and acceptance in Phase 3.
8. A portion of the improvements installed or constructed pursuant to Street Improvement Permit No. 14IE-0896 and Permit No. 21IE-00193 are utility facilities that have been transferred from the Subdivider to third party utility providers. These transfers are documented by acceptance letters on file at the Department of Public Works. These utility facilities are owned by the third-party utility providers and are not included in the HV Phase 2 and HV Phase 3 Public Infrastructure proposed for City acceptance.

Delegation of Acceptance for Phase 3

1. HV Partners 3, LP executed an Offer of Improvements for Phase 3, irrevocably offering all Phase 3 public improvements constructed under Street Improvement Permit 21IE-00193, excluding joint-trench private utilities.
2. The Director recommends that the Board delegate authority to the Director, in consultation with applicable City agencies, to approve and accept the Phase 3 infrastructure constructed or installed within public right-of-way pursuant to Street Improvement Permit No. 21IE-00193, including

Instructional Bulletins #1 to # 5 once it has been completed to the satisfaction of the Director and the City Engineer. The SFPUC is performing final review on punchlist items and Notice of Completion is anticipated in late 2026. By delegating to the Director authority to accept the Phase 3 Public Infrastructure, the Board can consolidate its actions authorizing the Phase 2 and Phase 3 Public Infrastructure acceptance into one action, saving both time and financial resources and thus facilitating more effective and efficient Project delivery.

3. The Director recommends delegating for the Phase 3 Public Infrastructure all of the acceptance actions required by the Board of Supervisors for the Phase 2 Public Infrastructure, including accepting the Phase 3 Offer of Improvement and Phase 3 Offer of Dedication; dedicating the public improvements for public use; designating the public improvements for public street and roadway purposes; accepting the Phase 3 Public Infrastructure for City maintenance and liability purposes; establishing official street grades, sidewalk widths, and public right-of-way widths; and adopting CEQA, General Plan, and Planning Code Section 101.1 consistency findings.

Actions of Other Departments

1. The Planning Commission previously certified a Final Environmental Impact Report, adopted an addendum for the Project, and adopted associated findings in Planning Commission Motion Nos. 17617, 17618, 17621, and 20663. The Director will obtain a letter from the Planning Department regarding California Environmental Quality Act (CEQA) compliance for the specific actions contemplated in the acceptance ordinance and submit the letter to the Clerk of the Board of Supervisors for inclusion in the Board File for the ordinance. The Director will also obtain and submit to the Clerk of the Board a letter from the Planning Department regarding the proposed actions' conformity with the General Plan and Planning Code Section 101.1.
2. The SFPUC, SFFD, and Real Estate Division have provided letters or memoranda to the Director expressing their support for the acceptance actions contemplated in the proposed ordinance that affect their respective departments.

NOW THEREFORE BE IT ORDERED THAT:

- A. The Director approves the following documents:
 1. Grant Deed (SFHA to City) for Phase 2 (Land);
 2. Quitclaim Deed for Phase 2 (Improvements);
 3. Offer of Dedication for Phase 2;
 4. Offer of Improvements for Phase 2;
 5. Form of Ordinance to accept the Phase 2 Public Infrastructure and delegate authority to Director of Public Works for acceptance of Phase 3 Public Infrastructure;
 6. Official Street Dedication and Grade Map A-17-248;
 7. Official Sidewalk and Roadway Width Drawing Q-20-1310.

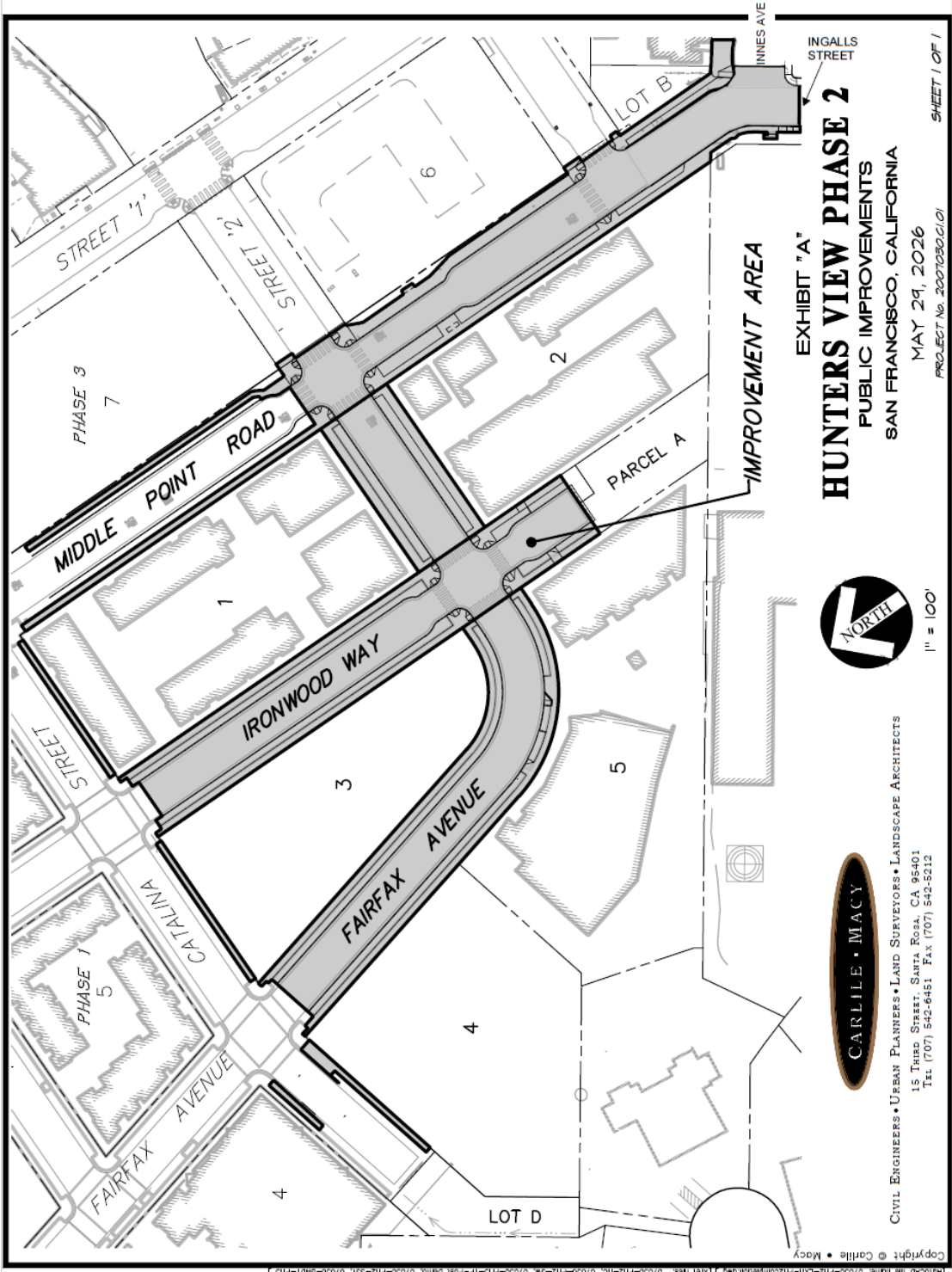
- B. The Director and the City Engineer recommend that the Board of Supervisors approve the legislation to accept the Offer of Dedication for Lots 6, 7, 8, and 9 as shown on the Final Map No. 7545 and the associated grant deeds, and the Emergency Services Access Easement, and authorize the Director of Property to execute, and record said deeds and easement agreement. Hereinafter, the Director's recommendation also includes the City Engineer's certification of actions under the City Engineer's authority.
- C. The Director recommends that the Board of Supervisors approve the legislation to accept the Offer of Improvements for Phase 2 Public Infrastructure and dedicate this public infrastructure for public use, subject to the exceptions identified below.
- D. The Director further recommends that the Board of Supervisors approve the legislation to accept the Phase 2 Public Infrastructure for City maintenance and liability, and regarding the street areas, designate it as open public right-of-way for street and roadway purposes.
- E. The Director further recommends that the Board accept the Phase 2 Offer of Dedication, accept the Phase 2 Public Infrastructure, designate the accepted Phase 2 street areas as open public right-of-way, and accept the Phase 2 Public Infrastructure for City maintenance and liability subject to the following conditions:
 - i. The portions of streets being designated as open public right-of-way for street and roadway purposes are from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on the plans and specifications for the Public Infrastructure;
 - ii. Acceptance of the Public Infrastructure for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of the adjacent property owners in accordance with the Public Works Code;
 - iii. Encroachments that are or will be permitted (including but not limited to those encroachments to be included in a Master Encroachment Permit), not permitted, or both, are excluded from acceptance;
 - iv. The acceptance of the streets does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements, and;
 - v. Acceptance of Subdivider's conditional assignment of all warranties and guaranties to the City related to the construction of the Public Infrastructure and its warranty obligations under Street Improvement Permit No. 21IE-00193.
- F. The Director further recommends that the Board delegate authority to the Director, in consultation with applicable City agencies, to approve and accept the Phase 3 Public Infrastructure upon determining that the work is complete to the satisfaction of the Director. Prior to accepting the Phase 3 Public Infrastructure administratively, the Director will determine in a Public Works Order that all conditions that were required in this ordinance for the Phase 2 acceptance, have been met

for Phase 3. In addition, the Director will incorporate into the acceptance conditions, exceptions, or limitations that are in general conformance with what the Board adopted as part of the acceptance of the Phase 2 Public Infrastructure or the PW Director deems necessary and appropriate for any unique attributes of the Phase 3 Public Infrastructure, based on consultation with affected City departments.

- G. Upon the Director's acceptance of the Offer of Dedication for Lots 8 and 9 as shown on the Phase 3 Final Map, and their associated grant deeds, the Director recommends that the Board authorize the Director of Property to execute and record said deeds.
- H. Upon the Director's acceptance of the Phase 3 Offer of Dedication for the Emergency Vehicle Access Easement and Retaining Wall Access Easement, the Director recommends that the Board authorize the Director of Property to execute and record said easement agreements.
- I. The Director further recommends that the Board of Supervisors approve the legislation to establish official public right-of-way widths, sidewalk widths, and street grades on portions of the streets for Phase 2 in accordance with Map A-17-248 and Drawing Q-20-1310, and subject to the Director's acceptance of the Phase 3 public infrastructure, Map A-17-247 and Drawing Q-20-1309, and direct Public Works to revise the Official Public Right-of-Way, Sidewalk Width, and Street Grade maps in accordance with the legislation.
- J. Upon Board approval, Public Works will revise the Official Public Right-of-Way Map, Sidewalk Width Map, and Street Grade Map in accordance with Public Works Map No. A-17-248 and Drawing No. Q-20-1310, and subject to the Director's acceptance of the Phase 3 public infrastructure Map A-17-247 and Drawing Q-20-1309.

Exhibit A

HV Phase 2 Diagram



1" = 100'



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

EXHIBIT "A"

HUNTERS VIEW PHASE 2

PUBLIC IMPROVEMENTS
SAN FRANCISCO, CALIFORNIA

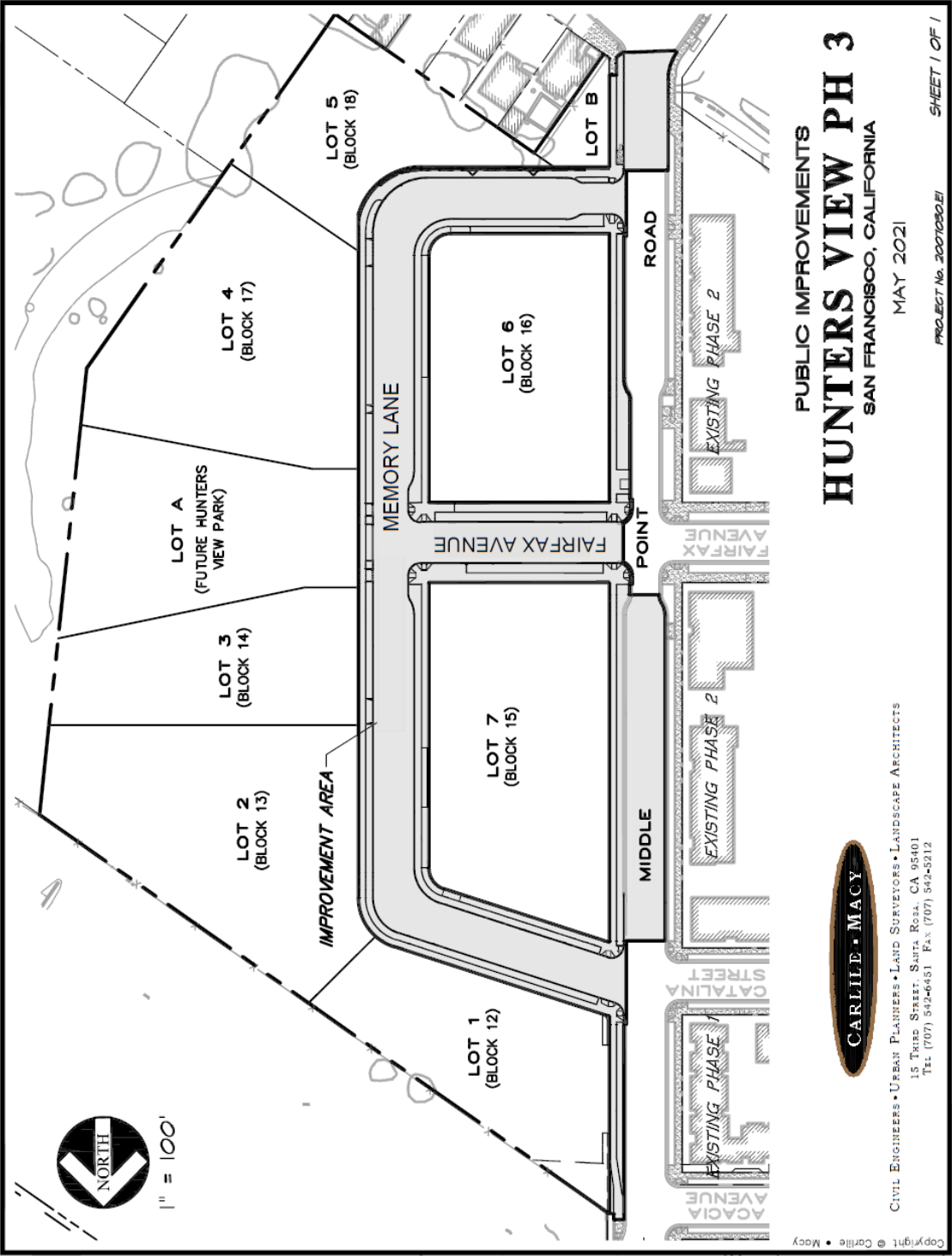
MAY 29, 2026

PROJECT No. 2007030.C1.01

SHEET 1 OF 1

Exhibit B

HV Phase 3 Diagram



PUBLIC IMPROVEMENTS
HUNTERS VIEW PH 3
SAN FRANCISCO, CALIFORNIA

MAY 2021

PROJECT No. 20070302E1 SHEET 1 OF 1



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SUITE 200, SAN FRANCISCO, CA 94103
TEL: (415) 542-6451 FAX: (415) 542-5212

Signatures:

Signed by:

1FD9AD9A68FE44D...

Ko, Albert (DPW)

City Engineer

Date Signed: 6/16/2026 | 2:31:11 PM PDT

Signed by:

18194A932E054E5...

Short, Carla (DPW)

Director

Date Signed: 6/16/2026 | 3:57:57 PM PDT

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Sally Oerth, Director of Real Estate

June 12, 2026

Carla Short
Director of Public Works
San Francisco Public Works
49 South Van Ness, Suite 1600
San Francisco, CA 94103

RE: Public Street Parcel – Blocks 4624 Various Lots
Various Access Easements Agreement – Blocks 4624
Acceptance of Quitclaim Deed

Dear Director Short:

The Hunters View HOPE SF site is owned by the Housing Authority of the City and County of San Francisco ("SFHA"), which is providing various approvals and real estate transfers to facilitate the Hunters View HOPE SF development. Hunters View HOPE SF includes the complete rebuilding of the existing approximately 23-acre Hunters View SFHA site through the City's HOPE SF Program and will consist of up to 800 units (approximately 400 affordable and 400 market rate units), community spaces, open space, new streets.

Phases 2 and 3 of the Hunters View Project, generally bounded by Acacia Avenue to the north, Fairfax Avenue to the west and south, and Memory Lane to the south and east, includes newly constructed public roadways and infrastructure on Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, Memory Lane, and Middle Point Road and an offer of dedication for real property for portions of Fairfax Avenue, Ironwood Way, Memory Lane, and Middle Point Road. SFPW determined that the Phase 2 public improvements were constructed in accordance with the Plans and Specifications, to all applicable City codes, regulations, and standards governing the same, and they are ready for their intended uses.

The Planning Department has affirmed that the acceptance of the Public Infrastructure, including improvements and real property associated with the Phase 2 and Phase 3 Public Infrastructure, and associated actions are, on balance, in conformity with the General Plan and Planning Code Section 101.1 and comply with the California Environmental Quality Act (CEQA).

In light of the above, I have reviewed and recommend that the Board of Supervisors accept the Offer of Dedication for the Hunters View Phases 2 and 3 Project (Assessor's Block 4624 Lots 32, 57, 58, 59, 60, 453, and 454), as shown in Final Parcel Map No. 7545 (Phase 2) and Final Map 9677 (Phase 3), and the Emergency Access Easement and Access Easement Agreements

associated with Hunters View Phases 2 and 3, in substantially the same forms that are on file with the Clerk of the Board of Supervisors. My recommendation above as related to the parcels and easements within Phase 3 are contingent on the determination of the Public Works Director and City Engineer that the Phase 3 public improvements are complete to their satisfaction.

Respectfully,

A handwritten signature in blue ink, appearing to read "Sally Oerth". The signature is fluid and cursive, with the first name "Sally" written in a larger, more prominent script than the last name "Oerth".

Sally Oerth

Director of Property

0227010757-DP
Blk. 4624; lots 57, 58, 59 + 60

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attn: Director of Property

No fee for recording pursuant to
Government Code Section 27383

This is to certify that this is a
true and correct copy of the
original document recorded
on 1/16/2015 at 1:04 p.m.
as No. 2015-K006774 in the
County of San Francisco
Old Republic Title Company
By [Signature]

APN: Block 4624, Lots 57, 58, 59 and 60

Space above this line for Recorder's Use

OFFER OF DEDICATION

The HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate, and politic (the "Housing Authority"), being the fee title owner of record of the herein described property, and HV Partners 2, LP, a California limited partnership, being the ground lessee of the herein described property, do hereby irrevocably offer to dedicate, to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the "City"), and its successors and assigns, the following:

1. All the real property, in fee title, for street, roadway and public utility purposes, as described in Exhibit "A" attached hereto and made a part hereof. The City acknowledges that such offer is subject to the final approval of the United States Department of Housing and Urban Development.
2. All of the public street and roadway improvements, public utility facilities and other ancillary improvements as shown in those certain improvement plans and specifications entitled "Improvement Plans for Hunters View Phase II Infrastructure" to be constructed or installed pursuant to Street Improvement Permit No. 14IE-0896b, dated October 1, 2014, for the improvements shown within the areas depicted on Exhibit "B", attached hereto and made a part hereof, but excepting therefrom those portions of the improvements which are identified on said Improvement Plans as joint trench private utilities (including, but not limited to, facilities to be owned by Comcast, PG&E and AT&T), and further excepting Lots 3, 4 and 5 and Parcel A on that certain Final Map No. 7545 filed for record on November 21, 2014, under Document Number 2014J978448, Official Records of the City and County of San Francisco.

It is understood and agreed that the City, and its successors and assigns, shall incur no liability or obligation whatsoever with respect to such offers of dedication, and except as may be provided by separate instrument, shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein, unless and until such offers have been accepted by appropriate action of the Board of Supervisors of the City.

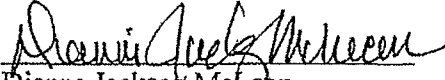
The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns and personal representatives of the respective parties hereto.

This Offer of Dedication may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of this 1st day of January, 2015.

[signatures on following pages]

APPROVED AS TO FORM AND
LEGALITY:


Dianne Jackson McLean
Special Counsel to Authority

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF SAN FRANCISCO,
A public body, corporate and politic

By: 
Barbara T. Smith, Acting Executive Director

Authorized by Housing Authority Resolution
No. 0072-14, Adopted Sept. 25, 2014

[signatures continue on following page]

HV PARTNERS 2, LP,
a California limited partnership

By: HV HPAH Phase II LLC,
a California limited liability company
Its Managing General Partner

By: Hunters Point Affordable Housing, Inc.,
a California nonprofit public benefit
corporation,
Its Managing Member

By: Larry B. Hollingsworth
Larry B. Hollingsworth
President

By: HV Ustawi LLC,
a California limited liability company
Its Co-General Partner

By: Devine & Gong, Inc.,
a California corporation,
Its Managing Member

By: Richard C. Devine
Richard C. Devine
President

By: JSCo Hunters View 2, LLC,
a California limited liability company
Its Administrative General Partner

By: John Stewart Company,
a California corporation,
Its Manager

By: Jack D. Gardner
Jack D. Gardner
President

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE
VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE
DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)

COUNTY OF SAN FRANCISCO)

On January 13, 2015, before me, Florence C Cheng,
Notary Public, personally appeared Barbara T. Smith, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

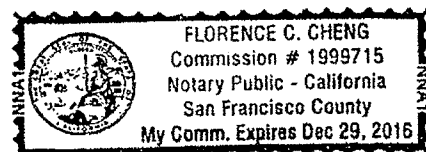
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

Notary Public

(Seal)



ACKNOWLEDGMENT

A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

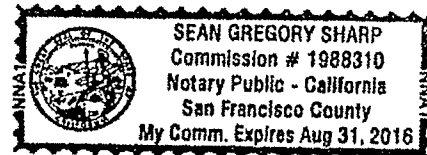
State of California
County of San Francisco

On January 12, 2015 before me, Sean Gregory Sharp, Notary Public
(insert name and title of the officer)

personally appeared Larry B. Hollingsworth, Richard J. Devine, Jack D. Gardner
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sean Gregory Sharp (Seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

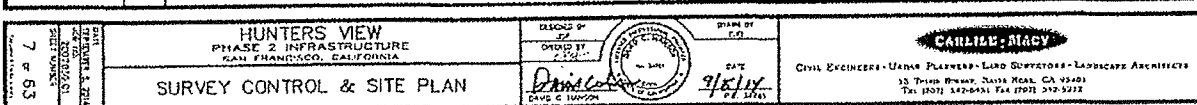
All that certain real property located in the City and County of San Francisco, State of California, and more particularly described as follows:

Lots 6, 7, 8 and 9 as shown on that certain Final Map No. 7545, filed for record on November 21, 2014 in Book FF of Survey Maps, at Pages 16 through 20, inclusive, Official Records of the City and County of San Francisco.

Assessor Block 4624, lots 57, 58, 59 and 60.

EXHIBIT B

[Site plan (attached)]



Doc # **2021135901****RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

8/24/2021	3:35:10 PM	Fees	\$0.00
Pages	7 Title 079 RS	Taxes	\$0.00
Customer	035	Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

APN: Block 4624, Lot 32

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

OFFER OF DEDICATION

The HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate, and politic (the “**Housing Authority**”), being the fee title owner of record of the herein described property, hereby irrevocably offers to dedicate, in fee title, to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the “**City**”), and its successors and assigns, for street, sidewalk and right-of-way purposes, any and all right, title and interest in the real property situated in the City and County of San Francisco, State of California, as described in **Exhibit A** and shown on **Exhibit B** attached hereto and made a part hereof. The City acknowledges that such offer is subject to the final approval of the United States Department of Housing and Urban Development.

It is understood and agreed that the City, and its successors and assigns, shall incur no liability or obligation whatsoever with respect to such offer of dedication, and except as may be provided by separate instrument, shall not assume any responsibility for the offered parcels of land or any improvements thereon or therein, unless and until such offer has been accepted by appropriate action of the Board of Supervisors.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of April, 2021.

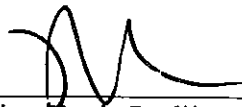
(Signatures on following page)

APPROVED AS TO FORM AND
LEGALITY:

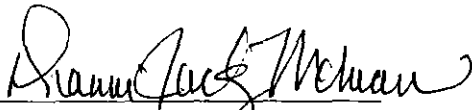
Dianne Jackson McLean, Esq.
Goldfarb & Lipman LLP
Special Counsel to Authority

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO
a public body, corporate and politic

By: _____


Germaine Tonia Lediju, PhD
Chief Executive Officer

APPROVED AS TO FORM AND
LEGALITY:



Dianne Jackson McLean, Esq.
Goldfarb & Lipman LLP
Special Counsel to Authority

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO
a public body, corporate and politic

By: _____

Germaine Tonia Lediju, PhD
Chief Executive Officer

HOUSING AUTHORITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On April 27, 2021 before me, Linda Martin
(here insert name and title of officer), personally appeared Germaine Tonia Vedio,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Linda Martin*

(seal)



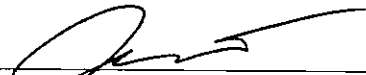
EXHIBIT 'A'

The land referred to herein is situated in the City and County of San Francisco, State of California, being describe as follows:

Lot 8 and Lot 9 as shown on that Final Map No. 9677, filed for record in the office of the Recorder of the County of San Francisco, State of California.

on August 24, 2021 in Book 2 of Survey Maps in Pages, 55-59 inclusive.

Assessors Block 4624, Lot 454 and Lot 453.


James Lee Smith
PLS 8185

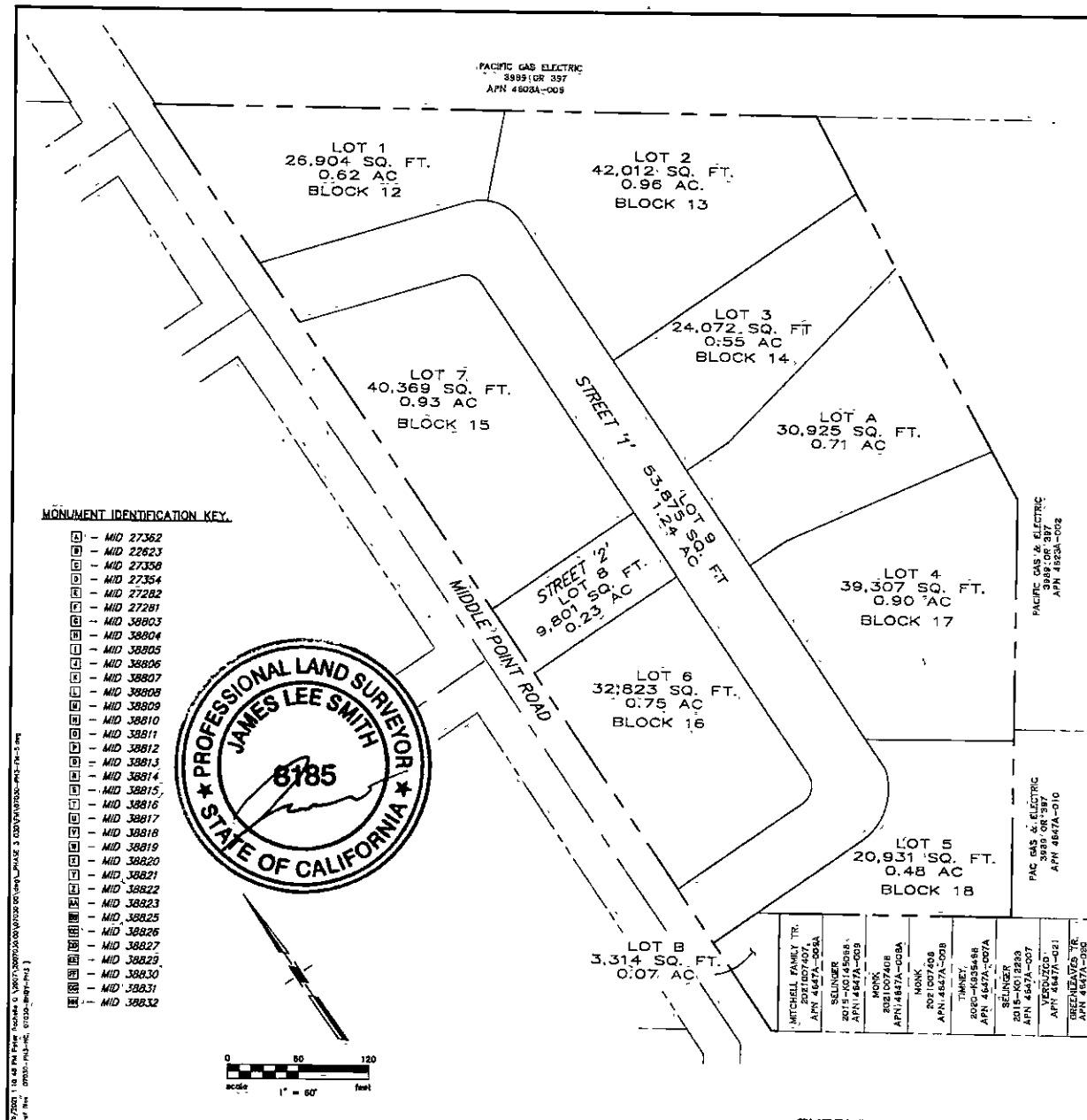


5-19-2021
Date

END OF DESCRIPTION

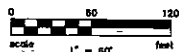
EXHIBIT B

PLAT MAP



MONUMENT IDENTIFICATION KEY.

- 1 - MID 27362
- 2 - MID 22623
- 3 - MID 27358
- 4 - MID 27354
- 5 - MID 27282
- 6 - MID 27281
- 7 - MID 38803
- 8 - MID 38804
- 9 - MID 38805
- 10 - MID 38806
- 11 - MID 38807
- 12 - MID 38808
- 13 - MID 38809
- 14 - MID 38810
- 15 - MID 38811
- 16 - MID 38812
- 17 - MID 38813
- 18 - MID 38814
- 19 - MID 38815
- 20 - MID 38816
- 21 - MID 38817
- 22 - MID 38818
- 23 - MID 38819
- 24 - MID 38820
- 25 - MID 38821
- 26 - MID 38822
- 27 - MID 38823
- 28 - MID 38825
- 29 - MID 38826
- 30 - MID 38827
- 31 - MID 38829
- 32 - MID 38830
- 33 - MID 38831
- 34 - MID 38832



LOTS				
FINAL MAP LOT NO.	ASSESSORS PARCEL NO.	PLANNING BLOCK NO.	CONDO UNITS	APN RANGE
1	4624-444	12	20	455-474
2	4624-445	13	32	475-508
3	4624-446	14	28	507-534
4	4624-447	17	54	535-588
5	4624-448	18	14	589-602
6	4624-449	18	88	603-690
7	4624-450	15	74	691-764
	4624-765	1	1 COMMERCIAL UNIT.	
				TOTAL 310
OPEN SPACE				
FINAL MAP LOT NO.			ASSESSORS PARCEL NO.	
A		PVT. OPEN SPACE	4624-451	
B		PVT. OPEN SPACE	4624-452	
STREET LOTS				
FINAL MAP LOT NO.	STREET		ASSESSORS PARCEL NO.	
B	STREET "2"		4624-453	
9	STREET "1"		4624-454	

NOTE: THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

CONDOMINIUM NOTES:

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLANT AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 310 MAXIMUM NUMBER OF DWELLING UNITS AND/OR 1 COMMERCIAL UNIT.
- B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURES AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF THE HUNTERS VIEW COMMUNITY ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HUNTERS VIEW COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (2) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(2) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH LOT OWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HV COMMUNITY ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THESE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HV COMMUNITY ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE LOT OWNER'S PROPERTY.
- E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MIDDLE POINT ROAD, STREET '1' AND STREET '2' ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DETECTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP NO. 9677

A 9 LOT SUBDIVISION AND 310 UNIT, MIXED USE RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM PROJECT WITHIN 7 BUILDABLE LOTS AND A RE-SUBDIVISION OF LOT 10 FINAL MAP NO. 5481, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 80-87, OFFICE OF THE COUNTY RECORDER

6.12 ACRES
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
Tel: (707) 542-6451 Fax: (707) 542-5212

MAY 2021

SHEET 5 OF 5 SHEETS

SUPPLEMENTAL SHEET

AB: 4624-032, 4624-442, 4624-443

PROJECT 20070301.02

2-251 MIDDLEPOINT ROAD

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624, lots 57, 58, 59 and 60

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

OFFER OF IMPROVEMENTS

HV PARTNERS 2, LP, a California limited partnership ("**HV Partners 2**"), hereby irrevocably offers to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the "**City**"), and its successors and assigns, those certain public improvements located on Lots 6, 7, 8 and 9 constructed or installed by or on behalf of HV Partners 2 as more particularly described and depicted in Street Improvement Permit No. 14IE-0896 and as shown on **Exhibit A** attached hereto, excepting therefrom those portions of the facilities which are identified on the "As-built" drawings delivered to and on file with the City as joint trench private utilities, including, but not limited to, facilities to be owned by Comcast, PG&E, and AT&T.

The improvements are located on the real property in the City and County of San Francisco, State of California, as described on **Exhibit B**, attached hereto and made a part hereof.

With respect to this offer of improvements, it is understood and agreed that: (1) upon acceptance of this offer of improvements, the City shall own and be responsible for public facilities and improvements, subject to the maintenance obligation of fronting property owners or other permittees pursuant to the Public Works Code, including, but not limited to, Public Works Code Sections 706 and 786, and (ii) the City and its successors and assigns shall incur no liability or obligation whatsoever with respect to such offer of improvements, unless and until such offer has formally been accepted by the Director of Public Works or the Board of Supervisors and subject to any exception that may be provided in a separate instrument, such as a permit under Public Works Code Section 786, or other local law.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of May, 2026.

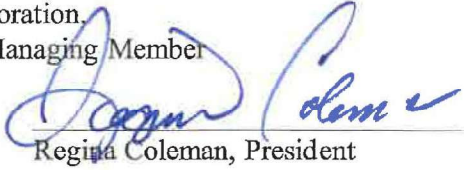
(Signatures on following page)

GRANTOR:

HV PARTNERS 2, LP

By: HV HPAH Phase II, LLC,
a California limited liability company,
Managing General Partner

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its Managing Member

By: 
Regina Coleman, President

By: JSCo Hunters View 2 LLC
a California limited liability company,
Administrative General Partner

By: John Stewart Company
a California corporation,
its sole member and manager

By: _____
Jack D. Gardner, Chairman of the
Board

By: HV Ustawi LLC
a California limited liability company,
Co-General Partner

By: Devine & Gong, Inc.
a California corporation,
its Managing Member

By: _____
Chan U Lee, President

GRANTOR:

HV PARTNERS 2, LP

By: HV HPAH Phase II, LLC,
a California limited liability company,
Managing General Partner

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its Managing Member

By: _____
Regina Coleman, President

By: JSCo Hunters View 2 LLC
a California limited liability company,
Administrative General Partner

By: John Stewart Company
a California corporation,
its sole member and manager

By: 
Jack D. Gardner, Chairman of the
Board

By: HV Ustawi LLC
a California limited liability company,
Co-General Partner

By: Devine & Gong, Inc.
a California corporation,
its Managing Member

By: _____
Chan U Lee, President

GRANTOR:

HV PARTNERS 3, LP

By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: _____
Regina Coleman, President

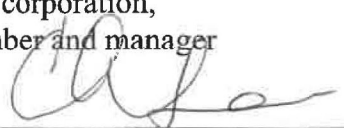
By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: _____
Jack D. Gardner, Chairman of the
Board

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By:  _____
Chan U Lee, President

HV PARTNERS 2, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On 5/26/2026 before me, L. Daggs Notary Public
(here insert name and title of officer), personally appeared Regina Coleman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

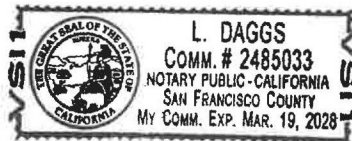
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

L. Daggs

(seal)



HV PARTNERS 2, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On May 19, 2026 before me, L. Marquez, Notary Public
(here insert name and title of officer), personally appeared Jack D. Gaudner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(seal)



HV PARTNERS 2, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On 5.19.26 before me, Richard Craig, Notary Public
(here insert name and title of officer), personally appeared Chan Lep,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(seal)

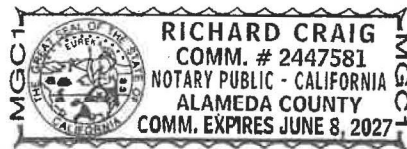


EXHIBIT A
PLAT MAP

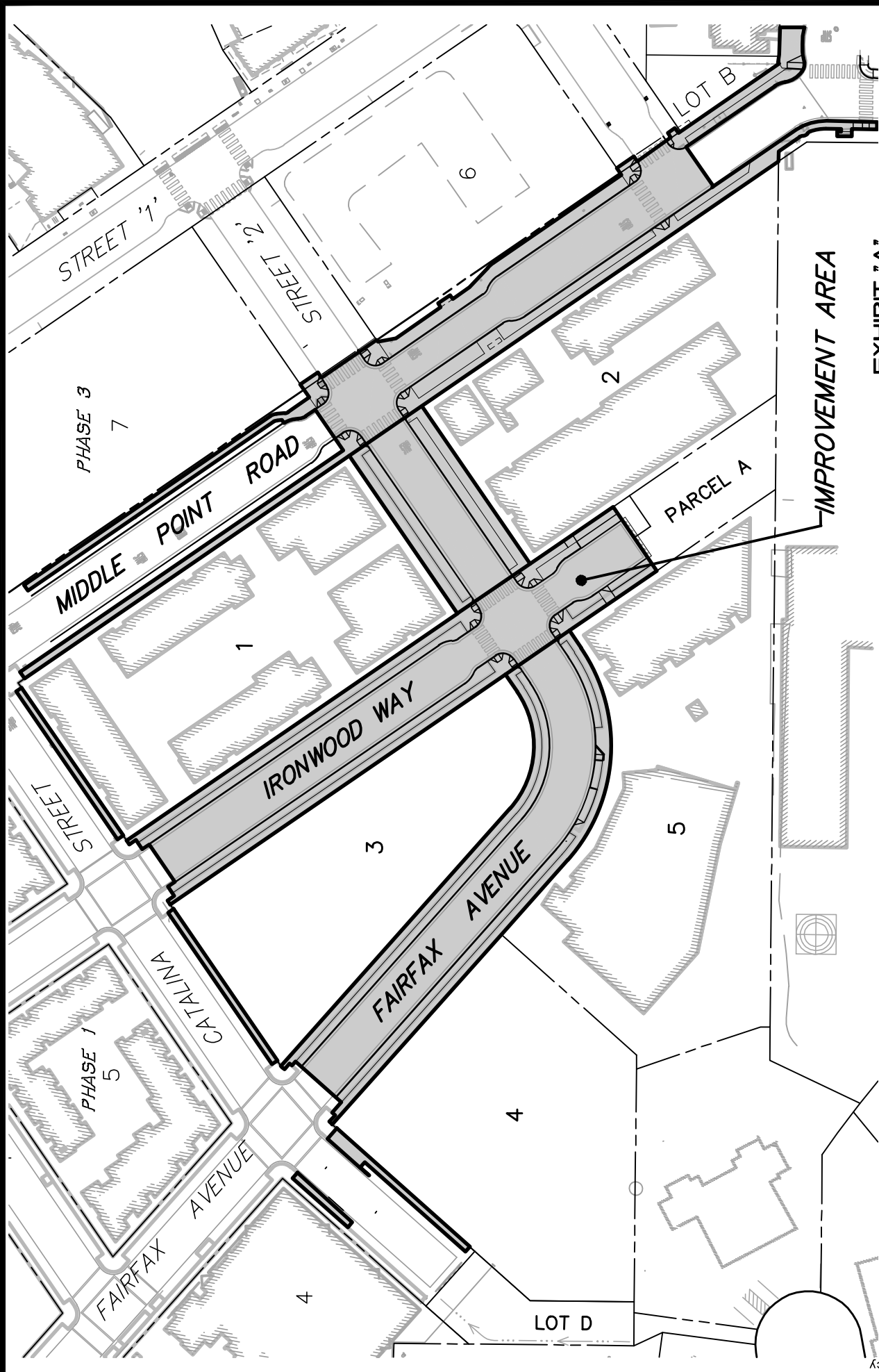


EXHIBIT "A"

HUNTERS VIEW PHASE 2

PUBLIC IMPROVEMENTS
SAN FRANCISCO, CALIFORNIA

MAY 29, 2026
PROJECT No. 2007030.C101

SHEET 1 OF 1



CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

EXHIBIT B

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Francisco, and is described as follows:

Lots 6, 7, 8 and 9 as shown on that certain Final Map No. 7545, filed for record on November 21, 2014 in Book FF of Survey Maps, at Pages 16 through 20, inclusive, Official Records of the City and County of San Francisco.

Assessor's Block 4624, lots 57, 58, 59 and 60.

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624, Lot 32



Doc # **2021135902**

City and County of San Francisco
Joaquin Torres, Assessor - Recorder

8/24/2021	3:35:10 PM	Fees	\$0.00
Pages 11	Title 079 RS	Taxes	\$0.00
Customer 035		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

OFFER OF IMPROVEMENTS

HV PARTNERS 3, LP, a California limited partnership ("**HV Partners 3**"), hereby irrevocably offers to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the "**City**"), and its successors and assigns, those certain public improvements located on Lots 8 and 9 constructed or installed by or on behalf of HV Partners 3 as more particularly described and depicted in Street Improvement Permit No. 21IE-00193 and as shown on **Exhibit A** attached hereto, excepting therefrom those portions of the facilities which are identified on the "As-built" drawings delivered to and on file with the City as joint trench private utilities, including, but not limited to, facilities to be owned by Comcast, PG&E, and AT&T.

The improvements are located on the real property in the City and County of San Francisco, State of California, as described on **Exhibit B**, attached hereto and made a part hereof.

With respect to this offer of improvements, it is understood and agreed that: (1) upon acceptance of this offer of improvements, the City shall own and be responsible for public facilities and improvements, subject to the maintenance obligation of fronting property owners or other permittees pursuant to the Public Works Code, including, but not limited to, Public Works Code Sections 706 and 786, and (ii) the City and its successors and assigns shall incur no liability or obligation whatsoever with respect to such offer of improvements, unless and until such offer has formally been accepted by the Director of Public Works or the Board of Supervisors and subject to any exception that may be provided in a separate instrument, such as a permit under Public Works Code Section 786, or other local law.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of April, 2021.

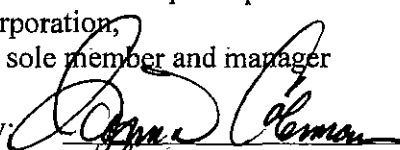
(Signatures on following page)

GRANTOR:

HV PARTNERS 3, LP

By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: 
Regina Coleman, President

By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: _____
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: _____
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On April 26, 2021 before me, Linda Daggs
(here insert name and title of officer), personally appeared Regina Coleman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda M. Daggs

(seal)



GRANTOR:

HV PARTNERS 3, LP

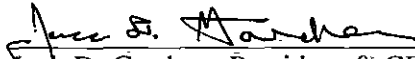
By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: _____
Regina Coleman, President

By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: 
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: _____
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On April 27, 2021

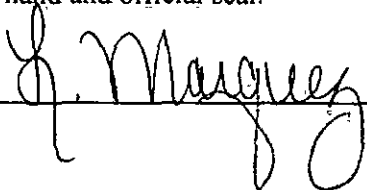
before me, L. Marquez; "Notary Public"

(here insert name and title of officer), personally appeared Jack D. Gardner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

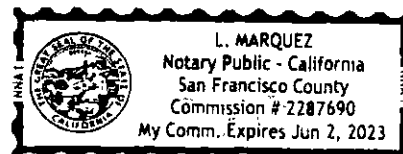
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____



(seal)



GRANTOR:

HV PARTNERS 3, LP

By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: _____
Regina Coleman, President

By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: _____
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: 
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

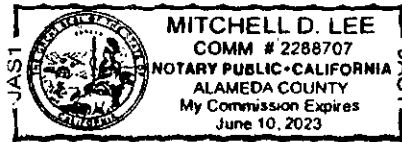
County of Alameda

On April 27 2021 before me, Mitchell D Lee
(here insert name and title of officer), personally appeared Chau Lee
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____



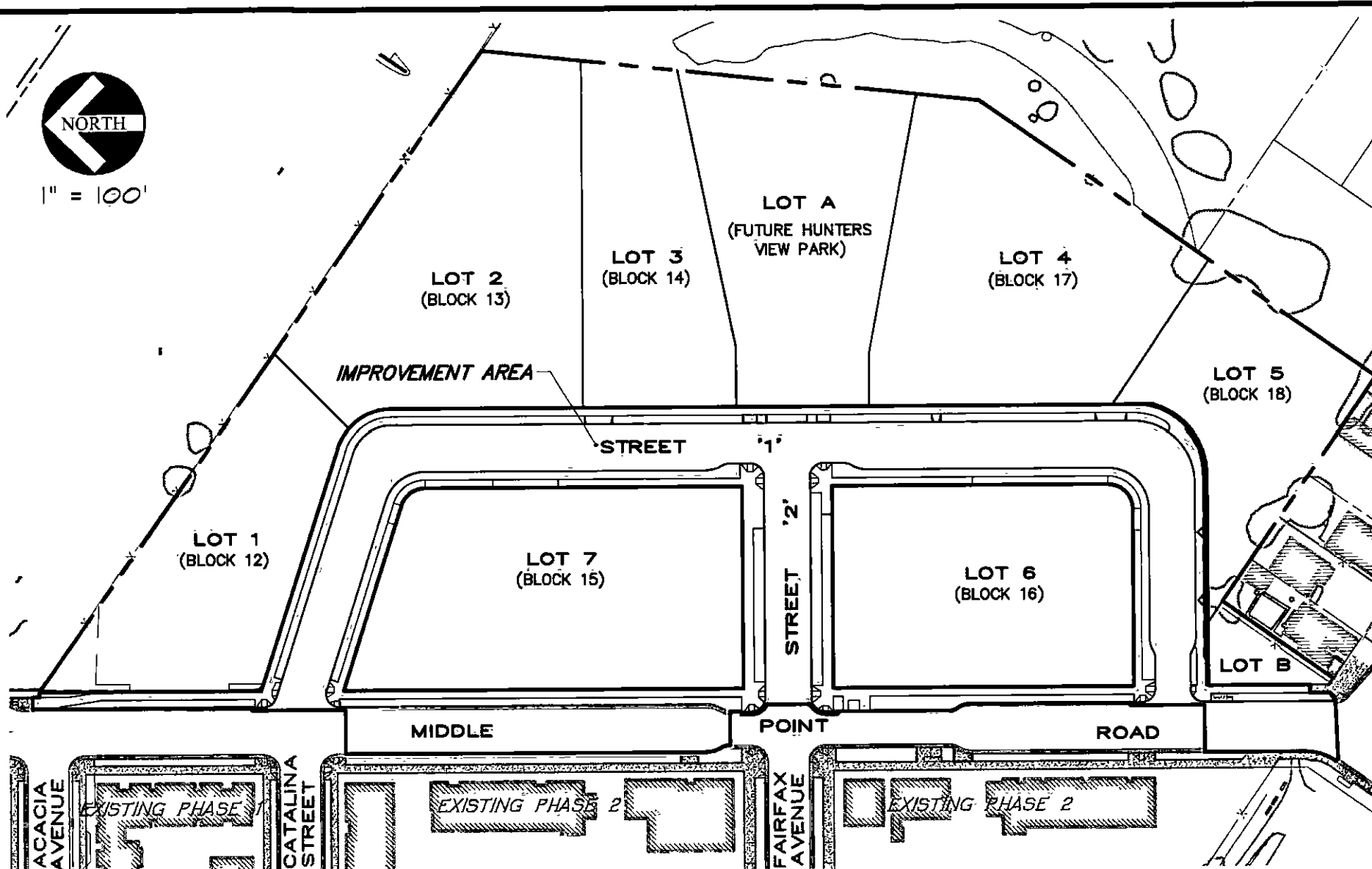
(seal)

EXHIBIT A

PLAT MAP



1" = 100'



CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

EXHIBIT "A"
PUBLIC IMPROVEMENTS
HUNTERS VIEW PH 3
SAN FRANCISCO, CALIFORNIA

MAY 2021

PROJECT No. 2007080.E1

SHEET 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION

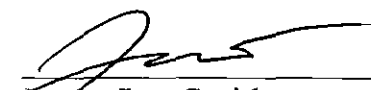
EXHIBIT 'B'

The land referred to herein is situated in the City and County of San Francisco, State of California, being describe as follows:

Lot 8 and Lot 9 as shown on that Final Map No. 9677, filed for record in the office of the Recorder of the County of San Francisco, State of California

on August 24, 2021 in Book 2 of Survey Maps in Pages, 55-59 inclusive.

Assessors Block 4624, Lot 454 and Lot 453.



James Lee Smith
PLS 8185



5-27-2021
Date

END OF DESCRIPTION

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624, Lot 32



Doc # **2021135902**

City and County of San Francisco
Joaquin Torres, Assessor - Recorder

8/24/2021	3:35:10 PM	Fees	\$0.00
Pages 11	Title 079 RS	Taxes	\$0.00
Customer 035		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

OFFER OF IMPROVEMENTS

HV PARTNERS 3, LP, a California limited partnership ("**HV Partners 3**"), hereby irrevocably offers to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the "**City**"), and its successors and assigns, those certain public improvements located on Lots 8 and 9 constructed or installed by or on behalf of HV Partners 3 as more particularly described and depicted in Street Improvement Permit No. 21IE-00193 and as shown on **Exhibit A** attached hereto, excepting therefrom those portions of the facilities which are identified on the "As-built" drawings delivered to and on file with the City as joint trench-private utilities, including, but not limited to, facilities to be owned by Comcast, PG&E, and AT&T.

The improvements are located on the real property in the City and County of San Francisco, State of California, as described on **Exhibit B**, attached hereto and made a part hereof.

With respect to this offer of improvements, it is understood and agreed that: (1) upon acceptance of this offer of improvements, the City shall own and be responsible for public facilities and improvements, subject to the maintenance obligation of fronting property owners or other permittees pursuant to the Public Works Code, including, but not limited to, Public Works Code Sections 706 and 786, and (ii) the City and its successors and assigns shall incur no liability or obligation whatsoever with respect to such offer of improvements, unless and until such offer has formally been accepted by the Director of Public Works or the Board of Supervisors and subject to any exception that may be provided in a separate instrument, such as a permit under Public Works Code Section 786, or other local law.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of April, 2021.

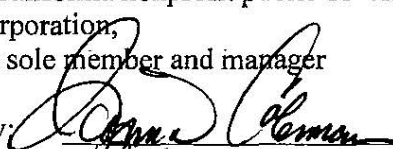
(Signatures on following page)

GRANTOR:

HV PARTNERS 3, LP

By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: 
Regina Coleman, President

By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: _____
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: _____
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On April 26, 2021 before me, Linda Daggs
(here insert name and title of officer), personally appeared Regina Coleman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda M. Daggs

(seal)



GRANTOR:

HV PARTNERS 3, LP

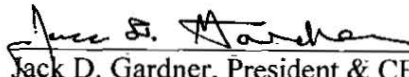
By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: _____
Regina Coleman, President

By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: 
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: _____
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

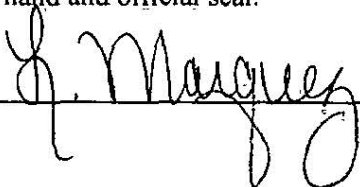
State of California
County of San Francisco

On April 27, 2021 before me, L. Marquez; "Notary Public"
(here insert name and title of officer), personally appeared Jack D. Gardner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

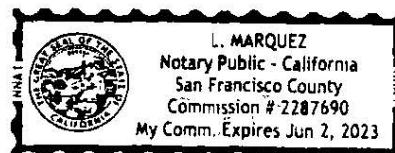
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____



(seal)



GRANTOR:

HV PARTNERS 3, LP

By: HV HPAH Phase III
a California limited liability company

By: Hunters Point Affordable Housing, Inc.
a California nonprofit public benefit
corporation,
its sole member and manager

By: _____
Regina Coleman, President

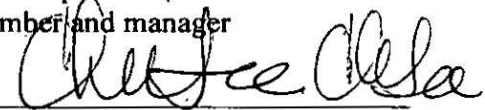
By: JSCo Hunters View 3 LLC
a California limited liability company

By: John Stewart Company
a California corporation,
its sole member and manager

By: _____
Jack D. Gardner, President & CEO

By: HV Kumaliza LLC
a California limited liability company

By: Devine & Gong, Inc.
a California corporation,
its sole member and manager

By: 
Chan U Lee, President

HV PARTNERS 3, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

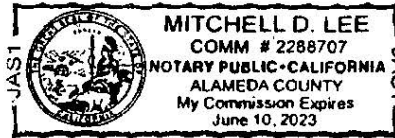
County of Alameda

On April 27 2021 before me, Mitchell D. Lee
(here insert name and title of officer), personally appeared Chans Lee
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____



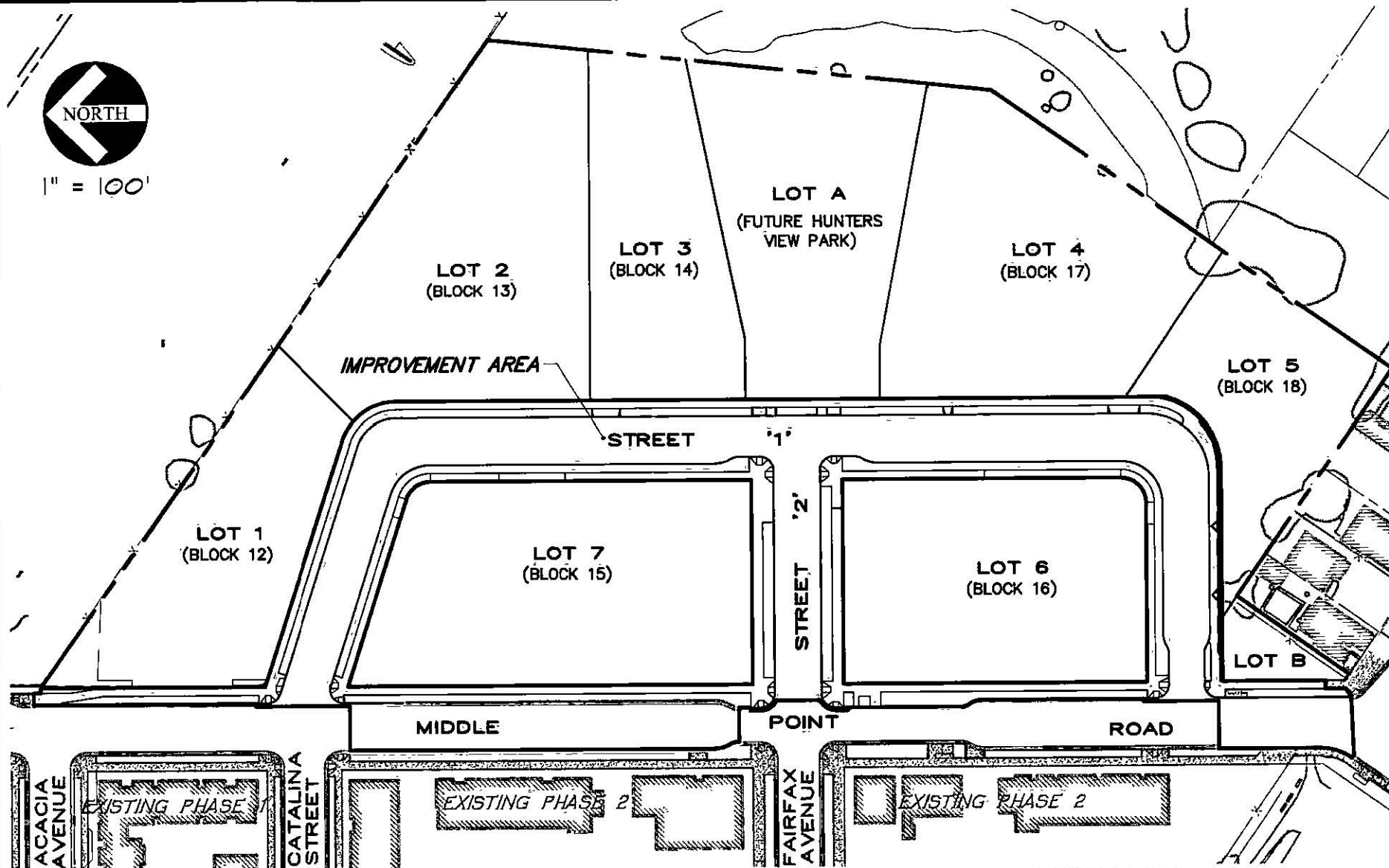
(seal)

EXHIBIT A

PLAT MAP



1" = 100'



CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

EXHIBIT "A"
PUBLIC IMPROVEMENTS
HUNTERS VIEW PH 3
SAN FRANCISCO, CALIFORNIA

MAY 2021

PROJECT No. 2007030.EI

SHEET 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION

EXHIBIT 'B'

The land referred to herein is situated in the City and County of San Francisco, State of California, being describe as follows:

Lot 8 and Lot 9 as shown on that Final Map No. 9677, filed for record in the office of the Recorder of the County of San Francisco, State of California

on August 24, 2021 in Book 2 of Survey Maps in Pages, 55-59 inclusive.

Assessors Block 4624, Lot 454 and Lot 453.


James Lee Smith
PLS 8185



5-27-2021
Date

END OF DESCRIPTION

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

Attn: Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624; Lots 446, 447, 448 and
451

[Space Above for Recorder's Use]

EASEMENT AGREEMENT

(Emergency Vehicle Access Easement)

(Final Map No. 9677)

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body corporate and politic ("**Grantor**"), grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation and its successors and assigns ("**City**"), a perpetual easement for emergency vehicle access, in, across, and through Grantor's certain real property, which is located in San Francisco, California and described in attached Exhibits A-1 through A-4 and depicted in attached Exhibits B-1 through B-4 (collectively, the "**Easement Area**"), which shall be referred to hereafter as the "**Easement**."

1. Nature of Easement. The Easement is a perpetual, non-exclusive easement in gross for the right to use, and guarantee availability for use of, the Easement Area for emergency vehicle access owned or operated by the City or by a City contractor ("**Permitted Use**").

2. Grantor's Reserved Rights. Grantor, on behalf of itself, its agents, contractors, subcontractors, suppliers, consultants, employees, invitees or other authorized persons acting for or on behalf of Grantor, including but not limited to any lessee and its tenants (collectively, "**Grantor's Agents**"), reserves the right to use the Easement Area, in any way not inconsistent with the above grant of Easements, subject to the conditions below, which conditions benefit and ensure access for all emergency vehicles owned or operated by the City or by a City contractor (the "**City's Agents**").

3. Interference. Grantor and Grantor's Agents shall not use the Easement Area or permit the same to be used for any purpose or in any manner that will interfere with emergency vehicle access.

a. Maintenance and Repair. Grantor or Grantor's Agents shall maintain the Easement Area, and any surface improvements from time to time constructed thereon, at all times

in a level, good and safe condition consistent with emergency access and City's load requirements for emergency vehicles. Grantor or Grantor's Agents shall perform such repair and maintenance at its sole expense and to the City's reasonable satisfaction. Except as set forth in Section 4 below, City shall have no obligation under this Easement Agreement to maintain or repair the Easement Area or to maintain, repair, replace or remove any improvements or materials in the Easement Area.

b. City's Right to Remove Interfering Improvements. City may remove any improvements that may damage or interfere with or impede emergency vehicle access without any notice, liability, or obligation to replace the same except as provided in Section 4 below. The foregoing sentence shall not apply to any improvements constructed pursuant to improvement plans previously reviewed and approved by City through its Department of Public Works.

c. Default; Enforcement. Grantor's failure to perform any of its covenants or obligations under this Section and to cure such non-performance within thirty (30) days of written notice by City of such failure shall constitute a default under this Easement Agreement; provided that if more than thirty (30) days are reasonably required to cure such failure, no event of default shall occur if Grantor commences such cure within such thirty (30) day period and diligently prosecutes such cure to completion. Upon such default, City shall be entitled to enforce its rights under this Section and the Easement Agreement in any forum of appropriate jurisdiction.

4. City's Use of the Easement.

a. City's rights under this Agreement may be exercised by City's Agents.

b. City shall not be liable in any manner, and Grantor hereby waives any claims, for any inconvenience, disturbance, loss of business, nuisance, or other damage arising out of City's entry onto or use of the Easement Area for the Permitted Use, except to the extent resulting directly from the active negligence or willful misconduct of City or City's Agents, or City's breach of its covenants in this Easement Agreement.

c. City shall indemnify, defend (with counsel reasonably approved by Grantor and Grantor's Agents), and hold Grantor and Grantor's Agents harmless from and against any cost, expense, liability, damage or injury to property or persons to the extent caused by City's gross negligence or willful misconduct (or that of City's Agents) in the exercise of the rights granted to, or reserved by, City hereunder. Notwithstanding anything herein to the contrary, this Section 4(c) shall survive the expiration and termination of this Easement.

5. Condition of Easement Area. Except as provided in Section 2 above, City accepts its rights in the Easement Area in its current "as is" condition without any warranty (express or implied) by Grantor. Grantor and City shall conduct all of their respective activities within the Easement Area in a manner such that the Easement Area remains in a good, safe condition.

6. Notices, Demands and Communications. Whenever any notice or any other communication is required or permitted to be given under any provision of this Easement Agreement (as, for example, where a party is permitted or required to "notify" the other party), such notice or other communication shall be in writing, signed by or on behalf of the party giving the notice or other communication, and shall be deemed to have been given on the earliest to occur

of (i) the date of the actual delivery, or (ii) if mailed, on the delivery date shown on the return receipt, in each case to the respective address(es) of the party to whom such notice is to be given as set forth below, or at such other address of which such party shall have given notice to the other party as provided in this Section 5. Legal counsel for any party may give notice on behalf of such party.

If to Grantor, to: Housing Authority of the City and County of San Francisco
1815 Egbert Avenue
San Francisco, California 94124
Attention: Chief Executive Officer

With a copy to Goldfarb & Lipman LLP
1300 Clay Street, 11th Floor
Oakland, California 94612
Attention: Dianne Jackson McLean, Esq.

If to City, to: San Francisco Real Estate Division
Real Estate Director
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

With copies to: Attn: Public Works Director
San Francisco Public Works
49 South Van Ness Avenue
San Francisco, CA 94103

Attn: Real Estate/Finance Team
Office of the City Attorney
City Hall, Room 234
1 Dr. Carlton R. Goodlett Place
San Francisco, CA 94102

7. Abandonment of Easement. City may, at its sole option, abandon the Easement by recording a quitclaim deed. Except as otherwise provided in this Easement Agreement, upon recording such quitclaim deed, the Easement and all rights, duties and liabilities hereunder shall be terminated and of no further force or effect. No temporary non-use of the Easement Area or other conduct, except for recordation of the quitclaim deed as provided in this paragraph shall be deemed abandonment of the Easement.

8. HUD Requirements. The Parties acknowledge and agree that this Easement Agreement is subject to the review and approval of the United States Department of Housing and Urban Development ("**HUD**").

a. Conflict Clause. To the extent that any of the foregoing is in conflict with the requirements of the United States Housing Act of 1937 (1937 Act), as amended, federal

regulations, and the Annual Contributions Contract (“ACC”), as amended, and other HUD requirements, the HUD requirements shall control and govern in such instances of conflict.

b. Indemnification Clause. It is acknowledged and agreed that Grantor has no authority to provide guarantees, indemnifications, rights of set off, or other pledges involving the assets of any Public Housing Project (as the term ‘Project’ is defined in the ACC between Grantor and HUD (the “**Public Housing Project**”) or other assets of Grantor, including any Housing Choice Voucher (“HCV”) related assets of Grantor. Accordingly, except as approved by HUD in writing, it is acknowledged that there is no legal right of recourse against: (1) any Public Housing Project of Grantor; (2) any operating receipts (as the term “operating receipts” is defined in ACC), HCV receipts or Capital or Operating Funds of Grantor; (3) any public housing operating reserve of Grantor reflected Grantor’s annual operating budget and required under the ACC, or (4) any other asset of Grantor related to the 1937 Act. Should any assets of Grantor be identified at a later date as meeting the criteria set forth above, any guarantees, indemnifications, right of set off, or other pledges involving those assets will be deemed null, void, and unenforceable.

c. Termination Clause. If HUD approves the termination of the ACC at the Public Housing Project and/or release of the Declaration of Trust/Declaration of Restrictive Covenant(s) (e.g., through a disposition under Section 18 of the 1937 Act, the Rental Assistance Demonstration (“RAD”) program or any other removal action of the Special Applications Center), Grantor may terminate this Easement. In addition, if HUD determines that the Easement does not comply with federal public housing requirements, Grantor may terminate this Easement.

d. HUD is not a Guarantor. HUD is not a Guarantor of Grantor and is not liable for the actions of Grantor under this Easement Agreement.

e. No Assignment Rights or Rights of Mortgage or Security Interests. The Easement Agreement does not include any assignment rights or rights of mortgage or security interests unless HUD approval under section 30 of the 1937 Act has been obtained.

9. Exhibits. The exhibits referenced in and attached to this Easement Agreement are incorporated into and made a part of this Easement Agreement. Grantor and City acknowledge that the precise locations described in the attached exhibits may change upon construction of utility-related improvements in those locations. In such an event, Grantor and City agree to work together in good faith to amend and restate this Easement Agreement as needed to reflect the area required for the utilities as actually installed.

The conditions and covenants contained in this Easement Agreement shall run with the land, burden the Easement Area and be binding on and benefit Grantor and City and their respective agents, successors and assigns unless earlier terminated by written agreement of the parties or their respective successors and assigns.

[Signature pages follow.]

Executed as of this _____ day of _____, 20__.

GRANTOR:

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO,
a public body corporate and politic

By: _____
Name: Daniel Adams
Title: Acting Executive Director

**APPROVED AS TO FORM AND
LEGALITY:**

Dianne Jackson McLean, Esq.
Goldfarb & Lipman LLP
Special Counsel to Authority

**Accepted and agreed:
GRANTEE:**

CITY AND COUNTY OF SAN
FRANCISCO,
a municipal corporation

By: _____
Sarah R. Oerth
Director of Property

RECOMMENDED:

By: _____
Carla Short
Director
San Francisco Public Works

APPROVED AS TO FORM:

DAVID CHIU
City Attorney

DESCRIPTION CHECKED/APPROVED:

By: _____

By: _____
Vicente P. Reyes
Deputy City Attorney

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

) ss

County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibits A-1 through A-4

LEGAL DESCRIPTION OF EASEMENT AREA

[As Attached]

EXHIBIT A-1
Emergency Vehicle Access Easement
(over Lot A – Final Map No. 9677)

Lying within the City of San Francisco, County of San Francisco, State of California, and being a portion of Lot 10 as shown on "Final Map No. 5461", filed for record in the Office of the Recorder of the City and County of San Francisco in Book DD of Survey Maps, at Pages 90 through 97, San Francisco City and County Records, and a portion of the lands described in that deed recorded February 7, 1962 in Book A378, Page 300, Official Records, San Francisco City and County Records, being more particularly described as follows:

Commencing at an angle point on the easterly line of Lot 10, said point being the southerly terminus of a course being North 06°32'52" East, 369.96 feet as shown on said Final Map No. 5461; thence northerly along the easterly line of said Lot 10, North 06°32'52" East, 46.96 feet; thence leaving said easterly line of said Lot 10, North 78°46'13" West, 193.94 feet; thence North 89°29'16" West, 37.99 feet; thence North 0°30'44" East, 47.90 feet to the Point of Beginning; thence from said Point of Beginning, North 0°30'44" East 26.00 feet; thence South 89°29'16" East, 12.14 feet; thence South 72°12'00" East, 139.90 feet; thence South 17°48'00" West, 26.00 feet; thence North 72°12'00" West, 135.95 feet; thence North 89°29'16" West, 8.19 feet to the Point of Beginning.

Containing 3,850 square feet more or less

See Exhibit B-1 for graphic depiction.

This description was prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors Act.


James Lee Smith
PLS 8185



5-6-2021
Date

END OF DESCRIPTION

EXHIBIT A-2
Emergency Vehicle Access Easement
(over Lot 3 – Final Map No. 9677)

Lying within the City of San Francisco, County of San Francisco, State of California, and being a portion of Lot 10 as shown on "Final Map No. 5461", filed for record in the Office of the Recorder of the City and County of San Francisco in Book DD of Survey Maps, at Pages 90 through 97, San Francisco City and County Records, being more particularly described as follows:

Commencing at the northeast corner of Lot 10, said corner being the northerly terminus of a line shown as North 06°32'52" East, 369.96 feet, as shown on said Final Map No. 5461; thence along the easterly line of said Lot 10, South 06°32'52" West, 74.12 feet; thence leaving said easterly line of said Lot 10, North 89°29'16" West, 187.72 feet; to the Point of Beginning; thence from said Point of Beginning, South 0°30'44" West, 21.50 feet; thence North 89°29'16" West, 68.00 feet; thence North 0°30'44" East 21.50 feet; thence South 89°29'16" East, 68.00 feet to the Point of Beginning.

Containing 1,462 square feet more or less

See Exhibit B-2 for graphic depiction.

This description was prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors Act.


James Lee Smith
PLS 8185



5-6-2021
Date

END OF DESCRIPTION

EXHIBIT A-3
Emergency Vehicle Access Easement
(over Lot 4 – Final Map No. 9677)

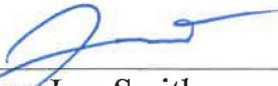
Lying within the City of San Francisco, County of San Francisco, State of California, and being a portion of Lot 10 as shown on "Final Map No. 5461", filed for record in the Office of the Recorder of the City and County of San Francisco in Book DD of Survey Maps, at Pages 90 through 97, San Francisco City and County Records, and a portion of the lands described in that deed recorded February 7, 1962 in Book A378, Page 300, Official Records, San Francisco City and County Records, being more particularly described as follows:

Commencing at an angle point on the easterly line of Lot 10, said point being the northerly terminus of a course being North 35°31'39" East, 356.36 feet as shown on said Final Map No. 5461; thence along the easterly line of said Lot 10, South 35°31'39" West, 196.03 feet to the Point of Beginning; thence from said Point of Beginning, along the easterly line of Lot 10, South 35°31'39" West, 10.00 feet; thence leaving said easterly line North 55°00'08" West, 127.86 feet; thence North 0°30'44" East 12.13 feet; thence South 55°00'08" East, 134.82 feet to the Point of Beginning.

Containing 1,313 square feet more or less.

See Exhibit B-3 for graphic depiction.

This description was prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors Act.


James Lee Smith
PLS 8185



5-6-2021
Date

END OF DESCRIPTION

EXHIBIT A-4
Emergency Vehicle Access Easement
(over Lot 5 – Final Map No. 9677)

Lying within the City of San Francisco, County of San Francisco, State of California, and being a portion of Lot 10 as shown on "Final Map No. 5461", filed for record in the Office of the Recorder of the City and County of San Francisco in Book DD of Survey Maps, at Pages 90 through 97, San Francisco City and County Records, and a portion of the lands described in that deed recorded February 7, 1962 in Book A378, Page 300, Official Records, San Francisco City and County Records, being more particularly described as follows:

Commencing at an angle point on the easterly line of Lot 10, said point being the northerly terminus of a course being North 35°31'39" East, 356.36 feet as shown on said Final Map No. 5461; thence along the easterly line of said Lot 10, South 35°31'39" West, 206.03 feet to the Point of Beginning; thence from said Point of Beginning, along the easterly line of Lot 10, South 35°31'39" West, 11.00 feet; thence leaving said easterly line North 55°00'08" West, 120.20 feet; thence North 0°30'44" East 13.35 feet; thence South 55°00'08" East, 127.86 feet to the Point of Beginning.

Containing 1,364 square feet more or less

See Exhibit B-4 for graphic depiction.

This description was prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors Act.


James Lee Smith
PLS 8185



5-6-2021
Date

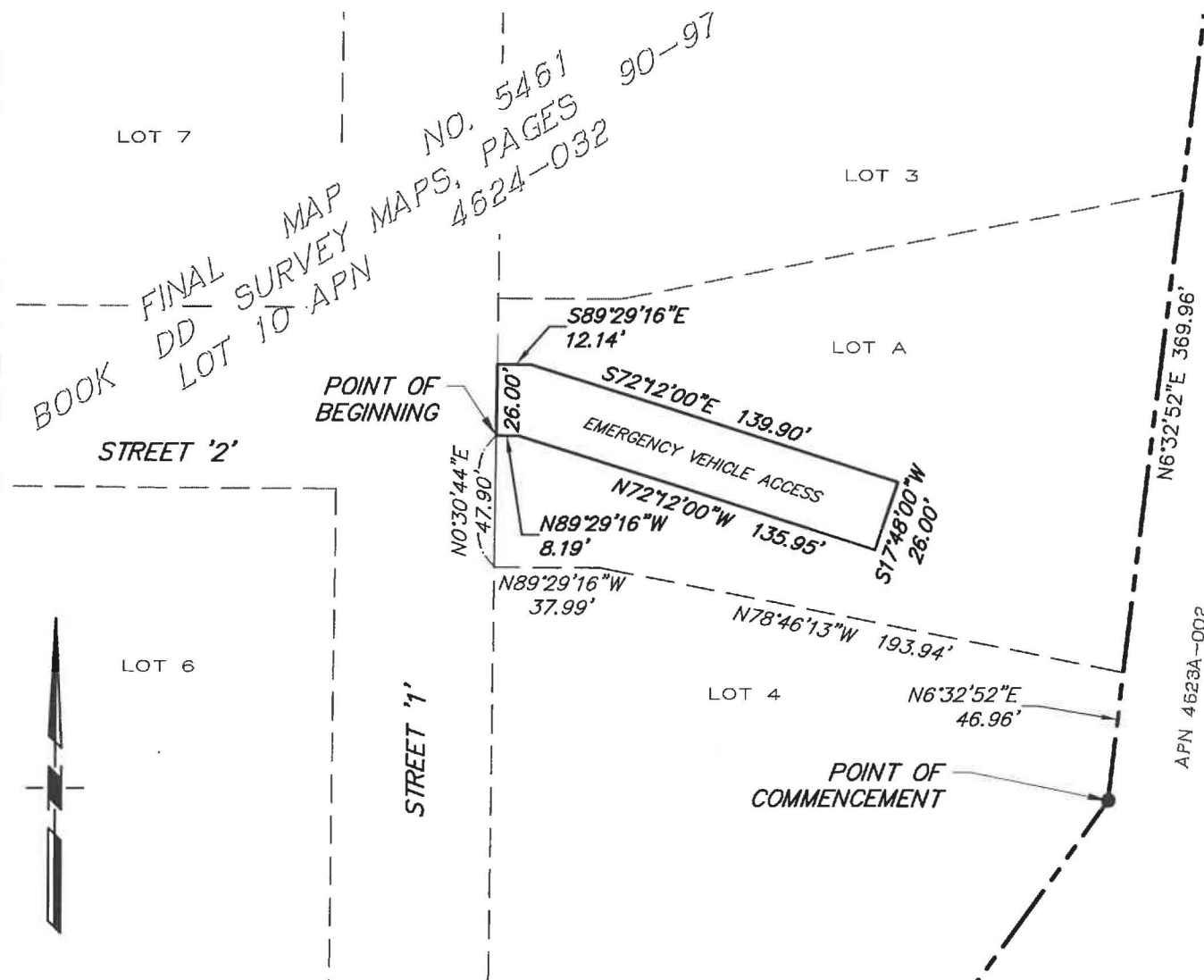
END OF DESCRIPTION

Exhibits B-1 through B-4

DEPICTION OF EASEMENT AREA

[As Attached]

EXHIBIT B-1

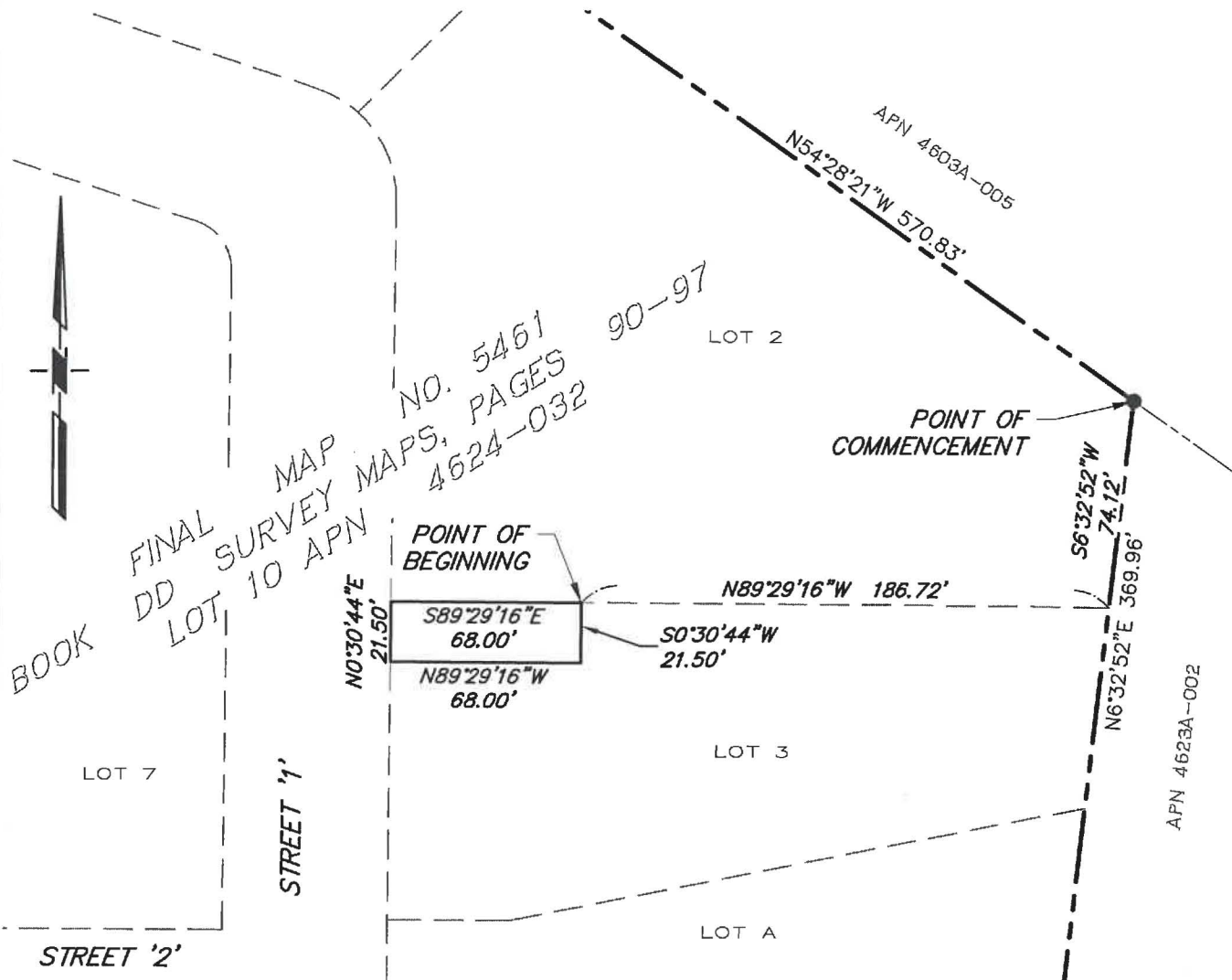


THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY, ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION

BASIS OF BEARINGS: FINAL MAP NO. 5461, FILED IN BOOK DD OF SURVEY MAPS, PAGES 90-97

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SAN FRANCISCO		
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO. 1815 EGBERT AVENUE SAN FRANCISCO CA., 94124	AREA 3,850 Sq. Ft.±	EMERGENCY VEHICLE ACCESS EASEMENT SAN FRANCISCO HOUSING AUTHORITY TO THE CITY OF SAN FRANCISCO		
		Scale: 1"=60'	Date: 05/05/21	
A.P. No. 4624-032	CITY ACQUISITION DEED	DWN. PCR	APPROVED	FILE NO.
O.R. No.		CHK. JLS		R-
O.R. No.	O.R.			

EXHIBIT B-2

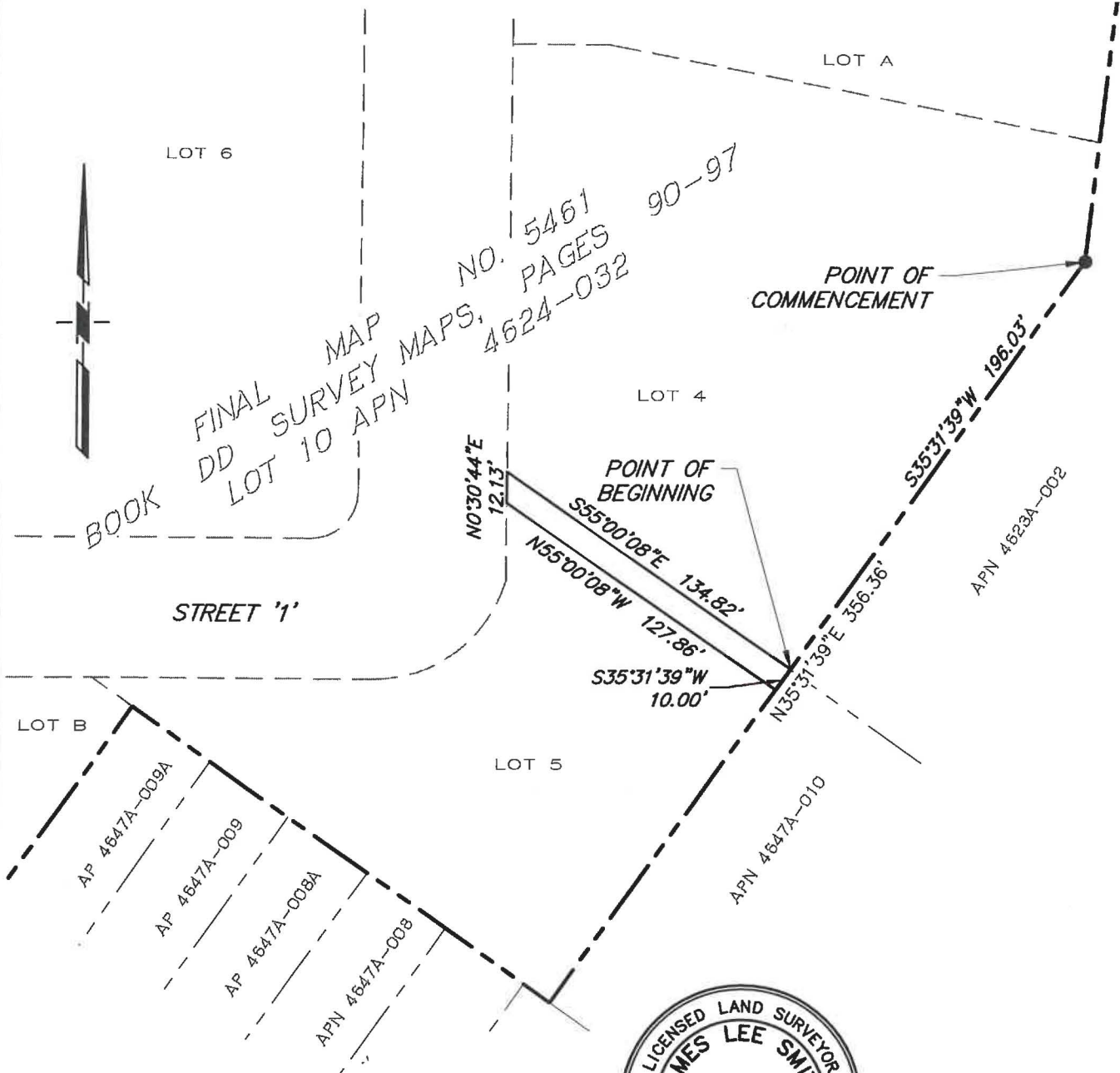


THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY, ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION

BASIS OF BEARINGS: FINAL MAP NO. 5461, FILED IN BOOK DD OF SURVEY MAPS, PAGES 90-97

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SAN FRANCISCO		
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO. 1815 EGBERT AVENUE SAN FRANCISCO CA., 94124	AREA 1,462 Sq. Ft.±	EMERGENCY VEHICLE ACCESS EASEMENT SAN FRANCISCO HOUSING AUTHORITY TO THE CITY OF SAN FRANCISCO		
A.P. No. 4624-032		Scale: 1"=60'	Date: 05/05/21	
O.R. No.	CITY ACQUISITION DEED	DWN. PCR	APPROVED	FILE NO.
O.R. No.	O.R.	CHK. JLS		R-

EXHIBIT B-3

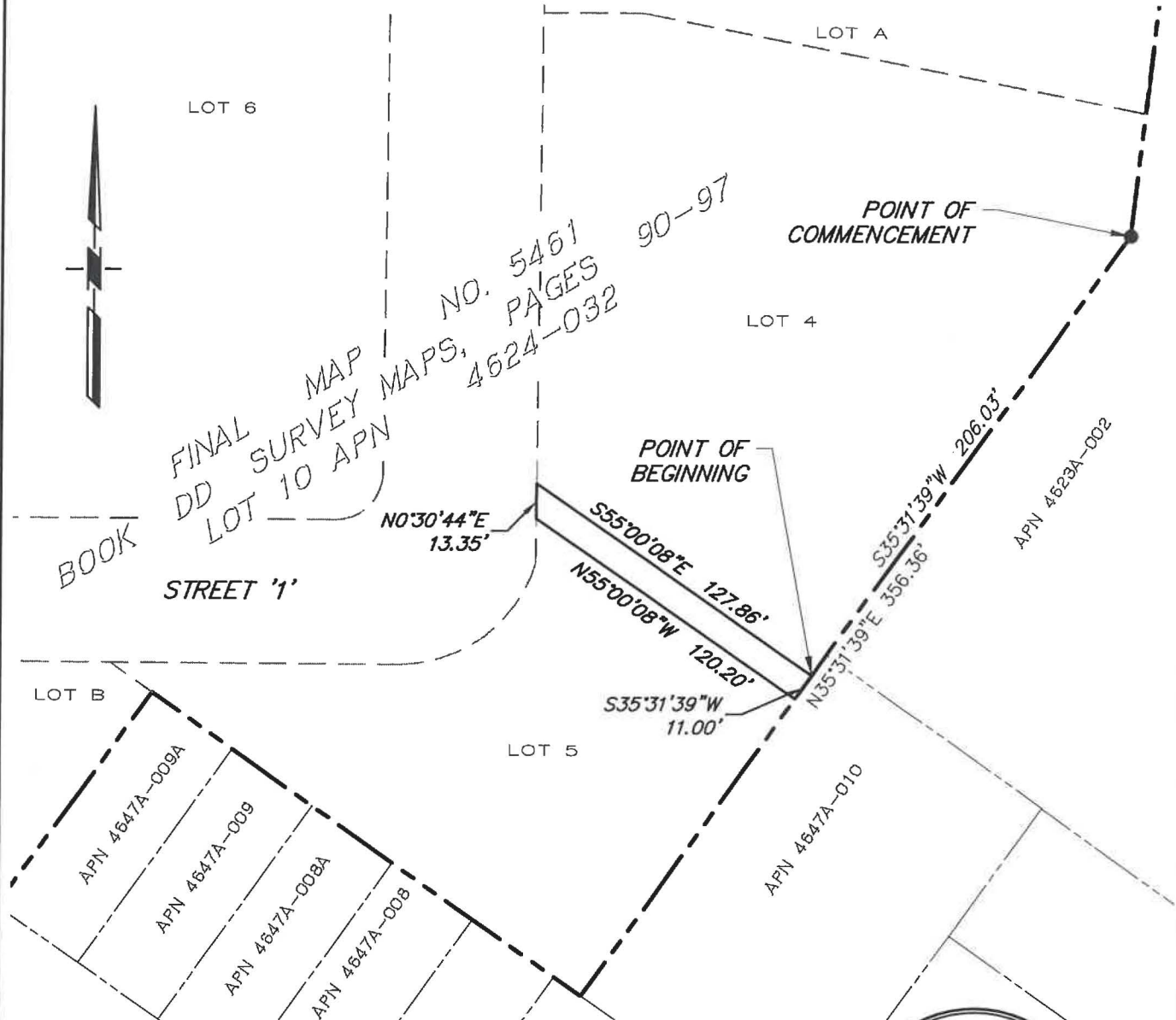


THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY, ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION

BASIS OF BEARINGS: FINAL MAP NO. 5461, FILED IN BOOK DD OF SURVEY MAPS, PAGES 90-97

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SAN FRANCISCO		
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO. 1815 EGBERT AVENUE SAN FRANCISCO CA., 94124	AREA 1,313 Sq. Ft.±	EMERGENCY VEHICLE ACCESS EASEMENT SAN FRANCISCO HOUSING AUTHORITY TO THE CITY OF SAN FRANCISCO		
	CITY ACQUISITION DEED	Scale: 1"=60'	Date: 05/05/21	
A.P. No. 4624-032	O.R. No.	DWN. PCR	APPROVED	FILE NO.
O.R. No.	O.R.	CHK. JLS		R-

EXHIBIT B-4



THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY, ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION

BASIS OF BEARINGS: FINAL MAP NO. 5461, FILED IN BOOK DD OF SURVEY MAPS, PAGES 90-97



OWNER AND MAILING ADDRESS		PROPERTY AREAS	CITY OF SAN FRANCISCO		
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO. 1815 EGBERT AVENUE SAN FRANCISCO CA., 94124		AREA 1,364 Sq. Ft.±	EMERGENCY VEHICLE ACCESS EASEMENT SAN FRANCISCO HOUSING AUTHORITY TO THE CITY OF SAN FRANCISCO		
			Scale: 1"=60' Date: 05/05/21		
A.P. No. 4624-032		CITY ACQUISITION DEED	DWN. PCR	APPROVED	FILE NO. R-
O.R. No.			CHK. JLS		
O.R. No.					

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this Easement Agreement, dated _____, 20__, to the City and County of San Francisco, is hereby accepted pursuant to Board of Supervisors' Resolution No. _____, approved _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 20__

CITY AND COUNTY OF SAN
FRANCISCO,
a municipal corporation

By: _____
Sarah R. Oerth
Director of Property

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

Attn: Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624; Lots 448 and 452

[Space Above for Recorder's Use]

EASEMENT AGREEMENT

(Easement for Access to Maintain Retaining Wall)

(Final Map No. 9677)

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body corporate and politic ("**Grantor**"), grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation and its successors and assigns ("**City**"), a perpetual easement for ingress, egress, and access, in, across, and through Grantor's certain real property which is located in San Francisco, California and described in attached Exhibit A and depicted in Exhibit B (the "**Easement Area**") in order to provide for repair, maintenance, and if necessary, reconstruction of a retaining wall supporting Street 1 immediately adjacent to the Easement Area (the "**Retaining Wall**"), which shall be referred to hereafter as the "**Easement**."

1. Nature of Easement. The Easement is a perpetual, non-exclusive easement in gross for the purpose of providing the City and its respective contractors and subcontractors (collectively, "**City's Agents**"), vehicles and equipment: (a) access in, across, and through the Easement Area to provide for repair, maintenance, and reconstruction of the Retaining Wall, and (b) to place temporary facilities and equipment on the Easement Area when needed in connection with any work on the Retaining Wall (provided that City's Agents will maintain any temporary facilities and equipment only so long as needed to address perform the work).

2. Grantor's Reserved Rights. Grantor, on behalf of itself, its agents, contractors, subcontractors, suppliers, consultants, employees, invitees or other authorized persons acting for or on behalf of Grantor, including but not limited to any lessee and its tenants (collectively, "**Grantor's Agents**"), reserves the right to use the Easement Area, in any way not inconsistent with the above grant of the Easement, subject to the conditions below.

a. Interference. Grantor and Grantor's Agents shall not use the Easement Area or permit the same to be used for any purpose or in any manner that will interfere with the Easement.

b. Maintenance and Repair. Except as set forth in Sections 1 and 3 , City shall have no obligation under this Easement Agreement to maintain or repair the Easement Area or to maintain, repair, replace or remove any improvements or materials in the Easement Area.

c. Shrubs and Trees. Grantor may not plant shrubs or trees in the Easement Area.

d. Fences and Gates. In the event that Grantor elects to construct and maintain fences within or surrounding the Easement Area, Grantor shall provide for City's immediate right of access to the Easement Area without prior notice or authorization to Grantor.

e. Other Structures. Except as set forth in Section 2(d) above, Grantor may not install any surface structures that could impede access within the Easement Area without the prior written consent of City's Public Works Director.

f. Default; Enforcement. Grantor's failure to perform any of its covenants or obligations under this Section and to cure such non-performance within thirty (30) days of written notice by City of such failure shall constitute a default under this Easement Agreement; provided that if more than thirty (30) days are reasonably required to cure such failure, no event of default shall occur if Grantor commences such cure within such thirty (30) day period and diligently prosecutes such cure to completion. Upon such default, City shall be entitled to enforce its rights under this Section and the Easement Agreement in any forum of appropriate jurisdiction.

3. City's Use of the Easement.

a. City's rights under this Agreement may be exercised by City's Agents.

b. In undertaking work on the Retaining Wall, City shall use reasonable efforts to (i) complete all activities in an expeditious and diligent manner; and (ii) minimize disruption to Grantor's use of the Easement Area. Grantor hereby waives any claims, for any inconvenience, disturbance, loss of business, nuisance, or other damage arising out of City's entry onto or use of the Easement Area, except to the extent resulting directly from the active negligence or willful misconduct of City or City's Agents, or City's breach of its covenants in this Easement Agreement.

c. Upon completion of any work within or around the Easement Area, City shall, at its cost, backfill the excavation and restore the surface in accordance with the terms of this Section. Where the disturbed surface area is paved, City shall restore the area with three-inch (3") thick asphalt concrete over eight-inch thick (8") Portland cement concrete or its cost equivalent. Where the disturbed surface area is not paved, City shall restore the area with native backfill. Except as provided above, City shall not be liable for damage to, or required to restore, any other improvements or vegetation within the Easement Area. In a non-emergency, City shall provide a minimum of ten (10) business days' notice to Grantor to remove such improvements prior to City commencing work within the Easement Area.

d. City shall indemnify, defend (with counsel reasonably approved by Grantor and Grantor's Agents), and hold Grantor and Grantor's Agents harmless from and against any cost, expense, liability, damage or injury to property or persons to the extent caused by City's gross negligence or willful misconduct (or that of City's Agents) in the exercise of the rights granted to,

or reserved by, City hereunder. Notwithstanding anything herein to the contrary, this Section 3(d) shall survive the expiration and termination of this Easement.

4. Condition of Easement Area. Except as provided in Section 2 above, City accepts its rights in the Easement Area in its current “as is” condition without any warranty (express or implied) by Grantor. Grantor and City shall conduct all of their respective activities within the Easement Area in a manner such that the Easement Area remains in a good, safe condition.

5. Notices, Demands and Communications. Whenever any notice or any other communication is required or permitted to be given under any provision of this Easement Agreement (as, for example, where a party is permitted or required to “notify” the other party), such notice or other communication shall be in writing, signed by or on behalf of the party giving the notice or other communication, and shall be deemed to have been given on the earliest to occur of (i) the date of the actual delivery, or (ii) if mailed, on the delivery date shown on the return receipt, in each case to the respective address(es) of the party to whom such notice is to be given as set forth below, or at such other address of which such party shall have given notice to the other party as provided in this Section 5. Legal counsel for any party may give notice on behalf of such party.

If to Grantor, to:	Housing Authority of the City and County of San Francisco 1815 Egbert Avenue San Francisco, California 94124 Attention: Chief Executive Officer
--------------------	--

With a copy to	Goldfarb & Lipman LLP 1300 Clay Street, 11 th Floor Oakland, California 94612 Attention: Dianne Jackson McLean, Esq.
----------------	--

If to City, to:	Attn: Director of Property San Francisco Real Estate Division 25 Van Ness Avenue, Suite 400 San Francisco, CA 94102
-----------------	--

With copies to:	Attn: Public Works Director San Francisco Public Works 49 South Van Ness Avenue San Francisco, CA 94103 Attn: Real Estate/Finance Team Office of the City Attorney City Hall, Room 234 1 Dr. Carlton R. Goodlett Place San Francisco, CA 94102
-----------------	--

6. Abandonment of Easement. City may, at its sole option, abandon the Easement by recording a quitclaim deed. Except as otherwise provided in this Easement Agreement, upon recording such quitclaim deed, the Easement and all rights, duties and liabilities hereunder shall be terminated and of no further force or effect. No temporary non-use of the Easement Area or other conduct, except for recordation of the quitclaim deed as provided in this paragraph shall be deemed abandonment of the Easement.

7. HUD Requirements. The Parties acknowledge and agree that this Easement Agreement is subject to the review and approval of the United States Department of Housing and Urban Development ("**HUD**").

a. Conflict Clause. To the extent that any of the foregoing is in conflict with the requirements of the United States Housing Act of 1937 (1937 Act), as amended, federal regulations, and the Annual Contributions Contract ("**ACC**"), as amended, and other HUD requirements, the HUD requirements shall control and govern in such instances of conflict.

b. Indemnification Clause. It is acknowledged and agreed that Grantor has no authority to provide guarantees, indemnifications, rights of set off, or other pledges involving the assets of any Public Housing Project (as the term 'Project' is defined in the ACC between Grantor and HUD (the "**Public Housing Project**") or other assets of Grantor, including any Housing Choice Voucher ("**HCV**") related assets of Grantor. Accordingly, except as approved by HUD in writing, it is acknowledged that there is no legal right of recourse against: (1) any Public Housing Project of Grantor; (2) any operating receipts (as the term "operating receipts" is defined in ACC), HCV receipts or Capital or Operating Funds of Grantor; (3) any public housing operating reserve of Grantor reflected Grantor's annual operating budget and required under the ACC, or (4) any other asset of Grantor related to the 1937 Act. Should any assets of Grantor be identified at a later date as meeting the criteria set forth above, any guarantees, indemnifications, right of set off, or other pledges involving those assets will be deemed null, void, and unenforceable.

c. Termination Clause. If HUD approves the termination of the ACC at the Public Housing Project and/or release of the Declaration of Trust/Declaration of Restrictive Covenant(s) (e.g., through a disposition under Section 18 of the 1937 Act, the Rental Assistance Demonstration ("**RAD**") program or any other removal action of the Special Applications Center), Grantor may terminate this Easement. In addition, if HUD determines that the Easement does not comply with federal public housing requirements, Grantor may terminate this Easement.

d. HUD is not a Guarantor. HUD is not a Guarantor of Grantor and is not liable for the actions of Grantor under this Easement Agreement.

e. No Assignment Rights or Rights of Mortgage or Security Interests. The Easement Agreement does not include any assignment rights or rights of mortgage or security interests unless HUD approval under section 30 of the 1937 Act has been obtained.

8. Exhibits. The exhibits referenced in and attached to this Easement Agreement are incorporated into and made a part of this Easement Agreement. Grantor and City acknowledge that the precise locations described in the attached exhibits may change upon construction of the Retaining Wall and surrounding improvements. In such an event, Grantor and City agree to work

together in good faith to amend and restate this Easement Agreement as needed to reflect the area required for the improvements as actually installed.

The conditions and covenants contained in this Easement Agreement shall run with the land, burden the Easement Area and be binding on and benefit Grantor and City and their respective agents, successors and assigns unless earlier terminated by written agreement of the parties or their respective successors and assigns.

[Signature pages follow.]

Executed as of this _____ day of _____, 20____.

GRANTOR:

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO,
a public body corporate and politic

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Name: Daniel Adams
Title: Acting Executive Director

Dianne Jackson McLean, Esq.
Goldfarb & Lipman LLP
Special Counsel to Authority

**Accepted and agreed:
GRANTEE:**

CITY AND COUNTY OF SAN
FRANCISCO,
a municipal corporation

By: _____
Sarah R. Oerth
Director of Property

RECOMMENDED:

By: _____
Carla Short
Director
San Francisco Public Works

APPROVED AS TO FORM:

DAVID CHIU
City Attorney

DESCRIPTION CHECKED/APPROVED:

By: _____

By: _____
Vicente P. Reyes
Deputy City Attorney

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

) ss

County of San Francisco)

On _____, before me, _____, a notary public in and for said State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit A

LEGAL DESCRIPTION OF EASEMENT AREA

[As Attached]

EXHIBIT A
Retaining Wall Maintenance Access Easement
(over Lot B and Lot 5 – Final Map No. 9677)

Lying within the City of San Francisco, County of San Francisco, State of California, and being a portion of Lot 10 as shown on "Final Map No. 5461", filed for record in the Office of the Recorder of the City and County of San Francisco in Book DD of Survey Maps, at Pages 90 through 97, San Francisco City and County Records, and a portion of the lands described in that deed recorded February 7, 1962 in Book A378, Page 300, Official Records, San Francisco City and County Records, and a portion of Ingalls Street lying northeasterly of Innes Street as shown on said Final Map, being more particularly described as follows:

Commencing at the southeast corner of Lot 10, said point being the southerly terminus of a course being North 35°31'39" East, 356.36 feet as shown on said Final Map No. 5461; thence along the southerly line of said Lot 10, North 54°28'21" West, 193.49 feet to the Point of Beginning; thence from said Point of Beginning, continuing along said southerly line, North 54°28'21" West, 6.51 feet to the southeasterly line of Ingalls Street; thence along the southeasterly line of said Ingalls Street, South 35°31'39" West, 4.56 feet; thence leaving said southeasterly line of said Ingalls Street, North 89°29'16" West, 59.22 feet; thence North 0°30'44" East 15.00 feet; thence South 89°29'16" East, 155.00 feet; thence on a curve to the left having a radius of 53.50 feet, a central angle of 57°22'12", an arc distance of 53.57 feet; thence SOUTH, 22.57 feet; thence along a curve to the right, from a tangent that bears South 49°09'33" West, with a radius of 68.50 feet, a central angle of 41°21'11", an arc distance of 49.44 feet; thence North 89°29'16" West 87.84 feet to the Point of Beginning.

Containing 3,076 square feet more or less

See Exhibit B for graphic depiction.

This description was prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors Act.


James Lee Smith
PLS 8185



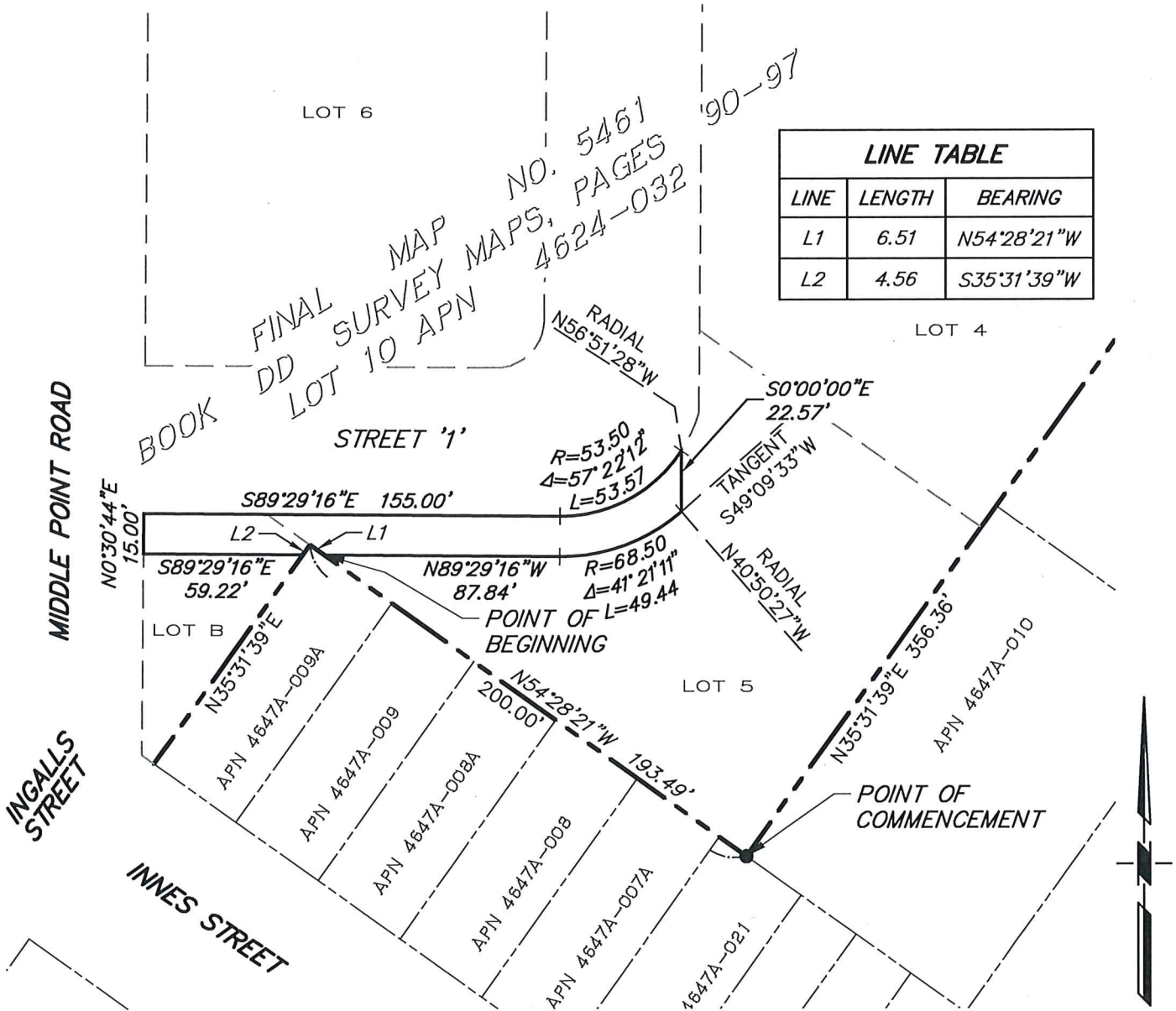
5-6-2021
Date

END OF DESCRIPTION

Exhibit B

DEPICTION OF EASEMENT AREA

EXHIBIT B



THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY, ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION

BASIS OF BEARINGS: FINAL MAP NO. 5461, FILED IN BOOK DD OF SURVEY MAPS, PAGES 90-97



OWNER AND MAILING ADDRESS		PROPERTY AREAS		CITY OF SAN FRANCISCO	
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO. 1815 EGBERT AVENUE SAN FRANCISCO CA., 94124		AREA 3,076 Sq. Ft.±		RETAINING WALL MAINTENANCE EASEMENT SAN FRANCISCO HOUSING AUTHORITY TO THE CITY OF SAN FRANCISCO	
A.P. No. 4624-032		CITY ACQUISITION DEED		Scale: 1"=60'	
O.R. No.				Date: 05/05/21	
O.R. No.				DWN. PCR CHK. JLS	
		O.R.		APPROVED FILE NO. R-	

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this Easement Agreement, dated _____, 20__, to the City and County of San Francisco, is hereby accepted pursuant to Board of Supervisors' Resolution No. _____, approved _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 20__

CITY AND COUNTY OF SAN
FRANCISCO,
a municipal corporation

By: _____
Sarah R. Oerth
Director of Property

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624, Lots 57, 58, 59 and 60

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body corporate and politic (“**Grantor**”), being the fee title owner of record of the herein described property, hereby grants to CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“**Grantee**”), for public street, roadway and public utility purposes, all right, fee title and interest in the real property situated in the City and County of San Francisco, State of California described in Exhibit “A”, attached hereto and made a part hereof.

This Grant Deed is provided in connection with, and for the purpose of evidencing the acceptance by Grantee of that certain Offer of Dedication dated January 1, 2015, which was recorded on January 16, 2015, as Document No. 2015-K006774 in the Official Records of the City and County of San Francisco (“**Offer**”). Upon Grantee’s acceptance of this Grant Deed and recording hereof, all rights set forth in the Offer are hereby accepted in full by Grantee, and any obligation by Grantor which may exist as to the Offer is satisfied in all respects.

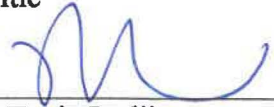
(Signatures on following page).

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of July, 2020.

GRANTOR:

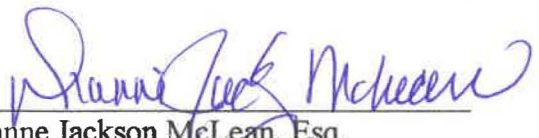
HOUSING AUTHORITY OF THE CITY AND
COUNTY OF SAN FRANCISCO, a public body
corporate and politic

By:



Germaine Tonia Lediju,
Acting Executive Director

APPROVED AS TO FORM AND LEGALITY:



Dianne Jackson McLean, Esq.
Goldfarb & Lipman LLP
Special Legal Counsel to Authority

AUTHORITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On July 6, 2020 before me, Linda Martin (Mason)
(here insert name and title of officer), personally appeared Germane Tonia Lediyo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Lda Martin

(seal)



CERTIFICATE OF ACCEPTANCE
Government Code Section 27281

This is to certify that the interest in the real property conveyed by the grant deed dated _____, 2020, from the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body corporate and politic ("**Grantor**"), to CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, existing under the laws of the State of California ("**Grantee**"), is hereby accepted by the undersigned officer on behalf of Grantee, pursuant to the authority conferred by a resolution of Grantee, adopted on _____, and Grantee consents to recordation thereof by its duly authorized officer.

IN WITNESS WHEREOF, I have hereunder set my hand this ____ day of _____, 2020.

GRANTEE:

CITY AND COUNTY OF SAN FRANCISCO,
A municipal corporation

By: _____

Name: _____

Its: _____

APPROVED AS TO FORM:

Dennis J. Herrera,
City Attorney

By: _____

John Malamut
Deputy City Attorney

CITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(here insert name and title of officer), personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

The land referred to herein is situated in the State of California, County of San Francisco, and is described as follows:

Lots 6, 7, 8 and 9 as shown on that certain Final Map No. 7545, filed for record on November 21, 2014 in Book FF of Survey Maps, at Pages 16 through 20, inclusive, Official Records of the City and County of San Francisco.

Assessor's Block 4624, Lots 57, 58, 59 and 60.

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624, Lots 453 & 454

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate, and politic (“**Grantor**”), hereby grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (the “**Grantee**”), all right, fee title, and interest in the real property situated in the City and County of San Francisco, State of California, described in **Exhibit A** attached hereto and made a part hereof.

This Grant Deed is provided in connection with, and for the purpose of evidencing the acceptance by Grantee of that certain Offer of Dedication dated April 27, 2021, which was recorded on August 24, 2021 as Document No. 2021135901 in the Official Records of the City and County of San Francisco (“**Offer**”). Upon Grantee’s acceptance of this Grant Deed Grantor’s obligation as to the Offer is satisfied in all respects.

IN WITNESS WHEREOF, the undersigned has executed this instrument this ____ day
of _____, 20__.

(Signatures on following page)

APPROVED AS TO FORM AND
LEGALITY:

Dianne Jackson McLean, Esq.
Goldfarb & Lipman LLP
Special Counsel to Authority

HOUSING AUTHORITY OF THE CITY AND
COUNTY OF SAN FRANCISCO
a public body, corporate and politic

By:

Daniel Adams, Acting Executive Director

HOUSING AUTHORITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(here insert name and title of officer), personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (seal)

CERTIFICATE OF ACCEPTANCE

As required under Government Code Section 27281, this is to certify that the interest in real property conveyed by the Grant Deed dated _____, from the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate and politic, to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“**Grantee**”), is hereby accepted by the undersigned officer on behalf of the Grantee, pursuant to the authority conferred by order of its Board of Supervisors’ Ordinance No. _____, adopted on _____, and Grantee consents to recordation thereof by its duly authorized officer.

IN WITNESS WHEREOF, I have hereunder set my hand this ____ day of _____.

APPROVED AS TO FORM:

DAVID CHIU
City Attorney

CITY AND COUNTY OF SAN
FRANCISCO
a municipal corporation

By: _____
Vicente P. Reyes
Deputy City Attorney

By: _____
Sarah R. Oerth
Director of Property

APPROVED LEGAL DESCRIPTIONS

By: _____
Elias French
City and County Surveyor

CITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(here insert name and title of officer), personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (seal)

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Francisco, and is described as follows:

Lots 8 and 9 as shown on that certain Final Map No. 9677 filed for record in the Office of the Recorder of the County of San Francisco, State of California, on August 24, 2021, in Book 2 of Final Maps, pages 55-59, inclusive.

Assessor's Block 4624, Lots 453 & 454.

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**

City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102
Attention: Director of Property

No fee for recording pursuant to Government
Code Section 27383

APN: Block 4624, Lots 57, 58, 59 and 60

(SPACE ABOVE THIS LINE IS FOR RECORDER USE)

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HV PARTNERS 2, LP, a California limited partnership ("**Grantor**"), hereby releases, remises and quitclaims to CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation ("**Grantee**"), all improvements, structures, and fixtures owned by Grantor located on the real property in the State of California, County of San Francisco, described in Exhibit "A", attached hereto and by this reference incorporated herein.

This Quitclaim Deed is provided in connection with, and for the purpose of evidencing the acceptance by Grantee of that certain Offer of Dedication dated January 1, 2015, which was recorded on January 16, 2015, as Document No. 2015-K006774 in the Official Records of the City and County of San Francisco ("**Offer**"). Upon Grantee's Acceptance of this Quitclaim Deed and recording hereof, all rights set forth in the Offer are hereby accepted in full by Grantee, and any obligation by Grantor which may exist as to the Offer is satisfied in all respects.

(Signatures on following page).

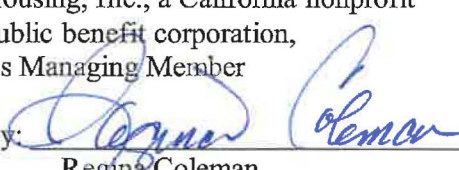
IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of May, 2026.

GRANTOR:

HV Partners 2, LP,
a California limited partnership

By: HV HPAH Phase II LLC,
a California limited liability company
Its Managing General Partner

By: Hunters Point Affordable
Housing, Inc., a California nonprofit
public benefit corporation,
Its Managing Member

By: 
Regina Coleman
President

By: HV Ustawi LLC,
a California limited liability company
Its Co-General Partner

By: Devine & Gong, Inc.,
a California corporation,
Its Managing Member

By: _____
Chan U Lee
President

By: JSCo Hunters View 2, LLC,
a California limited liability company
Its Administrative General Partner

By: John Stewart Company,
a California corporation,
Its Manager

By: _____
Jack D. Gardner
Chairman of the Board

IN WITNESS WHEREOF, the undersigned has executed this instrument this ____ day of _____, 2026.

GRANTOR:

HV Partners 2, LP,
a California limited partnership

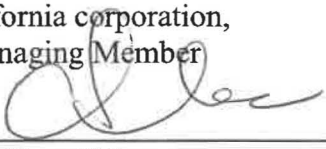
By: HV HPAH Phase II LLC,
a California limited liability company
Its Managing General Partner

By: Hunters Point Affordable
Housing, Inc., a California nonprofit
public benefit corporation,
Its Managing Member

By: _____
Regina Coleman
President

By: HV Ustawi LLC,
a California limited liability company
Its Co-General Partner

By: Devine & Gong, Inc.,
a California corporation,
Its Managing Member

By: _____
Chan U Lee
President

By: JSCo Hunters View 2, LLC,
a California limited liability company
Its Administrative General Partner

By: John Stewart Company,
a California corporation,
Its Manager

By: _____
Jack D. Gardner
Chairman of the Board

IN WITNESS WHEREOF, the undersigned has executed this instrument this _____ day of _____, 2026.

GRANTOR:

HV Partners 2, LP,
a California limited partnership

By: HV HPAH Phase II LLC,
a California limited liability company
Its Managing General Partner

By: Hunters Point Affordable
Housing, Inc., a California nonprofit
public benefit corporation,
Its Managing Member

By: _____
Regina Coleman
President

By: HV Ustawi LLC,
a California limited liability company
Its Co-General Partner

By: Devine & Gong, Inc.,
a California corporation,
Its Managing Member

By: _____
Chan U Lee
President

By: JSCo Hunters View 2, LLC,
a California limited liability company
Its Administrative General Partner

By: John Stewart Company,
a California corporation,
Its Manager

By: 
Jack D. Gardner
Chairman of the Board

CERTIFICATE OF ACCEPTANCE
Government Code Section 27281

This is to certify that the interest in the improvements, structures, and fixtures on the real property conveyed by the quitclaim deed dated _____, 2026, from HV PARTNERS 2, LP, a California limited partnership (“**Grantor**”), to CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, existing under the laws of the State of California (“**Grantee**”), is hereby accepted by the undersigned officer on behalf of Grantee, pursuant to the authority conferred by a resolution of Grantee, adopted on _____, and Grantee consents to recordation thereof by its duly authorized officer.

IN WITNESS WHEREOF, I have hereunder set my hand this ____ day of _____, 2026.

GRANTEE:

CITY AND COUNTY OF SAN FRANCISCO,
A municipal corporation

By: _____

Name: Sarah R. Oerth

Its: Director of Property

APPROVED AS TO FORM:

DAVID CHIU,
City Attorney

By: _____
Vicente P. Reyes
Deputy City Attorney

HV PARTNERS 2, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

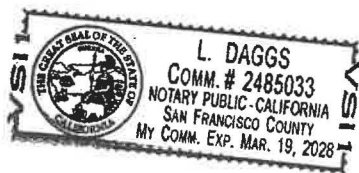
On May 26, 2026 before me, L. Daggs Notary Public
(here insert name and title of officer), personally appeared Regina Coleman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: L. Daggs

(seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

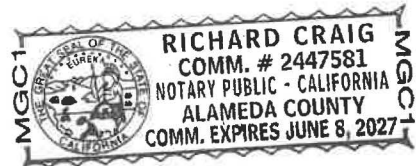
On 5.19.26 before me, Richard Craig, Notary Public
(insert name and title of the officer)

personally appeared Chan Lee
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



HV PARTNERS 2, LP ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On May 29, 2026 before me, L. Marquez, Notary Public
(here insert name and title of officer), personally appeared Jack D. Gardner,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: L. Marquez

(seal)



CITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____
(here insert name and title of officer), personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (seal)

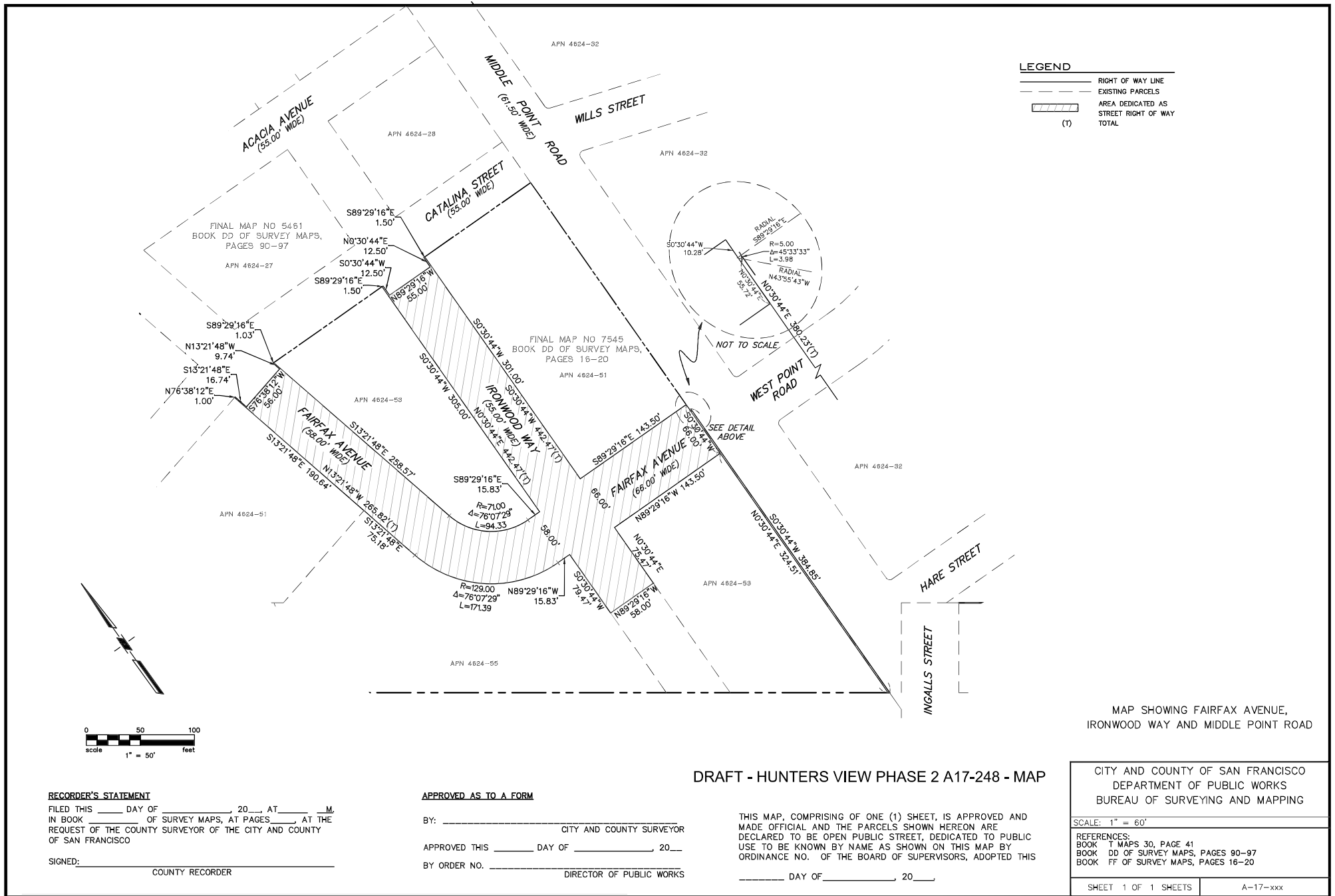
EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

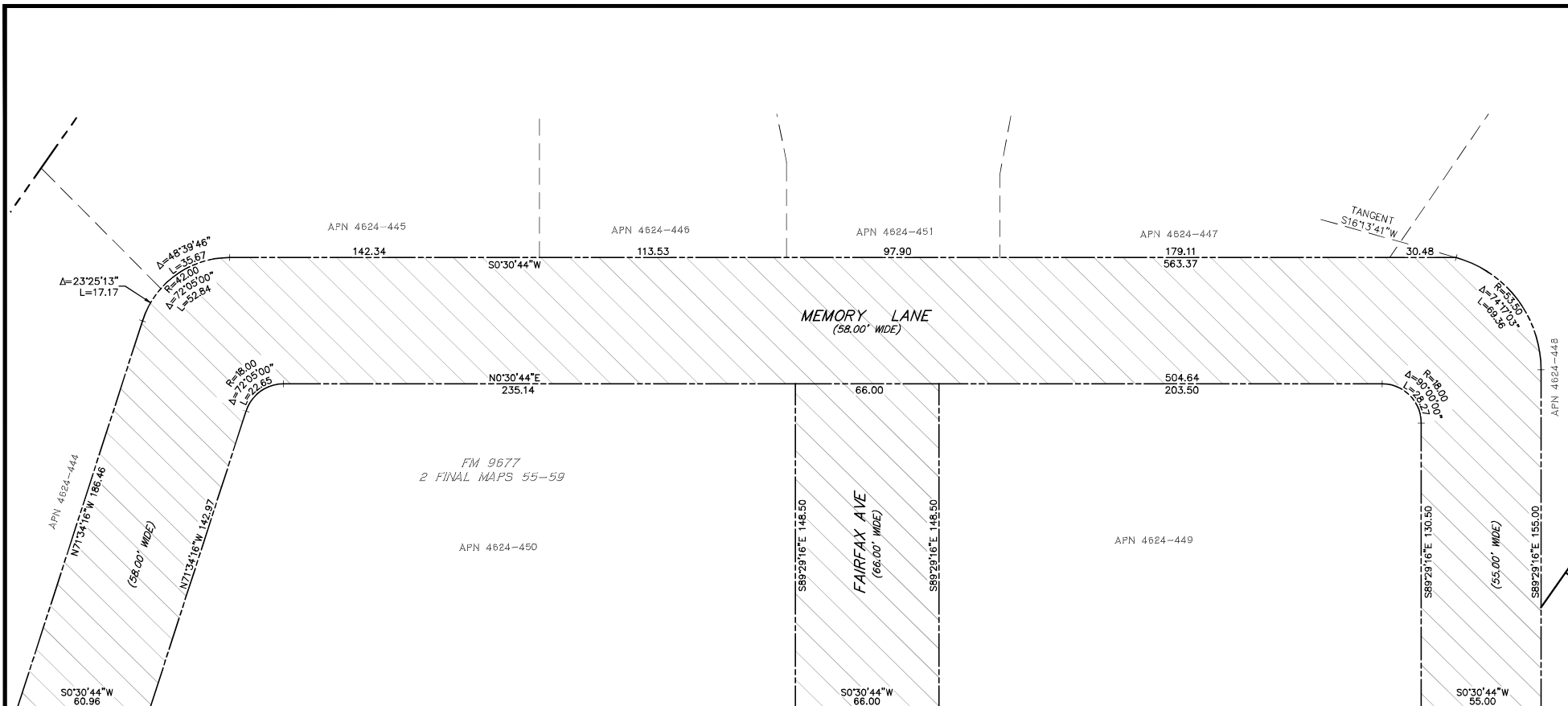
The land referred to herein is situated in the State of California, County of San Francisco, and is described as follows:

Lots 6, 7, 8 and 9 as shown on that certain Final Map No. 7545, filed for record on November 21, 2014 in Book FF of Survey Maps, at Pages 16 through 20, inclusive, Official Records of the City and County of San Francisco.

Assessor's Block 4624, Lots 57, 58, 59 and 60.



8/9/2026 11:08:54 PM Nutsa Golestan C:\Users\Nutsa\Documents\07030300\07030300\Map\A17-247-Map.dwg 3 C:\Users\Nutsa\Documents\07030300\07030300\Map\A17-247-Map.dwg
[User: Nutsa, 070303-0001-0001]



MIDDLE POINT ROAD

LEGEND

- RIGHT OF WAY LINE
- EXISTING PARCELS
- AREA DEDICATED AS STREET RIGHT OF WAY

DRAFT - HUNTERS VIEW PHASE 3 A17-247 - MAP

MAP SHOWING MEMORY LANE
AND FAIRFAX AVENUE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF SURVEYING AND MAPPING

SCALE: SCALE

REFERENCES:
BOOK MAP BOOK T, PAGE 34
BOOK DD OF SURVEY MAPS, PAGES 90-97
BOOK FF OF SURVEY MAPS, PAGES 16-20
BOOK 2 OF FINAL MAPS, PAGES 55-59

SHEET 1 OF 1 SHEETS

A-17-XXX

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____, M.
IN BOOK _____ OF SURVEY MAPS, AT PAGES _____, AT THE
REQUEST OF THE COUNTY SURVEYOR OF THE CITY AND COUNTY
OF SAN FRANCISCO

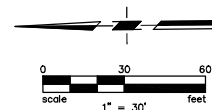
SIGNED: _____
COUNTY RECORDER

APPROVED AS TO A FORM

BY: _____ CITY AND COUNTY SURVEYOR

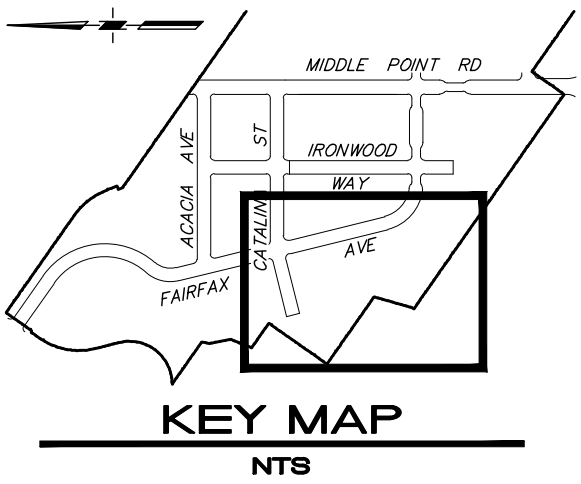
APPROVED THIS _____ DAY OF _____, 20____

BY ORDER NO. _____ DIRECTOR OF PUBLIC WORKS

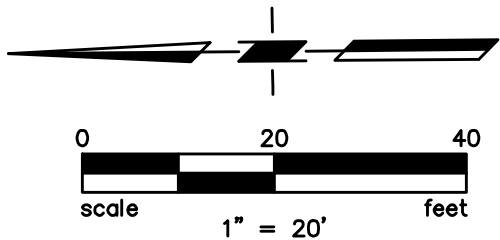


THIS MAP, COMPRISING OF ONE (1) SHEET, IS APPROVED AND
MADE OFFICIAL AND THE PARCELS SHOWN HEREON ARE
DECLARED TO BE OPEN PUBLIC STREET, DEDICATED TO PUBLIC
USE TO BE KNOWN BY NAME AS SHOWN ON THIS MAP BY
ORDINANCE NO. _____ OF THE BOARD OF SUPERVISORS, ADOPTED THIS

_____ DAY OF _____, 20____



LEGEND	
APN XXXXX-XXX	ASSESSORS PARCEL NUMBER
---	RIGHT OF WAY LINE
---	LOT LINE
---	FACE OF CURB
---	EXISTING FACE OF CURB
---	SIDEWALK
---	TEMP AC PAVING



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF SURVEYING
AND MAPPING

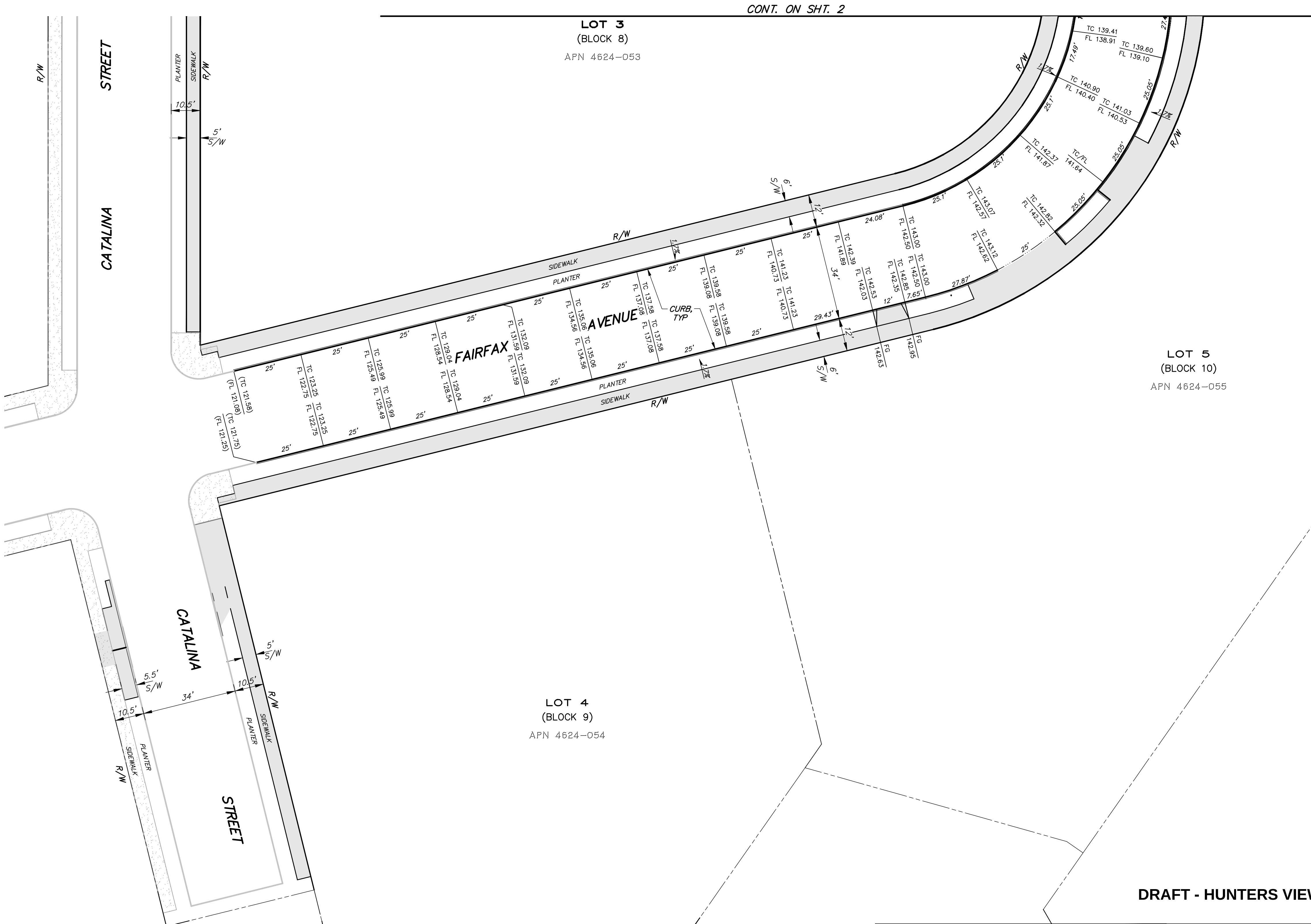
MAP SHOWING THE OFFICIAL GRADES OF
SIDEWALK AND CURB ELEVATIONS
ALONG FAIRFAX AVENUE, CATALINA STREET,
IRONWOOD WAY, MIDDLE POINT ROAD, INNES
AVENUE, AND INGALLS STREET

SCALE: 1" = 20' SHEET 1 OF 2 SHEETS

APPROVED:	FILE:
DATE:	

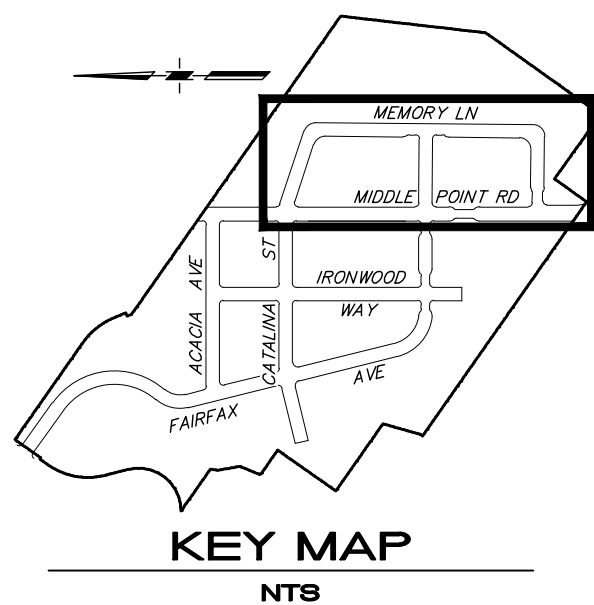
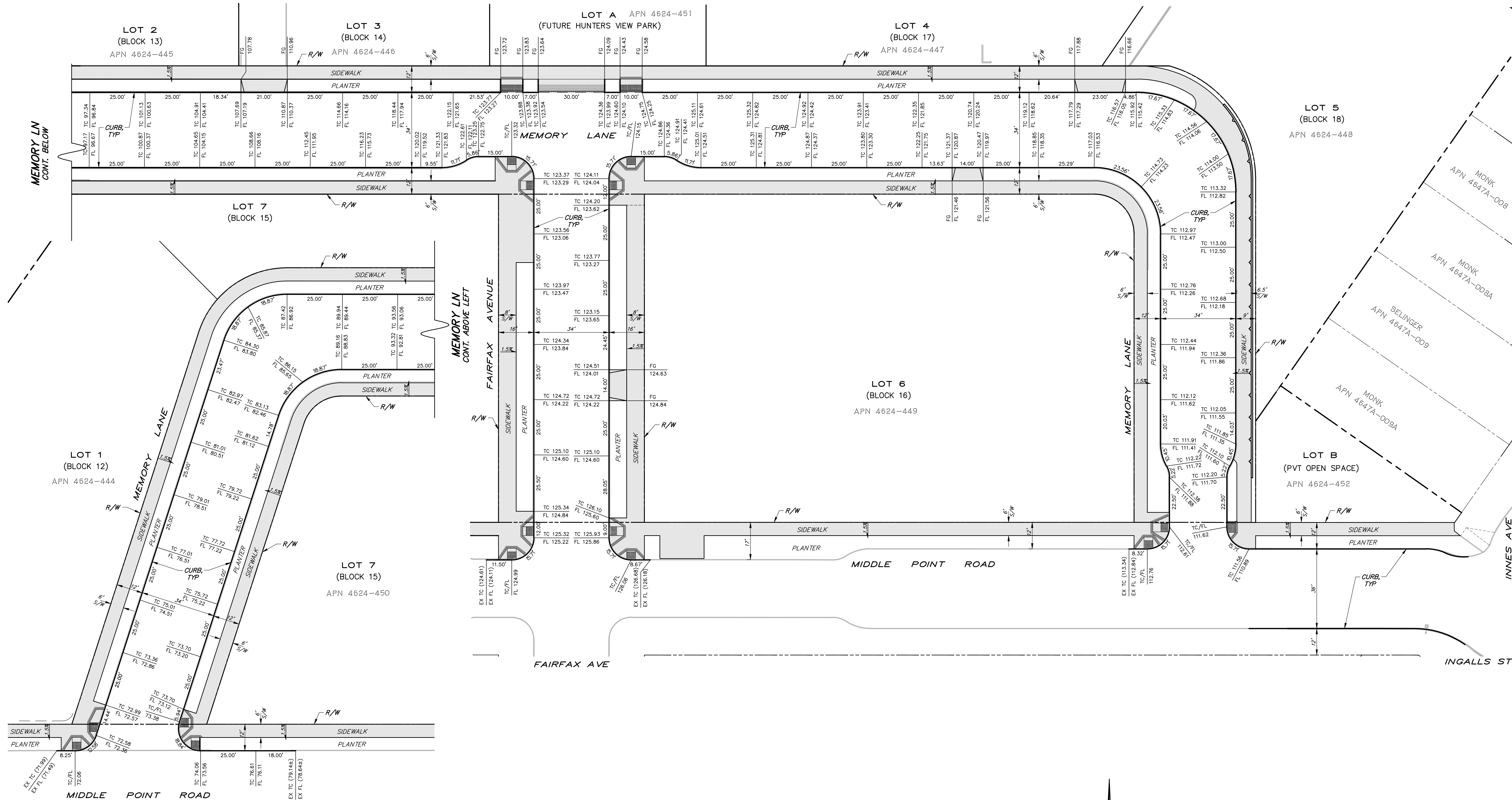
BY: _____ DATE: _____	NO.	DATE	DESCRIPTION TABLE OF CHANGES	BY	DRAWN: NLC
					CHECKED: JDF

DRAFT - HUNTERS VIEW PHASE 2 Q-20-1310 MAP



6/1/2028 4:17:06 PM Nulis Odolan C:\2007\20070300\07030000\4wq\PHASE 2\EA\07030-Ext Ph2 C20 ROW SF DPM.dwg
[xref files: 5F- DPM-ST MAPPING: 07030-PH2-HC; 07030-PH2-SW; 07030-PH2-TP-PostDemo; 07030-BNDY-PH1.]

6/11/2026 4:28:39 PM Heidi Calzon Q:\07030\Q20\07030-00\Map\PHASE 3 Q20\Map\Q20 Sidewalk\07030-00-ENR-PH3-Q20 ROW SF DPM.dwg
[User: Heidi, 5/11/2026 4:28:39 PM, PH3-Q20 ST MAPPING, 07030-PH3-HC, 07030-BRD-PH3, X=07030-PH3-TF-Post [Demo]]



LEGEND

APN XXXXX-XXX	ASSESSORS PARCEL NUMBER
---	RIGHT OF WAY LINE
---	LOT LINE
---	FACE OF CURB
---	EXISTING FACE OF CURB
---	SIDEWALK



DRAFT - HUNTERS VIEW PHASE 3 Q-20-1309 MAP

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BUREAU OF SURVEYING AND MAPPING	
MAP SHOWING THE OFFICIAL GRADE OF SIDEWALK AND CURB ELEVATIONS ALONG MIDDLE POINT ROAD, MEMORY LANE AND FAIRFAX AVENUE	
SCALE: 1" = 20'	SHEET 1 OF 6 SHEETS
APPROVED:	FILE:
DRAWN: NLC	CHECKED: JDF
DATE:	DATE:

ELIAS FRENCH, PLS 9406
CITY AND COUNTY SURVEYOR

BY: _____ DATE: _____

NO.	DATE	DESCRIPTION TABLE OF CHANGES

BY: _____
CHECKED: JDF



July 15, 2026

Clerk of the Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: **Board of Supervisors Legislation Referral – File No. 260710**
Hunter View HOPE SF – Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades
Planning Department File No. 2007.0168R

To Whom It May Concern:

This letter is to confirm that the actions proposed in Board of Supervisors File No. 260710 are consistent with the General Plan and the General Plan Consistency findings of Planning Code Section 101.1 and comply with CEQA.

The actions before the Board of Supervisors include but are not limited to Public Works acceptance of Hunters View Phase 2 rights-of-way and related actions; and delegating to the Director of Public Works the power to accept Hunters View Phase 3 rights-of way and related actions; and delegating to Director of Property to execute deeds and easement for Phase 3 as further described in the Draft Ordinance.

Administrative Code Section requires that the Planning Department report to the Board of Supervisors whether pending action is consistent with the General Plan concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.

Background

On June 12, 2008, at a duly noticed public hearing, the Planning Commission adopted Motion No. 17618, approving CEQA findings and certified the FEIR under Motion No. 17617. At the same hearing, the Commission adopted General Plan findings and recommended approval of Zoning Map Amendments, Text Amendments, establishing the Hunters View Special Use District (SUD), and approving the project through Conditional Use authorization under Motion No. 17621. General Plan and Planning Code Section 101.1 consistency findings were incorporated into this Motion.

On August 22, 2008, at a duly noticed public hearing, the San Francisco Board of Supervisors adopted Ordinance No. 201-08 adopted following approvals relating to the Hunters View Project: CEQA findings, General Plan findings, Planning Code Text amendments, and Zoning Map amendments.

On September 18, 2018, Hunters View Associates, L.P. (hereinafter "Project Sponsor") filed Application No. 2007.0168CUA-02 (hereinafter "Application") with the Planning Department (hereinafter "Department") to modify Conditions of Approval of Motion No. 17621 by modifying three conditions of approval and modifying five provisions in the Hunters View Design-for-Development ("D4D") document.

On January 16, 2020, the Department issued an addendum to the Final EIR. The FEIR analyzed the environmental effects of implementing the Hunters View project. As shown in the addendum, the modified project would not result in new environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures. Additionally, no new information has emerged that would materially change the analyses or conclusions set forth in the FEIR. Therefore, as discussed in more detail below, the modified project would not change the analysis or conclusions reached in the FEIR.

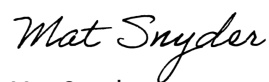
On February 20, 2020, at a duly noticed public hearing, the Planning Commission adopted Motion No. 20663, approving the said modifications, and adopting findings under the California Environmental Quality Act and adopting Findings of Consistency with the General Plan and Planning Code Section 101.1.

Findings

Planning staff have reviewed Board File No. 260710 including the description of the actions before the Board of Supervisors, the A-17 Maps and the Q-20 Maps and have found them consistent with the Planning Department master approvals, the Hunters View Special Use District and the Hunters View Design-for-Development document. As noted above, the Planning Commission made General Plan and Planning Code Section 101.1 Finding as a part of Motion No. 17621 (June 12, 2008) and Motion No. 20662 (February 20, 2020) that contemplated the establishment of the streets described in Board File No. 260710. In addition, the Planning Department Staff finds that the Board of Supervisors actions are covered within the scope of the FEIR and the CEQA findings of Planning Commission Motion No. 20663 and there is no need for subsequent environmental analysis. As the actions described in the Draft Ordinance are consistent with the Hunters View master approvals, the Board of Supervisor can rely on those findings for these actions.

If you have any questions related to this project's environmental evaluation, please contact me at 628-652-7460 or mathew.snyder@sfgov.org

Sincerely,



Mat Snyder
Senior Planner

Planning Commission Motion Nos. 17621 and 20633



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Inclusionary Housing (Redevelopment)
- ☐ Jobs Housing Linkage Program (Sec. 313)
- ☐ Downtown Park Fee (Sec. 139)

- ☐ First Source Hiring (Redevelopment)
- ☐ Child Care Requirement (Sec. 314)
- ☐ Other

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 17621

HEARING DATE: JUNE 12, 2008

Date: May 29, 2008
Case No.: **2007.0168CETZ**
Project Address: **227 – 229 WEST POINT ROAD**
Zoning: RH-2 (Residential, House Two Family)
RM-1 (Residential, Mixed Low Density)
NC-2 (Neighborhood Commercial, Small-Scale)
M-1 (Light Industrial)
40-X Height and Bulk District
Block/Lot: 4624/003, 004, 009
4720/027
Project Sponsor: Hunter's View Associates, LP
576 Sacramento Street, 7th Floor
San Francisco, CA 94111
Staff Contact: Ben Fu – (415) 558-6318
ben.fu@sfgov.org

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 304 TO CREATE A NEW PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE CONSTRUCTION OF APPROXIMATELY 6,400 SQUARE FEET OF RETAIL USE, 21,600 SQUARE FEET OF COMMUNITY SPACE, AND UP TO 800 DWELLING UNITS IN RM-1, RH-2, NC-2, AND M-1 ZONING DISTRICTS WITH A 40 X HEIGHT AND BULK DESIGNATION ON ASSESSOR'S BLOCK 4624, LOTS 3, 4 & 9 AND BLOCK 4720, LOT 27. EXCEPTIONS ARE REQUESTED FROM DENSITY, REAR YARD, OPEN SPACE, EXPOSURE, OFF-STREET, LOADING AND BICYCLE PARKING REQUIREMENTS, AS MANDATED BY THE PLANNING CODE.

PREAMBLE

On March 27, 2008, Hunters View Associates, L.P. (hereinafter "Project Sponsor") filed Application No. 2007.0168C (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use authorization per Planning Code Sections 303 and 304 to create a new Planned Unit Development (PUD) to allow the construction up to 800 dwelling units and including the following exceptions: lot width and area (Planning Code Section 121), rear yards (Planning Code Section 134(a) and

(c)), usable open space (Planning Code Section 135), allowable obstructions (Planning Code Section 136), spacing of street trees (Planning Code Section 143), parking (Planning Code Sections 150, 151, 154 and 155), bicycle parking (Planning Code Section 155.5), loading (Section 152), dwelling unit exposure (Section 140), measurement of height (Planning Code Sections 102.12 and 260(a)) and density (Planning Code Section 209.1).

The revitalization of Hunters View will include the demolition of all of the existing public housing units and other community facilities on the site, resulting in a mixed-income community that will include up to 800 new residential units and provide one-for-one replacement of the existing 267 public housing units. The current project proposal includes up to 800 total units, including a total of 350 affordable rental units (267 of which will be the replacement public housing units) and up to 450 home ownership units, of which 10-15% will be affordable and 17 of those will be developed by Habitat for Humanity. This new mixed-income development will result in a range of resident incomes from less than 10% to over 120% of AMI. Additionally, the net proceeds from the sale of the market-rate for-sale units will cross-subsidize a portion of the development costs of the public housing replacement units and affordable rental units.

On June 12, 2008, the Department certified the Final Environmental Impact Report for the Hunters View Redevelopment Project (State Clearinghouse No. SCH 2007112086) for the Project (the "Final EIR").

On June 12, 2008, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2007.0168C.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2007.0168C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** Located in the Bayview Hunters Point neighborhood of San Francisco, Hunters View currently includes 267 public housing units located on approximately 20 acres of land. Constructed in 1957 on the foundations of World War II workforce housing, the units were never intended to be permanent and due to both their poor initial construction and years of deferred maintenance, the units at Hunters View have deteriorated beyond repair.

The Project will be developed on two adjacent properties. The first, which is owned by the San Francisco Housing Authority, is located at Middle Point and West Point Roads and Wills and

Hare Streets, and is Assessor's Block 4624, Lots 3, 4 and 9. The second, which is adjacent to the Housing Authority property and is currently owned by the San Francisco Redevelopment Agency, is located along Keith Street and is Assessor's Block 4720, Lot 27. Both properties will ultimately be conveyed by deed or ground lease to one or more partnerships which will be formed for the sole purpose of undertaking the Project.

The San Francisco Housing Authority property currently contains 267 public housing units in 50 buildings while the San Francisco Redevelopment Authority property is vacant. The 267 residential units contain approximately 325,000 square feet of space, and there is an additional 7,000 square feet of community serving and storage space on the site. The buildings range in height from one to three stories (or 16 to 28 feet) and currently there are no off-street parking spaces.

3. **Surrounding Properties and Neighborhood.** The subject property is located within RM-1, RH-2, NC-2 and M-1 zoning districts and a 40 X height/bulk district. Most of the surrounding properties are located within an RH-2 zoning district and contain residential uses. The neighboring properties to the west and south contain residential and public uses. The properties to the north and east contain primarily industrial uses. The former Hunters Point Naval Shipyard to the east and southeast is currently being redeveloped as a mixed use project.
4. **Text and Map Amendments to Planning Code.** In order to facilitate the Project at the density required to subsidize the 350 public housing and affordable rental units on the Project site, both text and map changes to the Planning Code are proposed. First, the height and bulk district for the Project site is proposed to be modified from 40-X to 40/65-X pursuant to the addition of Planning Code Section 263.20 to create the HOPE SF Hunters View Special Use District and 40/65-X Height and Bulk District. Secondly, an amendment to Section 249 of the Planning Code by adding Section 249.39 is proposed to establish the HOPE SF Hunters View Special Use District allowing the subdivision or portions of the site as individual lots to exceed the density of the underlying zoning district and allowing uses that are either principally or conditionally permitted within NC-1 Districts to be principally permitted within the special use district. Map amendments are proposed to amend the use designations on the Redevelopment Agency parcel from RH-2, NC-1, and M-1 to RM-1 to establish consistency between the various parcels and to map the Special Use District and the 40/65-X Height and Bulk District.
5. **Redevelopment Agency Parcel.** The Redevelopment Agency parcel, Assessor's Block 4720, Lot 27, is located within Project Area A of the Bayview Hunters Point Redevelopment Plan, which prohibits structures higher than 40 feet. This plan expires on January 1, 2009. A portion of the building to be located on Block 2 exceeds 40 feet in height, but will not be constructed until after the expiration of the Redevelopment Plan for Project Area A. Therefore, this Project Authorization as it relates to the Redevelopment Area parcel, to the extent it is inconsistent with the existing provisions of the Redevelopment Plan, is conditioned upon the expiration of the Redevelopment Plan for Project Area A on January 1, 2009, and shall be effective at that time.
6. **Residential Uses.**

- A. Planning Code Section 209.1 provides that residential uses are permitted as a principal use in the RH-2 and RM-1 Zoning Districts. Pursuant to Planning Code Section 209.1, the southeastern portion of the Project, which is zoned RM-1, is allowed a density ratio not exceeding one dwelling unit for each 800 square feet of lot area. Pursuant to Section 304(d)(4), as a Planned Unit Development, the Project is allowed the density permitted in the RM-2 Zoning District, which is a density ratio not exceeding one dwelling unit for each 600 square feet of lot area, minus one unit. Up to 849 residential units are permitted as of right in the RM-1 Zoning District and 1,132 units are permitted pursuant to a PUD. Currently, the Project proposes to develop up to 800 units.
 - B. The northwestern portion of the Project site, which is primarily zoned RH-2, allows two-family dwelling units as a principally permitted use. RH-2 Districts also allow one dwelling unit for each 1,500 square feet of lot area, but no more than three dwelling units per lot, if authorized as a conditional use by the Planning Commission. The proposed town homes in Block 4720, Lot 27 exceed the density allowance and require conditional use approval.
 - C. Planning Code Section 209.1(m) permits, as a principally permitted use, dwellings for senior citizens at twice the density allowed for the principal permitted uses in Section 209.1, or one senior dwelling unit for each 400 square feet of lot area in the RM-1 Zoning District.
 - D. As detailed in Finding 4 above, the Project Sponsor is requesting a map amendment to change the use district for the entire site to RM-1.
7. **Planned Unit Development.** Planning Code Section 304 permits the creation of a Planned Unit Development for subject sites of greater than one half of an acre. "Planned Unit Developments are intended for project sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, neighborhood and the City as a whole" Where a project demonstrates outstanding overall design, it may seek exceptions for certain Planning Code Provisions. The Project Sponsor is seeking the following exceptions: rear yards (Planning Code Section 134(a) and (c)), usable open space (Planning Code Section 135), allowable obstructions (Planning Code Section 136), spacing of street trees (Planning Code Section 143), parking (Planning Code Sections 150, 151, 154 and 155), bicycle parking (Planning Code Section 155.5), loading (Section 152), dwelling unit exposure (Section 140), measurement of height (Planning Code Sections 102..12 and 260(a)) and density (Planning Code Section 209.1).
8. **Design-for-Development.** Because of the scope of the project, the unusual topography and street layout of the site, and the intent to create a new integrated neighborhood, the Commission finds it appropriate to adopt a Design for Development document that specifically lays out development requirements usually regulated by the Planning Code. The Design for Development is also important to guide the subsequent phases of development over the projected six to ten year build-out. In some cases, the Design for Development provides less stringent requirements than the Planning Code in order to meet certain goals such as addressing the site's topography and designating more land for public space. In other cases, the Design for

Development is more stringent to meet other goals such as assuring a strong public presence of the building and creating a fine-grained development pattern.

9. **Use Exceptions.**

A. Planning Code Section 209.3(f) provides that child care facilities providing care for 13 or more children can be approved as conditional uses in the RH-2 and RM-1 Zoning Districts. Planning Code Section 209.4 provides that community facilities can be approved as conditional uses in the RM-1 and RH-2 Zoning Districts. The Project proposes to develop approximately 21,600 square feet of community space. This proposed Special Use District would principally permit those uses that are either principally or conditionally permitted in the NC-1 Districts, such as small and large institutional uses, which include child care in their definition.

B. Planning Code Section 304(d)(5) provides that in R Districts, commercial uses are permitted only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under the Planning Code. The Project will include commercial uses in an R district in order to better serve the community. NC-1, or the Neighborhood Commercial Cluster District is described in Planning Code section 710.1 as "intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours" and "characterized by [locations] in residential neighborhoods, often in outlying areas of the City... Housing development in new buildings is encouraged above the ground story in most districts." Each nonresidential use in the NC-1 district can be no larger than 2,999 square feet (though 3,000 square foot spaces and greater are permitted via conditional use) and permitted uses include limited financial services (like a bank), personal services (like a salon) and full-service restaurants (which are defined to include coffee shops, see Planning Code section 790.92). The Project proposes to develop approximately 6,400 square feet of neighborhood-serving retail uses. The proposed Special Use District would allow those uses that are either principally or conditionally permitted in the NC-1 District to be principally permitted.

10. **Public Comment.** The Department has received no opposition to the proposal.

11. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Front Setback**

Planning Code Section 132(e) requires front setback based on an average of adjacent buildings, up to a maximum requirement of 15 feet from the property line. This requirement is not applicable because the buildings in the Project will not be adjacent to any existing buildings.

As proposed in Development Control 4.7 of the Design for Development, the Project proposes that all residential buildings will have a minimum setback of 5 feet, a required

8 foot "build-to" line will be required for all streets and that a minimum 75 percent of the building façade must be built to the "build-to" line. Development Control 4.7.2 of the Design for Development provides that setbacks are not required at street frontages with an extreme slope or shallow lot.

B. Rear Yard

Planning Code Section 134(a) requires a minimum rear yard with a depth that is equal to 45 percent of the total depth of the lot, but Section 134(c) provides an exception that allows the minimum depth to be reduced to 25 percent of the total depth of the lot or 15 feet, whichever is greater. Most of the individual rear yards in the Project are between 25 percent to 45 percent of the total depth of the lot, with the exception of Block 7B.

C. Open Space

Planning Code Section 135(a) requires that usable open space be located on the same lot as the dwelling units it serves. In most cases, the Project will comply with this requirement. However, in order to achieve the highest quality of overall design, the Project will propose to locate some of the open space for Block 7B in the private parks immediately adjacent.

Planning Code Section 135(d) requires 80 square feet and 107 square feet respectively of open space in the RM-2 Zoning District. The Project will meet the open space requirements.

Planning Code Section 135(f) requires that private open space have a minimum horizontal dimension of 6 feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof. Some private balconies in the Project will have a minimum horizontal dimension of 3 feet.

D. Obstructions.

Planning Code Section 136 requires that obstructions such as overhanging balconies, bays, sunshades and trellises meet minimal height and setback requirements. Most of the obstructions in the Project will meet Planning Code requirements, but some of the obstructions may reach into front and rear setbacks. The Project seeks front and rear setback exceptions to accommodate these limited architectural features, as proposed in Development Control 4.2.3 of the Design for Development. Overhanging balconies, bays, sunshades and trellises meeting the limitations of Planning Code Section 134 and the Design for Development may extend into the unbuilt area.

E. Exposure

Planning Code Section 140 provides that in each dwelling unit in any use district, the required windows of at least one room that meets the 120 square foot minimum superficial floor area requirement of Section 501.1 of the Housing Code must face on an open area such as a public street, a public alley at least 25 feet in width, a side yard of at least 25 feet in width, a rear yard meeting the requirements of the Code, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it. A limited number of units may not meet this requirement.

F. Street Trees.

Planning Code Section 143 requires the owner or developer of a new building in any R District to install street trees. Street trees must be a minimum of one tree of 15-gallon size for 20 feet of frontage of the property along each street or alley.

The Project Sponsor seeks a modification of this requirement. Development Control 3.4.1 of the Design for Development provides that street trees shall be provided at a minimum of 20 feet and a maximum of 30 feet apart on streets and mews.

G. Density.

Planning Code Section 209.1 provides that the density ratio for an RM-1 Zoning District shall not exceed one dwelling unit per each 800 square feet of lot area. In order to accommodate all the planned affordable housing units, the Project requires the density to exceed the Code for up to one dwelling unit per 600 square feet of lot area. As described above, pursuant to Planning Code Section 304(d)(4), the Project seeks an exception to allow the density permitted in the RM-2 Zoning District. Also, the proposed SUD would enable portions of the site to be sub-divided which may be over the density limit for the newly created lot.

H. Height and Bulk Stepping.

As described above, the proposed HOPE SF Hunters View SUD and 40/65-X Height and Bulk District provides that up to 35% of the entire Project site may have buildings over 50 feet in height and up to 50% of the entire Project site may have buildings over 40 feet in height. Buildings over 50 feet in height will be limited as specified in Development Control 4.4.1 of the Design for Development. Buildings over 40 feet in height not specified in Development Control 4.4.1 will be limited as specified in Development Control 4.4.2 of the Design for Development.

Planning Code Section 260(a)(3) requires that in areas where the building height limit is 65 feet or less and the buildings are on a slope, the average slope of curb or ground from which height is measured affects the maximum width for the portion of building that may be measured from a single point. The greater the slope, the more narrow the width of the building that may be measured from a single point.

The Project seeks an exception as described in Development Control 4.4.3 of the Design for Development to provide that building height shall be measured at the uphill end of each segment of a building that steps laterally in relation to the street that is the basis for the measurement. The Design for Development further provides that stepping shall be required in increments of at least 50 feet for buildings 50 feet or less in height.

I. Ground Story Street Frontages

Planning Code Section 144 requires that no less than 30 percent of the width of the ground story shall be devoted to windows, entrances, landscaping and other architectural features. The Project will comply with this section. Section 144 does not apply to Fairfax or Keith (Blocks 1A and 1B) as the lots have an upward slope of more than 20%.

The Residential Design Guidelines provide that the width of parking entries should not exceed 12 feet. Development Control 4.12.1 of the Design for Development provides that parking entrances shall be no wider than 16 feet, with 12 feet preferred.

J. Required Parking and Loading

Planning Code Section 151 requires one off-street parking space per dwelling unit, and one off-street space per each five senior dwelling units.

The Project Sponsor seeks a modification to provide approximately 672 off-street parking spaces. The average ratio of parking spaces (off-street and on-street) to units is 1.2 to 1. Some blocks have no off-street parking provided; others have up to 1.5 spaces per unit. Except on Keith Street and the northern part of Fairfax where the single-family homes each require a curb cut due to the sloping site conditions, the site has been designed to aggregate parking and to minimize garage entrances and curb cuts. The Project also seeks a modification to allow some of the parking requirements to be met through parking lifts and tandem parking and seeks a relaxation of parking space size and maneuverability requirements, as described in Development Control 4.12.2.

Planning Code Section 155.5 requires bicycle parking spaces for residential uses. Table 155.5 provides that for projects with over 50 dwelling units, the bicycle parking requirement is 25 Class 1 spaces plus one Class 1 space for every four dwelling units over 50. Section 155.5(c) provides that bicycle parking must meet the standards for Class 1 parking described in Section 155.1(d), which requires that the parking be at least as conveniently located as the most convenient non-disabled parking. The Project seeks an exception to this requirement in Development Control 4.12.3, which provides that bicycle parking requirements may be met site wide rather than on a block by block basis.

Planning Code Section 155 requires loading spaces to be located off the street. The Project Sponsor seeks a modification to provide the Project's loading spaces on the street.

12. Conditional Use Findings

Under the provisions of Planning Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare or persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the General Plan. The Project is found to be consistent with the criteria of Section 303 of the Code in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project, including up to 800 new dwelling units, approximately 21,600 square feet of new community use space, and approximately 6,400 square feet of new neighborhood serving retail use

space, will provide a development that is necessary and desirable for, and compatible with, the surrounding neighborhood and existing community.

The Project is desirable for the existing community because redevelopment of the 267 existing public housing units on the site will be phased so that the approximately 570 residents currently residing at the Project site can be relocated on-site during demolition and construction activities to address the strong preference for on-site relocation expressed by the existing residents. Existing residents will help inform a comprehensive temporary relocation plan that will govern the process and outline the rules, regulations and assistance that will be provided to residents. Residents will not bear any of the costs attributable to their relocation on-site.

The Project is desirable for the existing community and the surrounding neighborhood because in addition to redeveloping the existing 267 public housing units, it will add approximately 83 additional affordable rental units, and up to 450 new for-sale units, of which at least 10 to 15% will be affordable (17 of which will be Habitat for Humanity units), thereby increasing affordable housing opportunities, adding home ownership opportunities, improving the economic diversity of the neighborhood through the addition of market rate units, and helping to meet San Francisco's housing shortage.

The proposed density of the Project will be compatible with the neighborhood and community and will be less than that permitted by the Planning Code for the RM-1 Zoning District by right, will be far less than that permitted via Planned Unit Development ("PUD"), and will be within the intensity contemplated by the Bayview Hunters Point Redevelopment Plan ("Redevelopment Plan").

The Project area currently has no neighborhood serving retail businesses and the Project will provide space for such uses. The size of the proposed use is in keeping with other storefronts on the block face.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

1. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The subject property is approximately 22.5 acres and is currently poorly designed and underutilized. The existing street grid isolates the Project site from the surrounding neighborhoods and the rest of the City. It provides an excellent opportunity for infill housing.

The Project's size and shape, and the proposed size, shape and arrangement of structures upon it have been designed to drastically improve the Project site's and the neighborhood's street network, pedestrian-orientation, view-orientation, safety, aesthetic appeal, contextualization with underlying topography and the rest of the City of San Francisco, and open space design and layout. The proposed density will be consistent with the density of the surrounding neighborhoods. The entire site has been master planned and the Project's design will be a vast

improvement over existing conditions. Building heights will provide appropriate transitions to neighboring properties.

Planning Code Section 145 requires that new dwellings in the RM-1 and RM-2 Zoning Districts be compatible with the established mixture of residential buildings in terms of apparent building width. The Project will comply by stepping building heights along the front elevation, providing vertical articulation, and design walls to create variation in depth of buildings. height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

2. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project will redesign the existing street network so that it forms more of a grid, connecting with the street grid elsewhere and improving vehicle and pedestrian access for persons residing or working in the vicinity.

Pedestrian and bicycle circulation will be improved. The estimated parking demand will be met on site through the provision of 672 off-street parking spaces and additional on-street parking spaces. Loading demand will be met on-site.

The Project will not result in commuter traffic that will impede Muni transit service or overburden San Francisco's streets or neighborhood parking. Although the Project could result in a net increase of up to 533 units in the Hunters View vicinity, this number falls well within the 700 net new units projected for this area that were analyzed in the Bayview Hunters Point Redevelopment Plan EIR. The Transportation Study for the Project indicates that the Project will contribute to one project-specific traffic impact at Evans Avenue/Third Street, and five cumulative (2025) significant traffic impacts, two of which can be mitigated to less than significant levels, and three of which will be significant unavoidable cumulative adverse traffic impacts. MUNI service will not be impeded as a result of the Project. Whereas there is currently no off-street parking for the 267 existing units at the project site, the Project will include up to 816 off-street spaces, with the current proposal of approximately 672 off-street parking spaces, so as not to overburden the streets.

3. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Prior to beginning demolition and construction of the Project, the Project Sponsor will seek Bay Area Air Quality Management District ("BAAQMD") approval of best available control technology ("BACT") for demolition and construction activities that could disrupt asbestos containing serpentine present in the existing rock at the site in order to protect the health and safety of persons residing or working in the vicinity from airborne particles.

The new residential, community and small-scale retail uses will not generate significant amounts of noxious or offensive uses that may cause noise, glare, dust or odor.

4. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project will create a comprehensive, well-integrated design for the entire site, with new and improved circulation, new streetscape and landscape, new lighting and signage, off-street parking and new open space areas. All these features will create an attractive development that emphasizes the visual appeal of the neighborhood to benefit its existing and new residents, including an enhancement of views from the Project site.

Pursuant to Planning Code Section 142, the Project will screen off-street parking from view or confine it by solid building walls.

The Project will replace the existing worn landscape with new landscaping and street trees.

The Project will create three new parks on site and establish new open space throughout the site.

Planning Code Section 159 requires off-street parking spaces to be on the same lot as the dwellings they serve or within a 600 foot walking distance. All the units comply with this requirement.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The subject project is not within a Neighborhood Commercial District.

13. **Planned Unit Development.** Planning Code Section 304(d) establishes criteria and limitations for the authorization of PUD's over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. PUD's must:

- A. Affirmatively promote applicable objectives and policies of the Master Plan;

The Project positively contributes to advancing numerous objectives and policies of the General Plan and has no significant conflicts with the objectives and policies of the General Plan, as discussed in Finding 13 below.

- B. Provide off-street parking adequate for the occupancy proposed;

The Project will provide off-street parking adequate for the occupancy proposed. The Project currently proposes to provide approximately 672 off-street parking spaces, which when combined with on-street spaces will provide 1.27 spaces per dwelling unit.

- C. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

As detailed in Finding 10 above, the Project will provide open space usable by the occupants and, where appropriate, by the general public, equal to the open space required by the Planning Code. The Project will provide 80 square feet of private open space or 107 square feet of common open space, as required by Code Section 135(d) in RM-2 Zoning Districts. The Project also will provide approximately 58,300 square feet of open space in the form of three parks.

- D. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

The subject property determines residential density according to the permissible density of an RM-2 zoning district. As a result, the Project Sponsor can construct 1,633 dwelling units as of right.

The Planned Unit Development permits an increase of density to up to 800 dwelling units, which is far less than what is allowable in an RM-2 Zoning District.

- E. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC 1 Districts under this Code;

The Project will include commercial uses in an R district in order to better serve the community. NC-1, or the Neighborhood Commercial Cluster District is described in Planning Code section 710.1 as "intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours" and "characterized by [locations] in residential neighborhoods, often in outlying areas of the City... Housing development in new buildings is encouraged above the ground story in most districts." Each nonresidential use in the NC-1 district can be no larger than 2,999 s.f. (though 3,000 s.f. spaces and greater are permitted via conditional use) and permitted uses include limited financial services (like a bank), personal services (like a salon) and full service restaurants (which are defined to include coffee shops, see Planning Code section 790.92).

- F. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

The Project is seeking a text and map amendment pursuant to Section 302 to change the height and bulk district from 40X to 40/65X.

- G. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code; and

This criterion is not applicable to the subject property's zoning district.

- H. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code.

This criterion is not applicable to the subject property's zoning district.

- I. This criterion is not applicable to the subject property's zoning district.

This criterion is not applicable to the subject property's zoning district.

14. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

The Housing Element was certified in October 2004. In June 2007, the First District Court of Appeal ruled that the updated Housing Element should have been addressed in an EIR. Accordingly, this section refers to the 2004 Housing Element and the corresponding sections of the 1990 Residence Element in parenthesis when applicable.

OBJECTIVE 1 (*Modified Objective 1*):

IDENTIFY AND MAXIMIZE OPPORTUNITIES TO INCREASE THE POTENTIAL SUPPLY OF HOUSING IN APPROPRIATE LOCATIONS CITYWIDE.

Policy 1.4 (*Policy 1.4*):

Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.7 (*New*):

Encourage and support the construction of quality, new family housing.

The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, 83 affordable rental units and up to 450 homeownership units, of which 10-15% will be affordable.

OBJECTIVE 3 (*Modified Objective 5*):

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 3.3 (Policy 5.4):

Maintain and improve the condition of the existing supply of public housing.

OBJECTIVE 4 (Modified Objective 7):

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.2 (Modified Policy 7.2):

Include affordable units in larger housing projects.

Policy 4.6 (Merged Policies 7.4, 7.5, 7.6, and 7.9):

Support a greater range of housing types and building techniques to promote more economical housing construction and achieve greater affordable housing production.

OBJECTIVE 8 (Modified Objective 13):

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.1 (Modified Policy 13.6):

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable units wherever possible.

Policy 8.4 (Modified 13.5):

Encourage greater economic integration within housing projects and throughout San Francisco.

OBJECTIVE 9 (Modified Objective 14):

AVOID OR MITIGATE HARDSHIPS IMPOSED BY DISPLACEMENT

Policy 9.1 (Modified Policy 14.1):

Minimize the hardships of displacement by providing essential relocation services.

OBJECTIVE 11 (Modified Objective 12):

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1 (New):

Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.3 (Modified Policy 12.2):

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

The Project will provide new housing, especially permanently affordable housing, in an appropriate location which meets identified housing needs and takes into account the demand for affordable housing created by employment demand. The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, 83 affordable rental units and up to 450 homeownership units, of which 10-15% will be affordable.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2:

PRESERVE EXISTING PUBLIC OPEN SPACE

Policy 2.3:

Preserve sunlight in public open spaces

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

The Project will develop and maintain high quality open space that, in some instances, will be open to members of the community. The Project will also preserve sunlight in public open spaces. The Project will not cast shadows over any open spaces under the jurisdiction of The Recreation and Park Department. The Project will also create private outdoor open space in new residential development. With rear yards, mid-block courtyards, decks and terraces, the Project will create usable outdoor space directly accessible to dwelling units.

TRANSPORTATION ELEMENT

Objectives and Policies

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 24.4:

Preserve pedestrian-oriented building frontages.

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 34.4:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

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.

The Project will establish and design a new street hierarchy system in which the function and design of the new streets serving the site are consistent with the character and use of adjacent land and maintaining a level of traffic that serves adjacent land uses without causing a detrimental impact. The Project will also redesign the existing street layout to improve circulation and to improve bicycle and pedestrian facilities, thereby improving safety conditions.

The Project will also assure that any new parking facilities provided for the residential uses meet need, location, and design criteria. The Project will take into account issues such as parking needs, design and access to create any optimal parking solution. The amount of parking on the site will relate to the capacity of the City's street system and land use patterns.

URBAN DESIGN ELEMENT

Objectives and Policies

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:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3:

Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

Policy 6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project will emphasize the characteristic pattern which gives the City and its neighborhoods an image, a sense of purpose, and a means of orientation. The Project will be designed to respect San Francisco's characteristic pattern and to take advantage of the Project site's hilltop location and proximity to the Bay in developing a comprehensive development that will blend into the neighborhood and improve the area.

Major views in the City will be recognized and protected, with particular attention to those of open space and water. By modifying the street grid and aligning the buildings to the view corridors, the Project preserves and/or creates views from streets and parks to the Bay and Downtown that currently are not available.

The streets' relationships to topography will be protected and reinforced. The existing street configuration at the site is atypical for San Francisco; the new streets will improve the connectivity to the rest of the neighborhood and will be closer to a typical San Francisco grid pattern.

The bulk of buildings will relate to the prevailing scale of development to avoid an overwhelming appearance in new construction. By using a variety of building types, the Project will successfully keep a scale consistent with the neighborhood.

The Project will also replace the existing public housing which has deteriorated and become blighted. The Project will redevelop the site with a mixture of housing types, including one for one replacement of 267 public housing units, in a manner that will enhance personal safety for the residents and increase comfort, pride of occupancy and/or ownership, and create new opportunities for employment and housing.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;

- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

BAYVIEW HUNTERS POINT PLAN

OBJECTIVE 5:

PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS.

Policy 5.1:

Preserve and enhance the existing character of residential neighborhoods.

Policy 5.3:

Conserve and enhance the existing supply of public housing.

OBJECTIVE 6:

ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

Policy 6.1:

Encourage development of new moderate density affordable ownership units, appropriately designed and located and especially targeted for existing Bayview Hunters Point residents.

The Project will increase the community's supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community. The Project will provide a mix of housing types, including public housing units, affordable rental and homeownership units and market-rate home ownership units.

REDEVELOPMENT PLAN FOR BAYVIEW HUNTERS POINT

The Project will support the Planning Goals and Objective for the Project Area, as set forth in Section 1.2.1 of the Redevelopment Plan. The Project will increase the community's supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community. The Project will provide a mix of housing types, including public housing units, affordable rental and homeownership units and market-rate home ownership units.

The Project will strengthen the economic base of the Project Area and the community by strengthening retail and other commercial functions. The Project will include approximately 6,400 square feet of commercial space to support neighborhood-oriented retail uses.

The Project will retain existing residents and retain existing cultural diversity. The construction of the Project in three separate phases will allow the existing residents to continue to live on the site and move into the new units after each of the three phases of construction is completed.

The Project will encourage participation of the area residents in the economic development that will occur by creating commercial and community spaces on site.

The Project will support locally owned small businesses and local entrepreneurship by providing retail space for small businesses to serve the residents of the neighborhood.

The Project will help eliminate blight by demolishing deteriorating and dilapidated buildings and creating new housing units with enhanced landscaping and improved access routes.

The Project will remove structurally substandard buildings and facilitate modern integrated development. The Project design will take into account pedestrian and vehicular circulation within the Project site and improve connectivity to the rest of the community.

The Project will redesign and redevelop an underdeveloped area. The site currently contains 267 public housing units, and the Project will increase the density to between 650 and 800 housing units, along with some commercial and community spaces. The Project will introduce more land uses and encourage an economically-diverse population.

The Project provides flexibility in development of real property by creating a mix of housing types. The Project will mix public housing units, affordable rental and homeownership units and market rate homeownership units with a small amount of neighborhood-serving retail space and community space which will allow the Project Sponsor to respond expeditiously and appropriately to market conditions.

The Project will increase the community's supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community. The Project will provide a mix of housing types, including public housing units, affordable rental and homeownership units and market-rate home ownership units.

The Project will promote the integration of affordable housing sites with sites developed for market rate housing. The Project will integrate different housing types and build affordable housing units next to market rate units.

The Project will help the Redevelopment Agency to promote the retention of existing businesses and attraction of new businesses. The Project will provide new neighborhood-serving commercial space to attract new businesses to the neighborhood.

The Project will promote Section 3.2.2 of the Redevelopment Plan by developing residential uses and some compatible neighborhood-serving retail and service uses in a residential area.

The Project will promote Section 3.2.8 of the Redevelopment Plan by developing a much improved circulation system that will increase connectivity to the surrounding neighborhoods.

The Project will be consistent with Section 3.3.2 of the Redevelopment Plan with respect to type, size, height and use of buildings. The Project will be consistent with the General Plan and the Planning Code except for minor exceptions permissible as part of the Planned Unit Development pursuant to Planning Code Section 304 and except for the requested modifications of the height limit and the new special use district enabling densities on portions of the site greater than allowed by underlying zoning in some cases. Section 3.3.2 provides that the Planning Commission and Board of Supervisors may adopt amendments to the Planning Code to better achieve the goals and objectives of the Redevelopment Plan, and the requested increase in height limit and flexibility regarding density will allow a superior development on the Project site with its challenging topography.

The Project will be consistent with Section 3.3.4 of the Redevelopment Plan by developing up to 533 net new units of housing in a planning node allowing for up to 700 net new units.

The Project will be consistent with Section 3.3.5 of the Redevelopment Plan by providing parking (off-street and on-street) adequate for the proposed uses.

The Project will affirmatively promote the Affordable Housing Production Goals set forth in Section 3.4.2 of the Redevelopment Plan. The Project will develop 350 affordable rental units, and up to 10-15% of the for-sale units will be affordable, resulting in a substantially greater percentage of affordability than the fifteen percent required by the Community Redevelopment Law or the twenty-five percent required by the Redevelopment Agency. In addition, the income eligibility restrictions of the Redevelopment Plan will be followed for the affordable rental and ownership units.

The Project will be consistent with Section 3.4.5 of the Redevelopment Plan by replacing all 267 units of public housing on site, so that none of the existing residents will be displaced as a result of the Project. By developing the Project in three phases, all demolished units will be replaced within less than four years.

The Project will be consistent with Section 3.4.6 of the Redevelopment Plan by giving priority to families of low- and moderate-income and other residency preferences created by the Agency.

The Project will further the Redevelopment Plan's goals for the Economic Development Activity Node of Hunters Point Shoreline, as set forth in Section 3.5.2 of the Redevelopment Plan. The Project will promote new housing on an available infill development site. It will assist with the renovation of a Housing Authority project by replacing substandard public housing with new housing units that fit in architecturally with other residential development in the area.

The Project will promote the Redevelopment Plan's Community Enhancement Program for project Area B as set forth in Section 3.6.2 of the Redevelopment Plan. The Project will create a new streetscape plan for the site and new landscaping and lighting of local streets. The Project will create new signage, open space and community facilities.

15. **Demolition of Dwelling Units.** On December 5, 2003, the Planning Commission adopted Resolution No. 16700 adopting policies regarding the demolition of dwelling units. The policy established procedures on how to evaluate the merits of allowing the demolition of dwelling units. Pursuant to the Policy, the Commission allows demolition, whether a building is sound or unsound, where it is found that there is preponderance of other General Plan Policies and Objectives for the Commission to approve the demolition. Such policies may include the provision of new family housing, adding units to the City's housing stock, proposing a high quality design for the replacement building that preserves and enhances the character of the neighborhood, or providing affordable rental or ownership opportunities. Here, the project will not only replace the units proposed for demolition, but will add a significant number of new affordable units, along with market rate units. The Commission finds that the Hunters View Development Project meets a preponderance of such Policies and Objectives and therefore is consistent with its policy on residential demolitions.

16. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The Project is consistent with Priority Policy No. 1 in that it will not affect any existing neighborhood-serving retail uses because none currently exists on the Project site. However, the Project will provide future opportunities for resident employment and ownership of neighborhood-serving retail uses that will be developed on the site. Small-scale, neighborhood-serving retail is permitted in the RM-1 zone, pursuant to a Planned Unit Development permit, complies with the Redevelopment Plan and will be beneficial to the neighborhood's residents.

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

The Project is consistent with Priority Policy No. 2 in that it will protect and enhance existing housing and neighborhood character and preserve the cultural and economic diversity of San Francisco's neighborhoods. Although 267 units of deteriorating public housing will be demolished, each public housing unit will be replaced on a one-to-one basis. In addition, the Project will create at least an additional 83 affordable rental units, and up to 450 home ownership units, of which 10-15% will be affordable to restricted income households. It is anticipated that the proposed revitalization of Hunters View will result in a mixed-race and mixed-income community, with much greater housing variety and opportunity than currently exists..

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project is consistent with Priority Policy No. 3 in that it will preserve and enhance the City's supply of affordable housing by replacing the 267 existing public housing units at Hunters View on a one-to-one basis with new, modern, affordable housing units and providing at least an additional 83 affordable rental units and additional home ownership units that will be affordable to restricted income households..

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

The Project is consistent with Priority Policy No. 4 in that it will not result in commuter traffic that will impede Muni transit service or overburden San Francisco's streets or neighborhood parking. Although the Project could result in a net increase of up to 533 units in the Hunters View vicinity, this number falls well within the 700 net new units projected for this area that were analyzed in the Bayview Hunters Point Redevelopment Plan EIR. The Transportation Study for the Project indicates that the Project will contribute to one project-specific traffic impact at Evans Avenue/Third Street, and five cumulative (2025) significant traffic impacts, two of which can be mitigated to less than significant levels, and three of which will be significant unavoidable cumulative adverse traffic impacts. MUNI service will not be impeded as a result of the Project. Whereas there is currently no off-street parking for the 267 existing units at the Project site, the Project will include up to 816 off-street spaces, with the current proposal of approximately 672 off-street parking spaces, so as not to overburden the streets.

- E. 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 is consistent with Priority Policy No. 5 in that it will develop residential uses on a site that is currently completely devoted to residential uses. The Project will not displace any industrial or service sector uses due to commercial office development, as no industrial or service development exists on the site, and the Project does not include commercial office space. The Project is entirely residential in nature, except for community space and neighborhood-serving retail space, which offers potential opportunity for resident employment and ownership.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is consistent with Priority Policy No. 6 in that the existing, deteriorating public housing on the site will be demolished and replaced with modern residential units built to current earthquake and seismic regulations

- G. That landmarks and historic buildings be preserved.

The Project is consistent with Priority Policy No. 7 in that it will have no effect on landmarks or historic buildings because none exists on the site. A Historic Structures Report for the existing structures has been completed and concluded that the existing public housing is not deemed eligible for listing on the California Register of Historical Places.

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

The Project is consistent with Priority Policy No. 8 in that it will not affect the City's parks or open space or their access to sunlight and vistas. The new construction on the site will be 2-7 stories in height and a shadow study has been completed and concluded that the new buildings will not cast excessive shadow on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. The open space designed to be part of the Project will be privately owned and maintained.

17. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
18. Where feasible, all significant environmental impacts of the Project have been mitigated to a less than significant level, and to the extent that an environmental impact of the Project cannot feasibly be mitigated to a less than significant level, specific overriding economic, legal, social, technological and other benefits of the Project each independently outweigh these significant and unavoidable impacts and warrant approval of the Project, as stated in the Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations which is attached hereto as "Attachment A" and incorporated by this reference.
19. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Project Authorization for a Planned Unit Development, including up to 800 dwelling units, approximately 6,400 square feet of retail use, approximately 21,600 square feet of community space, approximately 58,300 square feet of parks, and up to 816 off-street parking spaces, at 227-229 West Point Road in three construction phases, subject to the conditions of approval attached hereto as **Exhibit A**, which are incorporated herein by this reference, and further subject to determinations by Department staff that Phases 2 and 3 of the Project are consistent with this Project Authorization, the Design for Development dated May 29, 2008, attached hereto as **Exhibit C**, and the Planning Code.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17621. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the foregoing Motion was adopted by the City Planning Commission on **June 12, 2008**.

Linda Avery
Commission Secretary

AYES: Commissioners Michael Antonini, William L. Lee, Ron Miguel, Kathrin Moore, Christina Olague, and Bill Sugaya

NAYS: None

ABSENT: None

ADOPTED: June 12, 2008

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Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

1. This approval is pursuant to Sections 303 (Conditional Use) and 304 (Planned Unit Development) for a Planned Unit Development, including up to 800 dwelling units, approximately 6,400 square feet of retail use, approximately 21,600 square feet of community space, approximately 58,300 square feet of parks, and up to 816 off-street parking spaces on an approximately 980,100 square foot site. The approval is in general conformance with the plans dated May 29, 2008, and stamped "Exhibit B", and the Design for Development document dated May 29, 2008, stamped "Exhibit C".
2. **Community Liaison.** The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to the owners and occupants of nearby properties at all times during Project construction. Prior to the commencement of Project construction, the Project Sponsor shall give the Zoning Administrator the name, address and telephone number of such liaison.
3. **Reporting.** The Project Sponsor shall submit to the Zoning Administrator two copies of a written report describing the status of compliance with the conditions of approval contained within this Motion every six months from the date of this approval through the issuance of the first temporary certificate of occupancy. Thereafter, the submittal of the report shall be on an annual basis. This requirement shall lapse when the Zoning Administrator determines that all the conditions of approval have been satisfied or that the report is no longer required for other reasons.
4. **Design-for-Development.** The Hunters View Design for Development, Exhibit C, is hereby incorporated into these Conditions of Approval. This document provides the following: (1) a site plan for the overall project, (2) discussions of the project's overall design principles and intent, (3) discussion of the design principles and intent for features that will become part of the public realm (i.e. new street, parks, and other open space); (4) discussion of design principles and intent for buildings and uses; (5) the establishment of specific requirements for public realm features, buildings, and uses (referred to as "Design Controls") along with design recommendations for public realm features, buildings and uses (referred to as "Design Guidelines").

The further design, construction, and maintenance of the Project shall conform to the Design for Development in the following manner. All features, including, but not limited to, street and block layout, street design, parks and open space, buildings, and uses shall meet the general overarching goals and intent of the Design for Development, including the "Principles of San Francisco Neighborhood Design" discussed in Chapter 2. Public realm features that are provided with individual descriptions and discussions (i.e. Promontory Park, New Street) are required improvements and shall meet the general design intent described therein. Design specifics, such as lane dimensions and configuration of open space, may vary as long as the general design intent for the given feature has been met, and for parks and public open space, provide approximately the same square footage of open space.

Design provisions throughout the Design for Development that fall under a “Development Controls” heading must be met to be in conformance with this Planned Unit Development approval, except as provided under 4A, below.

Design provisions throughout the Design for Development that fall under the “Development Guidelines” heading are strongly recommended; they are not required as long as the general design intent for that feature has been met.

A. Provisions for “Development Controls” may vary as long as the following two conditions are met: (1) there is no more than a five-percent variance of the subject provision for the subject block; and (2) the Zoning Administrator finds that the general intent for the subject provision and overall Design for Development has been met. Design features that do not meet either the “Development Controls” and do not meet these conditions would require an amendment to the Design for Development Document and this Planned Unit Development approval.

5. Land Use.

A. The Project Sponsor has received an approval for the construction of up to 800 dwelling units, approximately 6,400 square feet of retail use, approximately 21,600 square feet of community space, approximately 58,300 square feet of parks, and up to 816 parking spaces in three phases.

B. Uses listed under the NC-1 (Neighborhood Commercial Cluster) District whether conditionally or principally permitted are in general principally permitted within the proposed Special Use District under Planning Code Section 249.39.

C. For social service and institutional uses, including those that fall under the definitions of large and small institutions (Planning Code Sections 790.50 and 790.51 respectively), the Project Sponsor shall promote alternative methods of transportation to and from the use’s facility by employees. The Project Sponsor shall encourage the use of carpooling and public transportation for users of the facility in order to minimize congestion and reduce peak queuing of automobile pick-up and drop-off.

D. For commercial uses including full- and self-service restaurants, the following conditions shall apply:

1. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily sweeping and litter pickup and disposal as well as washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
2. Until removal by a waste disposal service, all garbage and/or waste containers shall be either kept within the subject building, or kept in a sealed enclosure which prevents the emission of any noxious odors.
3. The Project Sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
4. The Project Sponsor shall operate the proposed use such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.

5. The Project Sponsor shall maintain an attractive storefront providing visibility of the restaurant interior through the storefront windows.
6. Signs for the business shall be reviewed and approved by the Planning Department before they are installed.

6. Design.

- A. The final plans shall meet the standards of the Planning Code, except for those modifications to Planning Code provisions approved by this Project Authorization or as Development Controls in the approved Design for Development dated May 29, 2008, and be in general conformity with the plans approved by the Commission on June 12, 2008 as Exhibit B found in the Case docket.
- B. Final detailed building plans shall be reviewed and approved by the Planning Department before issuance of the first superstructure addendum to a site permit. Detailed building plans shall include a final site plan for the building, unit plans, elevations, sections, landscape plan, choice of finish materials and colors, and details of construction.
- C. Final detailed plans sufficient for Conditional Use/Planned Unit Development approval for Phases 2 and 3 shall be submitted to the Planning Department prior to application for any site or building permits for those phases. The Planning Department shall review such plans for general conformity with this Project Authorization, the approved Design for Development and the Planning Code. Plans for Phases 2 and 3 shall be presented to the Planning Commission as information items.
- D. Space for the collection and storage of garbage shall be provided within an enclosed area on the property. Garbage containers shall be kept inside the building, and placed outside only when being serviced by the disposal company. Space for the collection and storage of recyclable materials which meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program, shall be provided at the ground level of the Project.
- E. All proposed signage will be in general conformance with Article 6 of the Planning Code.
- F. The project sponsor shall continue to work with Planning Department staff on the details of the design of the project that include but not limited to assuring quality materials and detailing, and assuring a sufficient variety of materials and treatments across the site. Special attention shall also be given to the architectural treatment of corners and assuring that internal mews are appropriately activated. Designs for buildings on blocks 1b, 5, 6 and 7a may deviate from those shown in Exhibit "B" to allow greater diversity in form than those presented, as long as the overall design intent of the Design for Development and the required controls have been met. Likewise, configuration of front stoops may be reconfigured to be made larger, if appropriate.

7. Housing.

- A. The Project shall not be marketed for time share, executive suites or short term transient use.
- B. Covenants, conditions and restrictions approved by the Planning Department shall be imposed upon the project units to restrict use to occupancy for permanent residents and to preclude time-share ownership or occupancy. No residential units shall be used as hotel units, as defined in Section 203.8 of the San Francisco Housing Code.

- C. The project is subject to affordable housing requirements through the Redevelopment Agency and not through Planning Code Section 315.

8. Performance.

- A. Prior to the issuance of any new or amended building permit for the construction of the Project, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco, if not already recorded, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor or the successor thereto, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
- B. The Project Sponsor shall obtain site or building permits for Phase 1 of this Project within three years from the date of this conditional use authorization, and construction shall thereafter be pursued diligently to completion or the said authorization shall be deemed null and void.
- C. The project requires the adoption of the proposed Planning Code Text and Map Amendments by the Board of Supervisors. In the event that the Board of Supervisors does not approve the project, the project would need to be redesigned.
- D. This authorization is valid for a period of ten years from the date of approval by the Planning Commission.
- E. After ten years, an extension for up to an additional two years may be specifically authorized by the Planning Commission. In the case where delays have been caused by a government agency or legal action, time shall be tolled and the authorization extended for such period by the Zoning Administrator.
- F. Failure to comply with these Conditions of Approval shall be grounds for revocation of the conditional use authorization. Should the Project result in complaints from neighbors that are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval contained in this Exhibit A of this motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures in Planning Code Sections 174, 306.3 and 306.4 to consider revocation of this Conditional Use Authorization. The subject authorization shall otherwise be reviewed administratively by the Planning Department one year from the effective date of approval.
- G. First Source hiring requirements shall be administered through the San Francisco Redevelopment Agency.

- 9. **Project mitigation.** "Mitigation Measures" and "Improvement Measures" to be included in the Project, as outlined in the Final Environmental Impact Report, Hunters View Redevelopment Project (State Clearinghouse No. SCH 2007112086). If said mitigation measures are less restrictive than the following conditions, the more restrictive and protective, as determined by the Zoning Administrator, shall govern. These measures are as follows:

A. Transportation and Circulation

The Project impacts at the Third Street/Evans Avenue intersection under the Baseline Plus Project Conditions could be mitigated by adjusting the maximum allowable southbound left turn green time. In the Baseline Plus Project Conditions, the southbound left turn movement is projected to have an allotted green time of 11 seconds per 100-second cycle (LOS F) and the opposing northbound through movement is projected to have an allotted green time of 37 seconds per 100-second cycle (LOS B). To mitigate the impact caused by the Project, the southbound left turn green time could be increased to 16 seconds per 100-second cycle and the opposing northbound through movement green time could be decreased to 32 seconds per 100-second cycle.

Implementation of the proposed mitigation measure would be dependent upon an assessment of transit and traffic coordination along Third Street and Evans Avenue to ensure that the changes would not substantially affect MUNI transit operations, signal progressions, pedestrian minimum green time requirements, and programming limitations of signals.

If the proposed mitigation is determined to be feasible, the Project Sponsor shall be required to fund its fair share of the cost of such mitigation.

Under 2025 Cumulative Plus Project Conditions, a substantial amount of the delay at the Third Street/25th Street intersection would be caused by the permitted eastbound and westbound through-and right-turn movements. 25th Street would have one all-movement lane in each direction. To the west of the intersection, 25th Street is approximately 40 feet wide and accommodates on-street parking. To the east of the intersection, 25th Street is approximately 30 feet wide and does not accommodate on-street parking. With the removal of the on-street parking to the west of the Third Street/25th Street intersection, the eastbound approach would have sufficient width to accommodate a through-left lane and an exclusive right turn lane. The eastbound right turn lane could include an overlap phase to coincide with the northbound left-turn phase, with U-turns from northbound Third Street prohibited. With this modification, the intersection steady demand green time splits could be recalculated, while maintaining a 100-second cycle length. The green time allotted to the T-Third trains and intersection offset would not be modified with the implementation of this mitigation measure. With the re-striping of the eastbound approach, the removal of on-street parking, addition of an eastbound right-turn overlap phase, and recalculation of the signal timing steady demand green time splits, the Third Street/25th Street intersection would operate at LOS D with an average delay of 35.9 seconds per vehicle.

While mitigation has been identified to reduce impacts, further analysis of some of the measures is required to determine feasibility.

If the proposed mitigation is determined to be feasible, the Project Sponsor shall be required to fund its fair share of the cost of such mitigation.

Under the 2025 Cumulative Plus Project Conditions, the expected traffic volumes at the all-way stop-controlled Middle Point Road/Evans Avenue intersection, would meet signal warrants and signalization would be required. With the existing geometry, the intersection would continue to operate at an unacceptable level (LOS F), even with signalization.

Removal of the on-street parking on Middle Point/Jennings to the north of the Middle Point Road/Evans Avenue intersection, would allow the southbound approach to provide an exclusive left-turn lane and a shared left-through-right lane.

With the installation of an actuated-uncoordinated traffic signal, southbound and westbound approach lane reconfiguration, and removal of on-street parking, the Middle Point Road/Evans Avenue intersection would operate at LOS D, with an average delay of 53.1 seconds per vehicle.¹ Implementation of the proposed mitigation measure would be dependent upon an assessment of traffic coordination along Evans Avenue to ensure that the changes would not substantially affect signal progressions, pedestrian conditions requirements, and programming limitations of signals. If signalization is implemented, the Project Sponsor shall be required to fund its fair share of the cost of such signalization.

Further analysis is required to determine the feasibility of this mitigation. If the proposed mitigation is determined to be feasible, the Project Sponsor shall be required to fund its fair share of the cost of such mitigation.

B. Construction Air Quality

1. To reduce particulate matter emissions during project excavation and construction phases, the Project Sponsor shall comply with the dust control strategies developed by the BAAQMD. The Project Sponsor shall include in construction contracts the following requirements or other measures shown to be equally effective.

- Cover all truck hauling soil, sand, and other loose construction and demolition debris from the site, or require all such trucks to maintain at least two feet of freeboard;
- Water all exposed or disturbed soil surfaces in active construction areas at least twice daily;
- Use watering to control dust generation during demolition of structures or break-up of pavement;
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas;
- Sweep daily (with water sweepers) all paved parking areas and staging areas;
- Provide daily clean-up of mud and dirt carried onto paved streets from the site;
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- Limit traffic speeds on unpaved roads to 15 mph;
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible;
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
- Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;

- Install wind breaks at the windward side(s) of construction areas;
 - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour over a 30-minute period or more; and
 - To the extent possible, limit the area subject to excavation, grading, and other dust-generating construction activity at any one time.
2. The Project Sponsor shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site during project excavation and construction phases. The Project Sponsor shall include in construction contracts the following requirements or other measures shown to be equally effective.
- Keep all construction equipment in proper tune in accordance with manufacturer's specifications;
 - Use late model heavy-duty diesel-powered equipment at the Project site to the extent that it is readily available in the San Francisco Bay Area;
 - Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the San Francisco Bay Area;
 - Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project site to the extent that it is readily available and cost effective in the San Francisco Bay Area (this does not apply to diesel-powered trucks traveling to and from the site);
 - Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the San Francisco Bay Area;
 - Limit truck and equipment idling time to five minutes or less;
 - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
3. The Project Sponsor will be responsible for compliance with Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operation as enforced by CARB. These measures require that areas greater than one acre that have any portion of the area to be disturbed located in a geographic ultramafic rock unit or has naturally occurring asbestos, serpentine, or ultramafic rock as determined by the sponsor or an Air Pollution Control Officer shall not engage in any construction or grading operation on property where the area to be disturbed is greater than one acre unless an Asbestos Dust Mitigation Plan for the operation has been:
- Submitted to and approved by the district before the start of any construction or grading activity; and
 - The provisions of that dust mitigation plan are implemented at the beginning and maintained throughout the duration of the construction or grading activity.
 - Compliance with these dust control measures would reduce air quality impacts to a less-than-significant level.

C. Construction Noise

1. To the extent feasible, the Project Sponsor shall limit construction activity to the hours of 7:00 a.m. to 6:00 p.m. on weekdays, and 7:00 a.m. to 5:00 p.m. on Saturdays and Sundays. If nighttime construction is required, the Project Sponsor shall apply for, and abide by the terms of, a permit from the San Francisco Department of Public Works. The Project Sponsor shall require contractors to comply with the City Noise Ordinance.
2. Construction contractors shall implement appropriate additional noise reduction measures that include using noise-reducing mufflers and other noise abatement devices, changing the location of stationary construction equipment, where possible, shutting off idling equipment, and notifying adjacent residences and businesses in advance of construction work. In addition, the Project Sponsor shall require the posting of signs prior to construction activities with a phone number for residents to call with noise complaints.

D. Construction Vibration

1. The Project Sponsor shall provide notification to the closest receptors, at least ten days in advance, of construction activities that could cause vibration levels above the threshold.
2. The Project Sponsor shall require construction contractors to conduct demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period.
3. The Project Sponsor shall require construction contractors to, where possible, and financially feasible, select demolition methods to minimize vibration (e.g., sawing masonry into sections rather than demolishing it by pavement breakers)
4. The Project Sponsor shall require construction contractors to operate earthmoving equipment on the construction site as far away from vibration sensitive sites as possible.
5. The construction contractor shall implement methods to reduce vibration, including, but not limited to, sound attenuation barriers, cutoff trenches and the use of smaller hammers.

E. Mechanical Equipment

The Project is zoned RM-1, which is prohibited by San Francisco Police Code Section 2909, to have a fixed source noise that exceeds 50 dBA, at the property line, between 10:00 p.m. and 7:00 a.m. The Project's mechanical equipment could exceed 50 dBA at the property line. The Project Sponsor shall provide shielding to minimize noise from stationary mechanical equipment, including ventilation units, such that noise levels from the equipment at the nearest property line would be below 50 dBA.

F. Biological Resources

1. The Project Sponsor shall retain a qualified biologist to conduct preconstruction breeding-season surveys (approximately March 15 through August 30) of the Project Site and immediate vicinity during the same calendar year that construction is planned to begin, in consultation with the City of San Francisco and CDFG.
 - If phased construction procedures are planned for the Project, the results of the above survey shall be valid only for the season when it is conducted.
 - A report shall be submitted to the City of San Francisco, following the completion of the bird nesting survey that includes, at a minimum, the following information:

- A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted.
 - A map showing the location(s) of any bird nests observed on the Project Site.
2. If the above survey does not identify any nesting bird species on the Project site, no further mitigation would be required. Should any active bird nests be located on the Project Site, the Project Sponsor, in consultation with the City and County of San Francisco and California Department of Fish and Game (CDFG), shall delay construction in the vicinity of active bird nest sites located on or adjacent to the Project Site during the breeding season (approximately March 15 through August 30) while the nest is occupied with adults and/or young. If active nests are identified, construction activities should not occur within 500 ft of the nest. A qualified biologist, determined by the Environmental Review Officer, shall monitor the active nest until the young have fledged, until the biologist determines that the nest is no longer active, or if it is reasonable that construction activities are not disturbing nesting behaviors. The buffer zone shall be delineated by highly visible temporary construction fencing.
 3. Due to the presence of steep slopes, all construction activities associated with the pedestrian route on the PG&E property, if the Project Sponsor can obtain site control for an easement on the PG&E property and if it is developed, shall occur during the dry season (typically from the end of May to mid-October) to limit the likelihood of soil erosion and to minimize the need to install erosion-control barriers (e.g., silt fencing, wattles) that may impact existing serpentine bunchgrass remnants from their placement along slope contours.

Prior to the initiation of any construction activities on the PG&E property, the Project Sponsor shall prepare a detailed plan showing proposed construction-related activities on the PG&E site. A qualified botanist familiar with serpentine bunchgrass communities shall conduct a pre-construction survey of the PG&E property, during the portion of the growing season when most native vascular plant species previously documented as occurring on the site are evident and readily identifiable. Any areas containing remnants of serpentine bunchgrass habitat outside the proposed footprint for the walkway (including access routes), but within 20 feet of these areas shall be clearly delineated by appropriate avoidance markers (e.g., orange construction fencing, brightly colored flagging tape on lath stakes). An appropriate access route to and from the walkway area shall be developed, utilizing existing service roads and/or concrete building pads to avoid remnants of serpentine bunchgrass. Staging areas for this construction shall be limited to areas where remnants of serpentine bunchgrass do not occur.

The Project Sponsor shall conduct Worker Environmental Awareness Program (WEAP) training for construction crews (primarily crew and construction foreman) and City inspectors before construction activities begin. The WEAP shall include a brief review of the serpentine bunchgrass resource that occurs on the PG&E site. The program shall also cover all mitigation measures, and Project plans, such as BMPs and any other required plans. During WEAP training, construction personnel shall be informed of the importance of avoiding ground-disturbing activities outside of the designated work area. The designated biological monitor shall be responsible for ensuring that construction personnel adhere to the guidelines and restrictions. WEAP training sessions shall be conducted as needed for new personnel brought onto the job during the construction period.

4. Best Management Practices (BMPs) shall be employed during all construction activities on the PG&E site (e.g., all fueling of equipment within designated areas, containment of hazardous materials in the advent of accidental spills).
5. After construction is complete, all trash shall be removed from within the PG&E site.
6. After construction is complete, all areas of identified serpentine bunchgrass habitat on the PG&E property impacted by construction activities shall be restored to a level equal to, or exceeding the quality of habitat that existed before impacts to these habitats occurred. Mitigation shall be achieved by implementation of the following planting plan:
 - Installation of transplants and/or planting of locally-collected seeds from native plant species associated with serpentine grassland habitats into areas impacted by the Project. The frequency, density, and distribution of native species used within the mitigation plantings shall be determined through consultation with appropriate resource agencies, organizations, and practitioners. Installation shall be supervised by a qualified horticulturalist or botanist. Measures to reduce transplant mortality may include, but are not limited to the following:
 - Placement of cages, temporary fences, or other structures to reduce small mammal access, until transplants are sufficiently established;
 - Any weeding around transplants to reduce competition from non-native species shall be done manually;
 - Placement of a temporary irrigation system or periodic watering by mobile equipment sources for the first two years until transplants are sufficiently established.
 - General success of the mitigation plantings shall be measured by the following criteria:

Periodically assess the overall health and vigor of transplants during the growing season for the first three years; no further success criteria is required if transplants within the mitigation plantings have maintained a 70 percent or greater success rate by the end of the third year. If transplant success rate is below 70 percent by the end of the third year, a contingency plan to replace transplants due to mortality loss (e.g., foraging by small mammals, desiccation) shall be implemented.
7. The Project will comply with Article 16 of the Public Works Code for protection for significant trees. "Significant trees" are defined as trees within 10 feet of a public right-of-way, and also meet one of the following size requirements:
 - 20 feet or greater in height;
 - 15 feet or greater in canopy width; or
 - 12 inches or greater diameter of trunk measured at 4.5 feet above grade.

Street trees are also protected by the City's Urban Forestry Ordinance and both require a permit for removal. Some tree species within the Project Site meet the criterion of "Significant Tree" status; before construction occurs within any portions of the Project Site that could contain "Significant Trees," a tree survey shall be performed by a qualified arborist, and a map shall be prepared showing the genus and species, location, and drip line of all trees greater than 36 inches in diameter at breast height (DBH) or greater that are proposed to be altered, removed, or relocated. Any removal of these trees associated with the Project will

require a permit review, and replacement of affected “significant” trees as specified in the ordinance. Adherence to the ordinance will avoid the potential impact on the loss of significant trees.

G. Archaeological Resources

The Project Sponsor shall retain the services of a qualified archaeological consultant having expertise in California prehistoric and urban historical archeology. The archaeological consultant shall undertake an archaeological monitoring program during construction activities in Blocks 13, 18, and 19. The archaeological consultant shall first undertake a geoarchaeological study of this project sub-area to determine if any buried land surfaces available for prehistoric occupation are present. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archaeological monitoring and/or data recovery programs required by this measure could suspend construction of the Project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archaeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Archaeological monitoring program (AMP). The archaeological monitoring program shall minimally include the following provisions:

The archaeological consultant, Project Sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archaeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archaeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;

The archaeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archaeological resource;

The archaeological monitor(s) shall be present on the Project site according to a schedule agreed upon by the archaeological consultant and the ERO until the ERO has, in consultation with the archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits;

The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;

If an intact archaeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archaeological

monitor has cause to believe that the pile driving activity may affect an archaeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archaeological consultant shall immediately notify the ERO of the encountered archaeological deposit. The archaeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archaeological consultant determines that a significant archaeological resource is present and that the resource could be adversely affected by the Project, at the discretion of the Project Sponsor either:

The Project shall be re-designed so as to avoid any adverse effect on the significant archaeological resource; or

An archaeological data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

If an archaeological data recovery program is required by the ERO, the archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ADRP). The project archaeological consultant, Project Sponsor, and ERO shall meet and consult on the scope of the ADRP. The archaeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the Project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.
- Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
- Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.
- Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archaeological data recovery program.
- Security Measures. Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities.
- Final Report. Description of proposed report format and distribution of results.
- Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

- **Human Remains, Associated or Unassociated Funerary Objects.** The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archaeological consultant, Project Sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.
- **Final Archaeological Resources Report.** The archaeological consultant shall submit a Draft Final Archaeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological resource shall be provided in a separate removable insert within the draft final report.
- **Copies of the Draft FARR shall be sent to the ERO for review and approval.** Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

H. Hazardous Building Materials Survey

Prior to demolition of existing buildings, light fixtures and electrical components that contain PCBs or mercury should be identified, removed and disposed of in accordance with the Department of Toxic Substances Controls "universal waste" procedures. Compliance with these procedures would reduce impacts to a less-than-significant level.

I. Contaminated Soil Identification and Disposal

1. Prior to issuance of a grading permit a Phase II analysis should be conducted on the Project Site. The Phase II shall include comprehensive soil sampling and laboratory analysis with the goal of identifying lead, chromium and contaminated soils. The scope of this Phase II analysis should be developed in cooperation with the San Francisco Department of Public Health.
2. If the results of this Phase II analysis indicate that contaminated soils is, in fact present on the site, a soil remediation and disposal plan shall be developed that includes a plan for on-site reuse or disposal of contaminated soils. in the event that soils are contaminated beyond DTSC thresholds, load-and-go procedures should be identified.

J. **Improvement Measures.** Improvement measures diminish effects of the Project that were found through the environmental analysis to be less-than-significant impacts. The Project Sponsor has agreed to implement the following improvement measure.

1. Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:00 p.m. would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. Limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by SFMTA) would minimize disruption of the general traffic flow on adjacent streets during the AM and PM peak periods. In addition, the Project Sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the SFMTA, the Fire Department, MUNI, and the Planning Department to determine feasible measures to reduce traffic congestion, including transit disruption and pedestrian circulation impacts during construction of the Project.
2. Once construction activities are completed a long-term program could be implemented to enhance and restore the existing serpentine bunchgrass habitat on the PG&E site and/or create "native habitat" areas on the Project Site. This Improvement Measure would create "native habitat" areas on some portions of the Project Site that are planned for landscaping or open space as part of the Project. Implementation of this Improvement Measure on the PG&E property would be the responsibility of PG&E.
 - Seeds of locally-collected native species could be collected from valid reference sites within the surrounding area. From these seeds, transplants could be raised by local gardening clubs, science classes from local public schools, etc. Installation would be supervised by a qualified horticulturalist and/or botanist.
 - On-going community programs undertaken by local citizen groups to remove trash and rehabilitate degraded portions of the PG&E site to expand higher-quality serpentine grassland habitat could be conducted.
 - Management of invasive, non-native herbaceous and woody species would include reseeding of native plants and manual removal (e.g., by hand, loppers, chainsaws), and possibly some selective chemical applications to control highly competitive exotic species. Invasive, non-native tree species such as eucalyptus² could be systematically removed after any pre-construction nesting surveys for bird species have been conducted.
 - A long-term monitoring program could be implemented by enlisting the support from science educators from local public schools and community colleges. Permanent transects could be established to document the changes in floristic composition in terms of the frequency, density, and distribution of native plant species throughout the PG&E site.
3. An interpretive display is generally considered an on-site, publicly accessible display/exhibit area which includes interpretive materials. The display could be an outdoor all-weather plaque or a permanent collection of materials displayed in a public area, such as in the community building.

For Hunters View, interpretive materials could document the history of the San Francisco Housing Authority, history of the Hunters View Housing Development, photographs,

architectural drawings and site plans, and/or oral and written histories documenting the lives of, and events associated with, past and present occupants of the Hunters View Housing Development. It is recommended that the Project Sponsor install an exterior interpretive plaque, not smaller than two by four feet, near the entrance of the community center. A recommended enhancement to the interpretive display would be an interior interpretive display in the community center containing a timeline and a collection of photographs and/or artifacts.

The Project Sponsor could also document the existing Hunters View and the new development site via site photography and this collection of photographs (before and after) could also serve as an interpretive display for this project.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20663

HEARING DATE: FEBRUARY 20, 2020

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Record No.: 2007.0168CUA-02
Project Address: Hunters View HOPE SF Development Project
227-229 WEST POINT ROAD
Zoning: RM-1 (Residential, Mixed Low Density) Zoning District
Hunters View Special Use District
40/65-X Height and Bulk District
Block/Lot: 4624/All Lots
Project Sponsor: Hunter's View Associates, LP
1388 Sutter Street, 11th Floor
San Francisco, CA 94109
Staff Contact: Mat Snyder – (415) 575-6891
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ADOPTING FINDINGS RELATED TO THE DETERMINATION OF COMPLIANCE UNDER PLANNING CODE SECTION 303(e) TO MODIFY CONDITIONS OF APPROVALS OF PLANNING COMMISSION MOTION NO. 17621 ADOPTED UNDER PLANNING CODE SECTIONS 303 AND 304 BY MODIFYING THREE CONDITIONS OF APPROVAL AND MODIFYING FOUR PROVISIONS IN THE ASSOCIATED HUNTERS VIEW DESIGN-FOR-DEVELOPMENT DOCUMENT BY (1) EXTENDING THE PERFORMANCE PERIOD FOR ANOTHER TEN YEARS (CONDITION NO. 8D AND 8E); (2) ALLOWING MODIFICATIONS FROM DESIGN-FOR-DEVELOPMENT STANDARDS UP TO TEN PERCENT (CONDITION NO. 4A) (3) REQUIRING THAT THE PLANNING COMMISSION BE NOTIFIED OF SUBSEQUENT PHASES (CONDITION NO. 6C) (4) ALLOWING BUILDINGS ON LOTS 14 AND 17 EXTEND ABOVE 50-FEET (DESIGN-FOR-DEVELOPMENT SECTION 4.4); (5) REPLACING TWO PROPOSED PARKS WITH ONE LARGER PARK (DESIGN-FOR-DEVELOPMENT SECTIONS 3.1.2 AND 3.1.3); (6) ALLOWING ADDITIONAL PORTIONS OF THE USEABLE OPEN SPACE REQUIREMENT BE MET ON ADJACENT NEW PARKS (DESIGN-FOR-DEVELOPMENT SECTION 4.3); (7) REMOVING THE OFF-STREET PARKING PROVISIONS AND ALLOWING PARKING BE DETERMINED BY THE PLANNING CODE (DESIGN-FOR-DEVELOPMENT 4.12) AND (8) ADDING LANGUAGE TO THE DESIGN-FOR-DEVELOPMENT CLARIFYING PARKING ENTRY DIMENSION LIMITATIONS DO NOT APPLY TO PARKING ALLEYS (DESIGN-FOR-DEVELOPMENT SECTION 4.12), FOR THE PROPOSED HUNTERS VIEW HOPE SF DEVELOPMENT PROJECT LOCATED ON ALL LOTS ON ASSESSOR'S BLOCK 4624 IN THE RM-1 ZONING DISTRICT, THE HUNTERS VIEW SPECIAL USE DISTRICT, AND A 40/65 X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 27, 2008, the Project Sponsor filed Application No. 2007.0168C for Conditional Use authorization pursuant to Planning Code Sections 303 and 304 to construct a new Planned Unit Development (PUD) for up to 800 dwelling units with exceptions to the following Planning Code requirements: lot width and area (Planning Code Section 121), rear yards (Planning Code Section 134(a) and (c)), usable open space (Planning Code Section 135), allowable obstructions (Planning Code Section 136), spacing of street trees (Planning Code Section 143), parking (Planning Code Sections 150, 151, 154 and 155), bicycle parking (Planning Code Section 155.5), loading (Section 152), dwelling unit exposure (Section 140), measurement of height (Planning Code Sections 102.12 and 260(a)) and density (Planning Code Section 209.1).

The proposed Hunters View HOPE SF Development Project (Project) includes the revitalization of Hunters View and consists of demolition of all existing public housing units and other community facilities on the site, which would result in a mixed-income community that will include up to 800 new residential units and provide one-for-one replacement of the existing 267 public housing units. Of the 800 residential units, the Project would construct 350 affordable rental units (267 of which will be the replacement public housing units). In addition, the net proceeds from the sale of the market-rate, for-sale units will cross-subsidize a portion of the development costs of the public housing replacement units and affordable rental units.

On June 12, 2008, the Department certified the Final Environmental Impact Report for the Hunters View Redevelopment Project (State Clearinghouse No. SCH 2007112086) for the Project (the "Final EIR").

On June 12, 2008, the Planning Commission adopted Motion No. 17621, approving the Conditional Use Authorization-Planned Unit Development, along with Planning Code text and map amendments that created the Hunters View Special Use District (Planning Code Sections 249.44 and 263.23), and changed the height and bulk district for the site from a 40-X Height and Bulk District to a 40/65-X Height and Bulk District ("Original Approvals"). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On September 18, 2018, Hunters View Associates, L.P. (hereinafter "Project Sponsor") filed Application No. 2007.0168CUA-02 (hereinafter "Application") with the Planning Department (hereinafter "Department") to modify Conditions of Approval of Motion No. 17621 by modifying three conditions of approval and modifying five provisions in the Hunters View Design-for-Development ("D4D") document.

On January 16, 2020, the Department issued an addendum to the Final EIR. The FEIR analyzed the environmental effects of implementing the Hunters View project. As shown in the addendum, the modified project would not result in new environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures. Additionally, no new information has emerged that would materially change the analyses or conclusions set forth in the FEIR. Therefore, as discussed in more detail below, the modified project would not change the analysis or conclusions reached in the FEIR.

On February 20, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use/Large Project Authorization/Downtown Project Authorization Application No. 2015-000123CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2007.0168CUA-02, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** Hunters View is the first HOPE SF project. HOPE SF is a San Francisco program that seeks to completely rebuild four of the City's Housing Authority sites. Through the HOPE SF Program, the City and respective Project Sponsors will rebuild these sites as mixed-income full-service neighborhoods within a built pattern that is more in keeping with typical San Francisco development. Hunters View's Original Approvals were structured as a Planned Unit Development with an extended performance period of ten years and relied on a Design-for-Development (D4D) document to guide the multi-phased buildout.

As part of Planning Commission Motion No. 17621, the Commission adopted a Design-for-Development ("D4D") document as an extension of the Conditions of Approval that specifically laid out development requirements usually regulated by the Planning Code. The D4D enables the Project Sponsor to rely on this document in developing designs for subsequent phases without requiring individual approval from the Planning Commission for such subsequent phases.

The Proposed Project (Project) includes modifications to the Conditions of Approval of Planning Commission Motion No. 17621, and include the following revisions: (1) *Performance Period*: extending the performance period for an additional ten (10) years from the date of this approval (Condition Nos. 8D and 8E); (2) *Design-for-Development Allowed Modifications*: allowing 10-percent modifications from D4D quantitative controls rather than five-percent as currently provided (Condition No. 4A); (3) *Planning Commission Review of Subsequent Phases*: substituting the requirement for informational hearings of subsequent phases with the requirement that the Planning Commission be notified of subsequent phases (Condition No. 6).

In addition, the Project includes modifications to the associated D4D, including revisions to the following sections: (1) *Height*: allowing heights on Blocks 14 and 17 to extend above 50-feet (Section 4.4 Height Diagrams, page 58) (2) *Parks*: remove the requirement for both Panhandle Park and Hudson Avenue Overlook and replace it with the requirement for one larger Bayview Park (Sections 3.1.2 and 3.1.3, pages 36, 38, and 39); (3) *Usable Open Space*: allowing additional portions of the usable open space requirement be met on adjacent new parks (Section 4.3, page 57); (4) *Parking*: amending the off-street parking requirements to allow parking be determined by the underlying zoning

(Sections 4.12); and (5) *Parking Alleys*: adding language clarifying that dimension limitations to parking garages are not applicable to parking alleys (Sections 4.12).

3. **Site Description and Present Use.** Located in the Bayview Hunters Point neighborhood of San Francisco, Hunters View originally included 267 public housing units located on approximately 21 acres of land. Constructed in 1957 on the foundations of World War II workforce housing, the units were never intended to be permanent and due to both their poor initial construction and years of deferred maintenance, the units at Hunters View had deteriorated beyond repair. Since the Original Approvals, the Project Sponsor and its affiliates have demolished all of the existing units and constructed 286 new replacement housing units, reconfigured roughly two thirds of the previous street grid and block pattern, pursuant to the approved Planned Unit Authorization (Planning Commission Motion No. 17621), and constructed two new public parks.
4. **Surrounding Properties and Neighborhood.** The subject property is located within RM-1 (Residential, Mixed, Low Density) Use District, the Hunters View Special Use District and a 40/65-X Height and Bulk District. The Hunters View project area is within the Bayview Hunters Point neighborhood on Hunters Point Hill. The surrounding Hunters Point Hill neighborhood is characterized by curvilinear streets and low-density residential development, most of which was developed as a part of the original Hunters Point Redevelopment Project Area (later referred to as Area A of the Bayview Hunters Point Redevelopment Project Area). Hunters View sits at a higher elevation and overlooks Evans Avenue and Hunters Point Avenue along with the site of the previous Hunters Point PG&E Power Station, India Basin Shoreline Park and 900 Innes Avenue (the site of a proposed new park) to its north and east. Hunters View is within the Bayview Hunters Point Redevelopment Project Area (Area B), and within the boundaries of the Bayview Hunters Point Area Plan.
5. **Public Comment.** The Project Sponsor conducts community engagement with the immediate community on an ongoing basis. Since 2005, they have conducted over 250 resident outreach and community meetings, including, but not limited with the Hunters View Tenants Association, India Basin Neighborhood Association, Malcolm X Academy, and Bayview Hunters Point PAC. For Blocks 2, 3, 9, 14 and 17, the Project Sponsor has conducted five meetings on site to engage residents and solicit feedback around building design, park space, access to parking and community building. The Project Sponsor has also recently attended India Basin Neighborhood Association meeting and the Bayview CAC. According to the Project Sponsor, response to the latest designs have been generally positive, particularly around the now proposed market-rate units. Planning staff has not heard any feedback regarding the proposal.
6. **Planning Code Compliance.** The Planning Code Compliance Findings set forth in Motion No. 17621, Case No. 2007.0168C (Conditional Use Authorization-Planned Unit Development, pursuant to Planning Code Sections 303 and 304) apply to this Motion, and are incorporated herein as though fully set forth.
7. **Planned Unit Development.** Planning Code Section 304 permits the creation of a Planned Unit Development ("PUD") for subject sites of greater than one half of an acre. "Planned Unit Developments are intended for project sites of considerable size, developed as integrated units and

designed to produce an environment of stable and desirable character which will benefit the occupants, neighborhood and the City as a whole". Where a project demonstrates outstanding overall design, it may seek exceptions for certain Planning Code Provisions.

The Original Approvals granted exceptions for rear yards (Planning Code Section 134(a) and (c)), usable open space (Planning Code Section 135), allowable obstructions (Planning Code Section 136), spacing of street trees (Planning Code Section 143), off-street parking (Planning Code Sections 150, 151, 154 and 155), bicycle parking (Planning Code Section 155.5), loading (Section 152), dwelling unit exposure (Section 140), measurement of height (Planning Code Sections 102.12 and 260(a)) and density (Planning Code Section 209.1). The PUD Authorization, in turn, referred to the Hunters View Design-for-Development to provide standards for these controls.

As part of the original PUD, the Commission identified several conditions of approval for the Project. As part of the updated Project, the Project Sponsor requests revisions to the following Conditions of Approval, as originally approved in Motion No. 17621:

- a) Performance Period. Condition Nos. 8D and 8E established a ten-year performance period for the Conditional Use Authorization-Planning Unit Development, which has passed. The Project Sponsor is requesting that the performance period be extended another ten years from the date of this amended authorization.

The Commission finds this request reasonable, since Hunters View is a high priority project for the City and is part of the overall HOPE SF project. The Project Sponsor has been making steady progress on construction over the last ten years. Given the changes in the economy and construction, the development of this multi-phase complex project has taken longer than the originally provided in the ten years performance period.

- b) Allowed Modifications under the D4D. Condition No. 4A allowed modifications from the standards set forth in the D4D up to five percent of a quantitative control if the design continued to meet the general design intent of the control. Staff recommends that this be changed to allow for a modification up to ten percent under the same condition.

The Commission supports allowing D4D modifications of up to ten percent, since this would bring this Project in conformance with other similar D4Ds of other large-scale developments that have been approved subsequent to the Original Approvals.

- c) Modification to Conditions of Approval Regarding Subsequent Phase Review. Condition No. 6c requires that subsequent phases be brought before the Planning Commission as informational presentations. Staff recommends that this condition be changed so that the Planning Commission is notified of subsequent phases but eliminates the automatic requirement of informational presentations.

The Commission supports this revision to this Condition of Approval since it is consistent with the other HOPE SF Projects and Development Agreements where phase review is generally handled at the staff level. As noted above, the Project Sponsor conducts community outreach with the Hunters View

community and other nearby Bayview organizations on an ongoing basis. Even with the elimination of the automatic informational hearings, the Planning Commission retains the ability to request such presentations per their discretion.

8. **Design for Development Modifications.** As part of the revisions to the Project, the Project Sponsor is requesting additional modification to certain Planning Code requirements, in order to support the feasibility of the Project. These modifications include:

- a) Open Space. Motion No. 17621 granted certain exceptions to the usable open space requirement and established that such requirements would be set forth in the D4D. The D4D allows up to 25% of required open space for each block to be provided in the form of public open space located within 125 feet of the building or unit entry.

The Project Sponsor is requesting that this provision be expanded to enable up to 75% of the usable open space be met on an adjacent new park, where such a park is greater than 25,000 gsf.

The Commission supports this modification to the Project, since the Project is providing a greater amount of open space through the provision of new parks than what would otherwise be required if the development were strictly adhering to the usable open space requirements of Planning Code Section 135. Some portions of the site are particularly steep, which makes meeting the usable open space requirement particularly challenging within the boundaries of some of the newly created lots.

- b) Height. Planning Code Section 263.23 allows that up to 35% of the entire Hunters View site to have buildings over 50 feet in height and up to 50% of the site to have buildings over 40 feet in height if said heights are approved through a PUD and further described and controlled within a D4D document. As such, Motion No. 17621 enabled heights above 40-feet and provided the Hunters View D4D, which identified which portions of the site could be above these heights.

Currently, the Height Diagram on page 58 of the D4D shows Blocks 14 and 17 as being limited to 40-feet. The proposal would revise the Height Diagram by showing blocks 14 and 17 within a height zone that allows portions of the building to be taller than 50-feet. Even after allowing Blocks 14 and 17 to have structures taller than 50-feet, the total area of the Hunters View site that allows buildings above 50-feet would be under 35 percent, as limited by Planning Code Section 363.23.

The Commission finds that allowing additional height above 50-feet as currently proposed will enable the Project to meet its objective to supplying additional much needed affordable housing. While the proposed buildings on Lots 14 and 17 would cast new shadows on India Basin Shoreline Park and 900 Innes Avenue, the Commission has found, through Motion No. 20664, that the new shadows were neither significant nor adverse to the use and enjoyment of the public park.

- c) Required Parking. Per Motion No. 17621, Planning Code Section 151 required at least one off-street parking space per dwelling unit, and one off-street space per each five senior dwelling units. Motion No. 17621 provided an exception to that requirement, by reducing the requirement such that at the completion of the buildout, 672 parking spaces would be provided

for the 800 units.

Since that time, Planning Code Section 151 was amended to no longer require parking minimums.

This modification would eliminate the off-street parking requirement and enable parking to be provided under the same controls as anywhere else in the City. The Commission supports this modification given the transit-first policies within San Francisco.

- d) Location of Parks. The D4D originally envisioned a "Panhandle Park" that would be configured along several blocks between two lanes of the Fairfax Avenue. A smaller park, "Hudson Avenue Overlook Park", was envisioned at the top of the unimproved Hudson Avenue alignment.

Since the Original Approvals, the Project Sponsor found that providing Panhandle Park in its original configuration as infeasible due to grading issues and would unduly break up the total area of open space into smaller less usable plots. Similarly, the Hudson Avenue overlook was also difficult to develop due to its steep slope.

The Project Sponsor is now proposing a larger 30,000 gsf park, "Bayview Park", between Blocks 14 and 17 that would provide as much open space as the two previous parks combined. The Commission finds the proposed new configuration would better serve the community as a single larger unbroken open space that could be more efficiently programmed.

- e) Parking Alleys. The D4D did not contemplate the provision of private parking alleys. The Project Sponsor has requested that additional language be added to the D4D to clarify that the parking entry dimension limitations do not apply to parking allies.

The Commission finds this request reasonable: parking alleys are more akin to public Alleys than to private parking garage entries and by incorporating private Alleys into a block's design, individual parking garage entries can be eliminated along the street frontage, thereby reducing the urban design impact of parking garages.

9. **General Plan Compliance.** The General Plan Findings set forth in Motion No. 17621, Case No. 2007.0168C apply to this Motion, and are incorporated herein as though fully set forth, except previous findings under the previous Housing Element and Recreation and Open Space Elements are hereby replaced with findings under the updated 2014 Housing Element and the updated 2014 Recreation and Open Space Element as set forth below:

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.

Policy 1.7

Consider public health objectives when designating and promoting housing development sites.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, at least additional 83 affordable rental units and up to 450 homeownership units.

OBJECTIVE 3

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.2

Promote voluntary housing acquisition and rehabilitation to protect affordability for existing occupants.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods.

This HOPE SF Project has replaced all the previous existing dilapidated residential units with new replacement units. Unit configurations and bedroom counts have varied widely to address a broad need of housing by the Hunters View community.

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.

A key tenant of the HOPE SF Program is to assure tenants of previous units to have first access to the new replacement units.

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.

Policy 7.6

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

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 community-wide support for new affordable housing.

OBJECTIVE 9

PRESERVE UNITS SUBSIDIZED BY THE FEDERAL, STATE OR LOCAL SOURCES.

Policy 9.2

Continue prioritization of preservation of existing affordable housing as the most effective means of providing affordable housing.

Policy 9.3

Maintain and improve the condition of the existing supply of public housing, through programs such as HOPE SF.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S

NEIGHBORHOODS.

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 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Hunters View along with the other HOPE SF Projects seek to reconstruct the Housing Authority sites, which were originally developed in patterns that separated the respective communities from the surrounding neighborhood fabric, in a way to connects them to the surrounding neighborhood and City.

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 system.

The Project will provide new housing, especially permanently affordable housing, in an appropriate location which meets identified housing needs and takes into account the demand for affordable housing created by employment demand. The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, 83 affordable rental units and up to 450 homeownership units, of which 10-15% will be affordable.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 1

- ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

Policy 1.9

Preserve sunlight in public open spaces

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 2.11

Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.

The Project will develop and maintain high quality open space that will be open to members of the community. The Project will also preserve sunlight in public open spaces. The Project will also create private outdoor open space in new residential development. With rear yards, mid- block courtyards, decks and terraces, the Project will create usable outdoor space directly accessible to dwelling units.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The Project is consistent with Priority Policy No. 1 in that it will not affect any existing neighborhood-serving retail uses because none currently exists on the Project site. However, the Project will provide future opportunities for resident employment and ownership of neighborhood-serving retail uses that will be developed on the site. Small-scale, neighborhood-serving retail is permitted in the RM-1 zone, pursuant to a Planned Unit Development permit, complies with the Redevelopment Plan and will be beneficial to the neighborhood's residents.

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

The Project is consistent with Priority Policy No. 2 in that it will protect and enhance existing housing and neighborhood character and preserve the cultural and economic diversity of San Francisco's neighborhoods. Through this project 267 units of deteriorating public have been replaced to date. Further

buildout of the Hunters View will include additional much needed affordable housing and market rate housing that is proposed to cross subsidize the infrastructure and affordable housing

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

The Project is consistent with Priority Policy No. 3 in that it will preserve and enhance the City's supply of affordable housing by replacing the 267 existing public housing units at Hunters View on a one-to-one basis with new, modern, affordable housing units and providing at least an additional 112 affordable rental units and additional home ownership.

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

The Project is consistent with Priority Policy No. 4 in that it will not result in commuter traffic that will impede Muni transit service or overburden San Francisco's streets or neighborhood parking. Although the Project could result in a net increase of up to 533 units in the Hunters View vicinity, this number falls well within the 700 net new units projected for this area that were analyzed in the Bayview Hunters Point Redevelopment Plan EIR. The Transportation Study for the Project indicates that the Project will contribute to one project-specific traffic impact at Evans Avenue/Third Street, and five cumulative (2025) significant traffic impacts, two of which can be mitigated to less than significant levels, and three of which will be significant unavoidable cumulative adverse traffic impacts. MUNI service will not be impeded as a result of the Project.

- E. 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 is consistent with Priority Policy No. 5 in that it will develop residential uses on a site that is currently completely devoted to residential uses. The Project will not displace any industrial or service sector uses due to commercial office development, as no industrial or service development exists on the site, and the Project does not include commercial office space. The Project is entirely residential in nature, except for community space and neighborhood-serving retail space, which offers potential opportunity for resident employment and ownership.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is consistent with Priority Policy No. 6 in that the existing, deteriorating public housing on the site will be demolished and replaced with modern residential units built to current earthquake and seismic regulations

- G. That landmarks and historic buildings be preserved.

The Project is consistent with Priority Policy No. 7 in that it will have no effect on landmarks or historic buildings because none exists on the site. A Historic Structures Report for the existing structures has been completed and concluded that the existing public housing is not deemed eligible for listing on the California Register of Historical Places.

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

The Project is consistent with Priority Policy No. 8 in that it will not affect the City's parks or open space or their access to sunlight and vistas. The proposal includes new publicly accessible open space. While the proposals for Buildings 14 and 17 create new shadow on India Basin Shoreline Park and the 900 Innes Future Park site, the Planning Commission finds that the new shadow is neither significant nor adverse. (See Motion No. 20664).

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

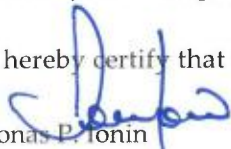
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2007.0168CUA-02** subject to the Conditions of Planning Code Motion No. 17621, except as modified as attached hereto as "EXHIBIT A", in general conformance with Design-for-Development as amended on file, dated February 13, 2020, and stamped "EXHIBIT B" to this Motion, which is incorporated herein by reference as though fully set forth; the Commission hereby modifies Condition of Approval Nos. 4A, 6C, and 8D and E of Motion No. 17621 and as set forth in Exhibit A of this Motion and modifies provisions of the Design-for-Development as also set forth in Exhibit A. All other Conditions of Motion No. 17621 remain in effect.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19301. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 20, 2020.


Jonas P. Ionin
Commission Secretary

AYES: Koppel, Moore, Diamond, Fung, Imperial, Johnson
NAYS: None
ABSENT: Richards
ADOPTED: February 20, 2020

EXHIBIT A

AUTHORIZATION

This authorization is to modify Motion No. 17621 by modifying three Conditions of Approval as follows: (1) extending the performance period for an additional ten years from the date of this approval (Condition Nos. 8D); (2) allowing 10-percent modifications from D4D quantitative controls rather than five-percent as currently provided (Condition No. 4A); (3) substituting the requirement for informational hearings of subsequent phases with the requirement that the Planning Commission be notified of subsequent phases (Condition No. 6C); and modifying four provisions in the Hunters View Design-for-Development ("D4D") document as follows: (1) allowing heights on Blocks 14 and 17 to extend above 50-feet (D4D Section 4.4) (2) removing the requirement for both Panhandle Park and Hudson Park and replacing it with the requirement for one larger Bayview Park (Sections 3.1.2 and 3.1.3); (3) allowing some portions of the usable open space requirement be met on adjacent new parks (Section 4.3); (4) amending the off-street parking requirements to allow parking be determined by the underlying zoning (D4D Section 4.12) and (5) amending the D4D by clarifying that parking entry and garage dimension limitations do not apply to parking alleys (Section 4.12); in general conformance with revised Design-for-Development document dated February 13, 2020 and stamped "EXHIBIT B" and included in the docket for Case No. 2007.0168CUA-02, and subject to conditions of approval in Motion No. 17621 as approved by the Commission on June 12, 2008, except as otherwise provided herein. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 20, 2020 under Motion No. 20663.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20663 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

MODIFICATIONS

[Modifications are provided with ~~cross-outs~~, indicating where a provision is no longer applicable, and double underline indicating where a provision is being modified and carried forward. Condition numbers refer to originally ordered conditions from Planning Commission Motion No. 17621.]

Condition No. 4A. Provisions for "Development Controls" may vary as long as the following two conditions are met: (1) there is no more than a ~~five-ten~~-percent variance of the subject provision for the subject block; and (2) the Zoning Administrator finds that the general intent for the subject provision and overall Design for Development has been met. Design features that do not meet either the "Development Controls" and do not meet these conditions would require an amendment to the Design for Development Document and this Planned Unit Development approval.

Condition No. 6C. Final detailed plans sufficient for Conditional Use/Planned Unit Development approval for ~~Phases 2 and 3~~ subsequent phases shall be submitted to the Planning Department prior to application for any site or building permits for those phases. The Planning Department shall review such plans for general conformity with this Project Authorization, the approved Design for Development and the Planning Code. ~~Plans for Phases 2 and 3 shall be presented to the Planning Commission as information items. The Planning Commission shall be notified of plans for subsequent phases, and may request informational hearings at their discretion.~~

Condition No. 8D. ~~This authorization is valid for a period of ten years from the date of approval by the Planning Commission.~~

Condition No. 8E. ~~After ten years, an extension for up to an additional two years may be specifically authorized by the Planning Commission. In the case where delays have been caused by a government agency or legal action, time shall be tolled and the authorization extended for such period by the Zoning Administrator.~~

The authorization and right vested by virtue of this action is valid for ten (10) years from the effective date of Motion No. 20663, adopted by the Planning Commission on February 20, 2020. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this ten-year period.

MODIFICATIONS TO THE DESIGN-FOR-DEVELOPMENT

Page 36-37, Section 3.1.2, Panhandle Park: [Replace description and graphics for "Panhandle Park" for description and graphics for "Bayview Park".]

Pages 38-39, Section 3.1.3, Hudson Park: [Remove section, which describes "Hudson Park"]

Page 57, Section 4.3, Usable Open Space: Revise Control No. 5 as follows:

Except for blocks immediately adjacent to new parks greater than 25,000 gsf, up to 25% of the required open space for each block may be provided in the form of public open space located within 125' of the building or unit entry. For buildings immediately adjacent to new parks greater than 25,000 gsf, up to 75% of the required open space said blocks may be provided in the immediately adjacent open space.

Page 58, Section 4.4, Building Heights: [Replace diagram showing blocks 14 and 17 within an area where buildings above 50-feet are permitted]

Page 66, Section 4.12 Parking, Parking Entrances and Curb Cuts:

1. Garage entrances accessing a street shall be no wider than 16' and are preferably 12'; this requirement does not apply to private parking alleys.

Page 66, Section 4.12, Parking, Parking Entrances and Curb Cuts: Add controls No. 5 as follows:

5: "Parking ratios shall be determined by the Planning Code."



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Inclusionary Housing (Redevelopment)
- ☐ Jobs Housing Linkage Program (Sec. 313)
- ☐ Downtown Park Fee (Sec. 139)

- ☐ First Source Hiring (Redevelopment)
- ☐ Child Care Requirement (Sec. 314)
- ☐ Other

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Information:
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Planning Commission Motion No. 17621

HEARING DATE: JUNE 12, 2008

Date: May 29, 2008
Case No.: **2007.0168CETZ**
Project Address: **227 – 229 WEST POINT ROAD**
Zoning: RH-2 (Residential, House Two Family)
RM-1 (Residential, Mixed Low Density)
NC-2 (Neighborhood Commercial, Small-Scale)
M-1 (Light Industrial)
40-X Height and Bulk District
Block/Lot: 4624/003, 004, 009
4720/027
Project Sponsor: Hunter's View Associates, LP
576 Sacramento Street, 7th Floor
San Francisco, CA 94111
Staff Contact: Ben Fu – (415) 558-6318
ben.fu@sfgov.org

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 304 TO CREATE A NEW PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE CONSTRUCTION OF APPROXIMATELY 6,400 SQUARE FEET OF RETAIL USE, 21,600 SQUARE FEET OF COMMUNITY SPACE, AND UP TO 800 DWELLING UNITS IN RM-1, RH-2, NC-2, AND M-1 ZONING DISTRICTS WITH A 40 X HEIGHT AND BULK DESIGNATION ON ASSESSOR'S BLOCK 4624, LOTS 3, 4 & 9 AND BLOCK 4720, LOT 27. EXCEPTIONS ARE REQUESTED FROM DENSITY, REAR YARD, OPEN SPACE, EXPOSURE, OFF-STREET, LOADING AND BICYCLE PARKING REQUIREMENTS, AS MANDATED BY THE PLANNING CODE.

PREAMBLE

On March 27, 2008, Hunters View Associates, L.P. (hereinafter "Project Sponsor") filed Application No. 2007.0168C (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use authorization per Planning Code Sections 303 and 304 to create a new Planned Unit Development (PUD) to allow the construction up to 800 dwelling units and including the following exceptions: lot width and area (Planning Code Section 121), rear yards (Planning Code Section 134(a) and

(c)), usable open space (Planning Code Section 135), allowable obstructions (Planning Code Section 136), spacing of street trees (Planning Code Section 143), parking (Planning Code Sections 150, 151, 154 and 155), bicycle parking (Planning Code Section 155.5), loading (Section 152), dwelling unit exposure (Section 140), measurement of height (Planning Code Sections 102.12 and 260(a)) and density (Planning Code Section 209.1).

The revitalization of Hunters View will include the demolition of all of the existing public housing units and other community facilities on the site, resulting in a mixed-income community that will include up to 800 new residential units and provide one-for-one replacement of the existing 267 public housing units. The current project proposal includes up to 800 total units, including a total of 350 affordable rental units (267 of which will be the replacement public housing units) and up to 450 home ownership units, of which 10-15% will be affordable and 17 of those will be developed by Habitat for Humanity. This new mixed-income development will result in a range of resident incomes from less than 10% to over 120% of AMI. Additionally, the net proceeds from the sale of the market-rate for-sale units will cross-subsidize a portion of the development costs of the public housing replacement units and affordable rental units.

On June 12, 2008, the Department certified the Final Environmental Impact Report for the Hunters View Redevelopment Project (State Clearinghouse No. SCH 2007112086) for the Project (the "Final EIR").

On June 12, 2008, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2007.0168C.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2007.0168C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** Located in the Bayview Hunters Point neighborhood of San Francisco, Hunters View currently includes 267 public housing units located on approximately 20 acres of land. Constructed in 1957 on the foundations of World War II workforce housing, the units were never intended to be permanent and due to both their poor initial construction and years of deferred maintenance, the units at Hunters View have deteriorated beyond repair.

The Project will be developed on two adjacent properties. The first, which is owned by the San Francisco Housing Authority, is located at Middle Point and West Point Roads and Wills and

Hare Streets, and is Assessor's Block 4624, Lots 3, 4 and 9. The second, which is adjacent to the Housing Authority property and is currently owned by the San Francisco Redevelopment Agency, is located along Keith Street and is Assessor's Block 4720, Lot 27. Both properties will ultimately be conveyed by deed or ground lease to one or more partnerships which will be formed for the sole purpose of undertaking the Project.

The San Francisco Housing Authority property currently contains 267 public housing units in 50 buildings while the San Francisco Redevelopment Authority property is vacant. The 267 residential units contain approximately 325,000 square feet of space, and there is an additional 7,000 square feet of community serving and storage space on the site. The buildings range in height from one to three stories (or 16 to 28 feet) and currently there are no off-street parking spaces.

3. **Surrounding Properties and Neighborhood.** The subject property is located within RM-1, RH-2, NC-2 and M-1 zoning districts and a 40 X height/bulk district. Most of the surrounding properties are located within an RH-2 zoning district and contain residential uses. The neighboring properties to the west and south contain residential and public uses. The properties to the north and east contain primarily industrial uses. The former Hunters Point Naval Shipyard to the east and southeast is currently being redeveloped as a mixed use project.
4. **Text and Map Amendments to Planning Code.** In order to facilitate the Project at the density required to subsidize the 350 public housing and affordable rental units on the Project site, both text and map changes to the Planning Code are proposed. First, the height and bulk district for the Project site is proposed to be modified from 40-X to 40/65-X pursuant to the addition of Planning Code Section 263.20 to create the HOPE SF Hunters View Special Use District and 40/65-X Height and Bulk District. Secondly, an amendment to Section 249 of the Planning Code by adding Section 249.39 is proposed to establish the HOPE SF Hunters View Special Use District allowing the subdivision or portions of the site as individual lots to exceed the density of the underlying zoning district and allowing uses that are either principally or conditionally permitted within NC-1 Districts to be principally permitted within the special use district. Map amendments are proposed to amend the use designations on the Redevelopment Agency parcel from RH-2, NC-1, and M-1 to RM-1 to establish consistency between the various parcels and to map the Special Use District and the 40/65-X Height and Bulk District.
5. **Redevelopment Agency Parcel.** The Redevelopment Agency parcel, Assessor's Block 4720, Lot 27, is located within Project Area A of the Bayview Hunters Point Redevelopment Plan, which prohibits structures higher than 40 feet. This plan expires on January 1, 2009. A portion of the building to be located on Block 2 exceeds 40 feet in height, but will not be constructed until after the expiration of the Redevelopment Plan for Project Area A. Therefore, this Project Authorization as it relates to the Redevelopment Area parcel, to the extent it is inconsistent with the existing provisions of the Redevelopment Plan, is conditioned upon the expiration of the Redevelopment Plan for Project Area A on January 1, 2009, and shall be effective at that time.
6. **Residential Uses.**

- A. Planning Code Section 209.1 provides that residential uses are permitted as a principal use in the RH-2 and RM-1 Zoning Districts. Pursuant to Planning Code Section 209.1, the southeastern portion of the Project, which is zoned RM-1, is allowed a density ratio not exceeding one dwelling unit for each 800 square feet of lot area. Pursuant to Section 304(d)(4), as a Planned Unit Development, the Project is allowed the density permitted in the RM-2 Zoning District, which is a density ratio not exceeding one dwelling unit for each 600 square feet of lot area, minus one unit. Up to 849 residential units are permitted as of right in the RM-1 Zoning District and 1,132 units are permitted pursuant to a PUD. Currently, the Project proposes to develop up to 800 units.
 - B. The northwestern portion of the Project site, which is primarily zoned RH-2, allows two-family dwelling units as a principally permitted use. RH-2 Districts also allow one dwelling unit for each 1,500 square feet of lot area, but no more than three dwelling units per lot, if authorized as a conditional use by the Planning Commission. The proposed town homes in Block 4720, Lot 27 exceed the density allowance and require conditional use approval.
 - C. Planning Code Section 209.1(m) permits, as a principally permitted use, dwellings for senior citizens at twice the density allowed for the principal permitted uses in Section 209.1, or one senior dwelling unit for each 400 square feet of lot area in the RM-1 Zoning District.
 - D. As detailed in Finding 4 above, the Project Sponsor is requesting a map amendment to change the use district for the entire site to RM-1.
7. **Planned Unit Development.** Planning Code Section 304 permits the creation of a Planned Unit Development for subject sites of greater than one half of an acre. "Planned Unit Developments are intended for project sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, neighborhood and the City as a whole" Where a project demonstrates outstanding overall design, it may seek exceptions for certain Planning Code Provisions. The Project Sponsor is seeking the following exceptions: rear yards (Planning Code Section 134(a) and (c)), usable open space (Planning Code Section 135), allowable obstructions (Planning Code Section 136), spacing of street trees (Planning Code Section 143), parking (Planning Code Sections 150, 151, 154 and 155), bicycle parking (Planning Code Section 155.5), loading (Section 152), dwelling unit exposure (Section 140), measurement of height (Planning Code Sections 102..12 and 260(a)) and density (Planning Code Section 209.1).
8. **Design-for-Development.** Because of the scope of the project, the unusual topography and street layout of the site, and the intent to create a new integrated neighborhood, the Commission finds it appropriate to adopt a Design for Development document that specifically lays out development requirements usually regulated by the Planning Code. The Design for Development is also important to guide the subsequent phases of development over the projected six to ten year build-out. In some cases, the Design for Development provides less stringent requirements than the Planning Code in order to meet certain goals such as addressing the site's topography and designating more land for public space. In other cases, the Design for

Development is more stringent to meet other goals such as assuring a strong public presence of the building and creating a fine-grained development pattern.

9. **Use Exceptions.**

A. Planning Code Section 209.3(f) provides that child care facilities providing care for 13 or more children can be approved as conditional uses in the RH-2 and RM-1 Zoning Districts. Planning Code Section 209.4 provides that community facilities can be approved as conditional uses in the RM-1 and RH-2 Zoning Districts. The Project proposes to develop approximately 21,600 square feet of community space. This proposed Special Use District would principally permit those uses that are either principally or conditionally permitted in the NC-1 Districts, such as small and large institutional uses, which include child care in their definition.

B. Planning Code Section 304(d)(5) provides that in R Districts, commercial uses are permitted only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under the Planning Code. The Project will include commercial uses in an R district in order to better serve the community. NC-1, or the Neighborhood Commercial Cluster District is described in Planning Code section 710.1 as "intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours" and "characterized by [locations] in residential neighborhoods, often in outlying areas of the City... Housing development in new buildings is encouraged above the ground story in most districts." Each nonresidential use in the NC-1 district can be no larger than 2,999 square feet (though 3,000 square foot spaces and greater are permitted via conditional use) and permitted uses include limited financial services (like a bank), personal services (like a salon) and full-service restaurants (which are defined to include coffee shops, see Planning Code section 790.92). The Project proposes to develop approximately 6,400 square feet of neighborhood-serving retail uses. The proposed Special Use District would allow those uses that are either principally or conditionally permitted in the NC-1 District to be principally permitted.

10. **Public Comment.** The Department has received no opposition to the proposal.

11. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Front Setback**

Planning Code Section 132(e) requires front setback based on an average of adjacent buildings, up to a maximum requirement of 15 feet from the property line. This requirement is not applicable because the buildings in the Project will not be adjacent to any existing buildings.

As proposed in Development Control 4.7 of the Design for Development, the Project proposes that all residential buildings will have a minimum setback of 5 feet, a required

8 foot "build-to" line will be required for all streets and that a minimum 75 percent of the building façade must be built to the "build-to" line. Development Control 4.7.2 of the Design for Development provides that setbacks are not required at street frontages with an extreme slope or shallow lot.

B. Rear Yard

Planning Code Section 134(a) requires a minimum rear yard with a depth that is equal to 45 percent of the total depth of the lot, but Section 134(c) provides an exception that allows the minimum depth to be reduced to 25 percent of the total depth of the lot or 15 feet, whichever is greater. Most of the individual rear yards in the Project are between 25 percent to 45 percent of the total depth of the lot, with the exception of Block 7B.

C. Open Space

Planning Code Section 135(a) requires that usable open space be located on the same lot as the dwelling units it serves. In most cases, the Project will comply with this requirement. However, in order to achieve the highest quality of overall design, the Project will propose to locate some of the open space for Block 7B in the private parks immediately adjacent.

Planning Code Section 135(d) requires 80 square feet and 107 square feet respectively of open space in the RM-2 Zoning District. The Project will meet the open space requirements.

Planning Code Section 135(f) requires that private open space have a minimum horizontal dimension of 6 feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof. Some private balconies in the Project will have a minimum horizontal dimension of 3 feet.

D. Obstructions.

Planning Code Section 136 requires that obstructions such as overhanging balconies, bays, sunshades and trellises meet minimal height and setback requirements. Most of the obstructions in the Project will meet Planning Code requirements, but some of the obstructions may reach into front and rear setbacks. The Project seeks front and rear setback exceptions to accommodate these limited architectural features, as proposed in Development Control 4.2.3 of the Design for Development. Overhanging balconies, bays, sunshades and trellises meeting the limitations of Planning Code Section 134 and the Design for Development may extend into the unbuilt area.

E. Exposure

Planning Code Section 140 provides that in each dwelling unit in any use district, the required windows of at least one room that meets the 120 square foot minimum superficial floor area requirement of Section 501.1 of the Housing Code must face on an open area such as a public street, a public alley at least 25 feet in width, a side yard of at least 25 feet in width, a rear yard meeting the requirements of the Code, or an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it. A limited number of units may not meet this requirement.

F. Street Trees.

Planning Code Section 143 requires the owner or developer of a new building in any R District to install street trees. Street trees must be a minimum of one tree of 15-gallon size for 20 feet of frontage of the property along each street or alley.

The Project Sponsor seeks a modification of this requirement. Development Control 3.4.1 of the Design for Development provides that street trees shall be provided at a minimum of 20 feet and a maximum of 30 feet apart on streets and mews.

G. Density.

Planning Code Section 209.1 provides that the density ratio for an RM-1 Zoning District shall not exceed one dwelling unit per each 800 square feet of lot area. In order to accommodate all the planned affordable housing units, the Project requires the density to exceed the Code for up to one dwelling unit per 600 square feet of lot area. As described above, pursuant to Planning Code Section 304(d)(4), the Project seeks an exception to allow the density permitted in the RM-2 Zoning District. Also, the proposed SUD would enable portions of the site to be sub-divided which may be over the density limit for the newly created lot.

H. Height and Bulk Stepping.

As described above, the proposed HOPE SF Hunters View SUD and 40/65-X Height and Bulk District provides that up to 35% of the entire Project site may have buildings over 50 feet in height and up to 50% of the entire Project site may have buildings over 40 feet in height. Buildings over 50 feet in height will be limited as specified in Development Control 4.4.1 of the Design for Development. Buildings over 40 feet in height not specified in Development Control 4.4.1 will be limited as specified in Development Control 4.4.2 of the Design for Development.

Planning Code Section 260(a)(3) requires that in areas where the building height limit is 65 feet or less and the buildings are on a slope, the average slope of curb or ground from which height is measured affects the maximum width for the portion of building that may be measured from a single point. The greater the slope, the more narrow the width of the building that may be measured from a single point.

The Project seeks an exception as described in Development Control 4.4.3 of the Design for Development to provide that building height shall be measured at the uphill end of each segment of a building that steps laterally in relation to the street that is the basis for the measurement. The Design for Development further provides that stepping shall be required in increments of at least 50 feet for buildings 50 feet or less in height.

I. Ground Story Street Frontages

Planning Code Section 144 requires that no less than 30 percent of the width of the ground story shall be devoted to windows, entrances, landscaping and other architectural features. The Project will comply with this section. Section 144 does not apply to Fairfax or Keith (Blocks 1A and 1B) as the lots have an upward slope of more than 20%.

The Residential Design Guidelines provide that the width of parking entries should not exceed 12 feet. Development Control 4.12.1 of the Design for Development provides that parking entrances shall be no wider than 16 feet, with 12 feet preferred.

J. Required Parking and Loading

Planning Code Section 151 requires one off-street parking space per dwelling unit, and one off-street space per each five senior dwelling units.

The Project Sponsor seeks a modification to provide approximately 672 off-street parking spaces. The average ratio of parking spaces (off-street and on-street) to units is 1.2 to 1. Some blocks have no off-street parking provided; others have up to 1.5 spaces per unit. Except on Keith Street and the northern part of Fairfax where the single-family homes each require a curb cut due to the sloping site conditions, the site has been designed to aggregate parking and to minimize garage entrances and curb cuts. The Project also seeks a modification to allow some of the parking requirements to be met through parking lifts and tandem parking and seeks a relaxation of parking space size and maneuverability requirements, as described in Development Control 4.12.2.

Planning Code Section 155.5 requires bicycle parking spaces for residential uses. Table 155.5 provides that for projects with over 50 dwelling units, the bicycle parking requirement is 25 Class 1 spaces plus one Class 1 space for every four dwelling units over 50. Section 155.5(c) provides that bicycle parking must meet the standards for Class 1 parking described in Section 155.1(d), which requires that the parking be at least as conveniently located as the most convenient non-disabled parking. The Project seeks an exception to this requirement in Development Control 4.12.3, which provides that bicycle parking requirements may be met site wide rather than on a block by block basis.

Planning Code Section 155 requires loading spaces to be located off the street. The Project Sponsor seeks a modification to provide the Project's loading spaces on the street.

12. Conditional Use Findings

Under the provisions of Planning Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare or persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the General Plan. The Project is found to be consistent with the criteria of Section 303 of the Code in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project, including up to 800 new dwelling units, approximately 21,600 square feet of new community use space, and approximately 6,400 square feet of new neighborhood serving retail use

space, will provide a development that is necessary and desirable for, and compatible with, the surrounding neighborhood and existing community.

The Project is desirable for the existing community because redevelopment of the 267 existing public housing units on the site will be phased so that the approximately 570 residents currently residing at the Project site can be relocated on-site during demolition and construction activities to address the strong preference for on-site relocation expressed by the existing residents. Existing residents will help inform a comprehensive temporary relocation plan that will govern the process and outline the rules, regulations and assistance that will be provided to residents. Residents will not bear any of the costs attributable to their relocation on-site.

The Project is desirable for the existing community and the surrounding neighborhood because in addition to redeveloping the existing 267 public housing units, it will add approximately 83 additional affordable rental units, and up to 450 new for-sale units, of which at least 10 to 15% will be affordable (17 of which will be Habitat for Humanity units), thereby increasing affordable housing opportunities, adding home ownership opportunities, improving the economic diversity of the neighborhood through the addition of market rate units, and helping to meet San Francisco's housing shortage.

The proposed density of the Project will be compatible with the neighborhood and community and will be less than that permitted by the Planning Code for the RM-1 Zoning District by right, will be far less than that permitted via Planned Unit Development ("PUD"), and will be within the intensity contemplated by the Bayview Hunters Point Redevelopment Plan ("Redevelopment Plan").

The Project area currently has no neighborhood serving retail businesses and the Project will provide space for such uses. The size of the proposed use is in keeping with other storefronts on the block face.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

1. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The subject property is approximately 22.5 acres and is currently poorly designed and underutilized. The existing street grid isolates the Project site from the surrounding neighborhoods and the rest of the City. It provides an excellent opportunity for infill housing.

The Project's size and shape, and the proposed size, shape and arrangement of structures upon it have been designed to drastically improve the Project site's and the neighborhood's street network, pedestrian-orientation, view-orientation, safety, aesthetic appeal, contextualization with underlying topography and the rest of the City of San Francisco, and open space design and layout. The proposed density will be consistent with the density of the surrounding neighborhoods. The entire site has been master planned and the Project's design will be a vast

improvement over existing conditions. Building heights will provide appropriate transitions to neighboring properties.

Planning Code Section 145 requires that new dwellings in the RM-1 and RM-2 Zoning Districts be compatible with the established mixture of residential buildings in terms of apparent building width. The Project will comply by stepping building heights along the front elevation, providing vertical articulation, and design walls to create variation in depth of buildings. height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

2. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project will redesign the existing street network so that it forms more of a grid, connecting with the street grid elsewhere and improving vehicle and pedestrian access for persons residing or working in the vicinity.

Pedestrian and bicycle circulation will be improved. The estimated parking demand will be met on site through the provision of 672 off-street parking spaces and additional on-street parking spaces. Loading demand will be met on-site.

The Project will not result in commuter traffic that will impede Muni transit service or overburden San Francisco's streets or neighborhood parking. Although the Project could result in a net increase of up to 533 units in the Hunters View vicinity, this number falls well within the 700 net new units projected for this area that were analyzed in the Bayview Hunters Point Redevelopment Plan EIR. The Transportation Study for the Project indicates that the Project will contribute to one project-specific traffic impact at Evans Avenue/Third Street, and five cumulative (2025) significant traffic impacts, two of which can be mitigated to less than significant levels, and three of which will be significant unavoidable cumulative adverse traffic impacts. MUNI service will not be impeded as a result of the Project. Whereas there is currently no off-street parking for the 267 existing units at the project site, the Project will include up to 816 off-street spaces, with the current proposal of approximately 672 off-street parking spaces, so as not to overburden the streets.

3. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Prior to beginning demolition and construction of the Project, the Project Sponsor will seek Bay Area Air Quality Management District ("BAAQMD") approval of best available control technology ("BACT") for demolition and construction activities that could disrupt asbestos containing serpentine present in the existing rock at the site in order to protect the health and safety of persons residing or working in the vicinity from airborne particles.

The new residential, community and small-scale retail uses will not generate significant amounts of noxious or offensive uses that may cause noise, glare, dust or odor.

4. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project will create a comprehensive, well-integrated design for the entire site, with new and improved circulation, new streetscape and landscape, new lighting and signage, off-street parking and new open space areas. All these features will create an attractive development that emphasizes the visual appeal of the neighborhood to benefit its existing and new residents, including an enhancement of views from the Project site.

Pursuant to Planning Code Section 142, the Project will screen off-street parking from view or confine it by solid building walls.

The Project will replace the existing worn landscape with new landscaping and street trees.

The Project will create three new parks on site and establish new open space throughout the site.

Planning Code Section 159 requires off-street parking spaces to be on the same lot as the dwellings they serve or within a 600 foot walking distance. All the units comply with this requirement.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The subject project is not within a Neighborhood Commercial District.

13. **Planned Unit Development.** Planning Code Section 304(d) establishes criteria and limitations for the authorization of PUD's over and above those applicable to Conditional Uses in general and contained in Section 303(c) and elsewhere in the Code. PUD's must:

- A. Affirmatively promote applicable objectives and policies of the Master Plan;

The Project positively contributes to advancing numerous objectives and policies of the General Plan and has no significant conflicts with the objectives and policies of the General Plan, as discussed in Finding 13 below.

- B. Provide off-street parking adequate for the occupancy proposed;

The Project will provide off-street parking adequate for the occupancy proposed. The Project currently proposes to provide approximately 672 off-street parking spaces, which when combined with on-street spaces will provide 1.27 spaces per dwelling unit.

- C. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

As detailed in Finding 10 above, the Project will provide open space usable by the occupants and, where appropriate, by the general public, equal to the open space required by the Planning Code. The Project will provide 80 square feet of private open space or 107 square feet of common open space, as required by Code Section 135(d) in RM-2 Zoning Districts. The Project also will provide approximately 58,300 square feet of open space in the form of three parks.

- D. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

The subject property determines residential density according to the permissible density of an RM-2 zoning district. As a result, the Project Sponsor can construct 1,633 dwelling units as of right.

The Planned Unit Development permits an increase of density to up to 800 dwelling units, which is far less than what is allowable in an RM-2 Zoning District.

- E. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC 1 Districts under this Code;

The Project will include commercial uses in an R district in order to better serve the community. NC-1, or the Neighborhood Commercial Cluster District is described in Planning Code section 710.1 as "intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours" and "characterized by [locations] in residential neighborhoods, often in outlying areas of the City... Housing development in new buildings is encouraged above the ground story in most districts." Each nonresidential use in the NC-1 district can be no larger than 2,999 s.f. (though 3,000 s.f. spaces and greater are permitted via conditional use) and permitted uses include limited financial services (like a bank), personal services (like a salon) and full service restaurants (which are defined to include coffee shops, see Planning Code section 790.92).

- F. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

The Project is seeking a text and map amendment pursuant to Section 302 to change the height and bulk district from 40X to 40/65X.

- G. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code; and

This criterion is not applicable to the subject property's zoning district.

- H. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code.

This criterion is not applicable to the subject property's zoning district.

- I. This criterion is not applicable to the subject property's zoning district.

This criterion is not applicable to the subject property's zoning district.

14. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

The Housing Element was certified in October 2004. In June 2007, the First District Court of Appeal ruled that the updated Housing Element should have been addressed in an EIR. Accordingly, this section refers to the 2004 Housing Element and the corresponding sections of the 1990 Residence Element in parenthesis when applicable.

OBJECTIVE 1 (*Modified Objective 1*):

IDENTIFY AND MAXIMIZE OPPORTUNITIES TO INCREASE THE POTENTIAL SUPPLY OF HOUSING IN APPROPRIATE LOCATIONS CITYWIDE.

Policy 1.4 (*Policy 1.4*):

Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.7 (*New*):

Encourage and support the construction of quality, new family housing.

The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, 83 affordable rental units and up to 450 homeownership units, of which 10-15% will be affordable.

OBJECTIVE 3 (*Modified Objective 5*):

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 3.3 (Policy 5.4):

Maintain and improve the condition of the existing supply of public housing.

OBJECTIVE 4 (Modified Objective 7):

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.2 (Modified Policy 7.2):

Include affordable units in larger housing projects.

Policy 4.6 (Merged Policies 7.4, 7.5, 7.6, and 7.9):

Support a greater range of housing types and building techniques to promote more economical housing construction and achieve greater affordable housing production.

OBJECTIVE 8 (Modified Objective 13):

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.1 (Modified Policy 13.6):

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable units wherever possible.

Policy 8.4 (Modified 13.5):

Encourage greater economic integration within housing projects and throughout San Francisco.

OBJECTIVE 9 (Modified Objective 14):

AVOID OR MITIGATE HARDSHIPS IMPOSED BY DISPLACEMENT

Policy 9.1 (Modified Policy 14.1):

Minimize the hardships of displacement by providing essential relocation services.

OBJECTIVE 11 (Modified Objective 12):

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1 (New):

Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.3 (Modified Policy 12.2):

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

The Project will provide new housing, especially permanently affordable housing, in an appropriate location which meets identified housing needs and takes into account the demand for affordable housing created by employment demand. The Project will create up to 800 units of new affordable and market-rate housing, including 267 replacement public housing units, 83 affordable rental units and up to 450 homeownership units, of which 10-15% will be affordable.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2:

PRESERVE EXISTING PUBLIC OPEN SPACE

Policy 2.3:

Preserve sunlight in public open spaces

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

The Project will develop and maintain high quality open space that, in some instances, will be open to members of the community. The Project will also preserve sunlight in public open spaces. The Project will not cast shadows over any open spaces under the jurisdiction of The Recreation and Park Department. The Project will also create private outdoor open space in new residential development. With rear yards, mid-block courtyards, decks and terraces, the Project will create usable outdoor space directly accessible to dwelling units.

TRANSPORTATION ELEMENT

Objectives and Policies

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 24.4:

Preserve pedestrian-oriented building frontages.

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 34.4:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

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.

The Project will establish and design a new street hierarchy system in which the function and design of the new streets serving the site are consistent with the character and use of adjacent land and maintaining a level of traffic that serves adjacent land uses without causing a detrimental impact. The Project will also redesign the existing street layout to improve circulation and to improve bicycle and pedestrian facilities, thereby improving safety conditions.

The Project will also assure that any new parking facilities provided for the residential uses meet need, location, and design criteria. The Project will take into account issues such as parking needs, design and access to create any optimal parking solution. The amount of parking on the site will relate to the capacity of the City's street system and land use patterns.

URBAN DESIGN ELEMENT

Objectives and Policies

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:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3:

Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

Policy 6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project will emphasize the characteristic pattern which gives the City and its neighborhoods an image, a sense of purpose, and a means of orientation. The Project will be designed to respect San Francisco's characteristic pattern and to take advantage of the Project site's hilltop location and proximity to the Bay in developing a comprehensive development that will blend into the neighborhood and improve the area.

Major views in the City will be recognized and protected, with particular attention to those of open space and water. By modifying the street grid and aligning the buildings to the view corridors, the Project preserves and/or creates views from streets and parks to the Bay and Downtown that currently are not available.

The streets' relationships to topography will be protected and reinforced. The existing street configuration at the site is atypical for San Francisco; the new streets will improve the connectivity to the rest of the neighborhood and will be closer to a typical San Francisco grid pattern.

The bulk of buildings will relate to the prevailing scale of development to avoid an overwhelming appearance in new construction. By using a variety of building types, the Project will successfully keep a scale consistent with the neighborhood.

The Project will also replace the existing public housing which has deteriorated and become blighted. The Project will redevelop the site with a mixture of housing types, including one for one replacement of 267 public housing units, in a manner that will enhance personal safety for the residents and increase comfort, pride of occupancy and/or ownership, and create new opportunities for employment and housing.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;

- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

BAYVIEW HUNTERS POINT PLAN

OBJECTIVE 5:

PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS.

Policy 5.1:

Preserve and enhance the existing character of residential neighborhoods.

Policy 5.3:

Conserve and enhance the existing supply of public housing.

OBJECTIVE 6:

ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

Policy 6.1:

Encourage development of new moderate density affordable ownership units, appropriately designed and located and especially targeted for existing Bayview Hunters Point residents.

The Project will increase the community's supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community. The Project will provide a mix of housing types, including public housing units, affordable rental and homeownership units and market-rate home ownership units.

REDEVELOPMENT PLAN FOR BAYVIEW HUNTERS POINT

The Project will support the Planning Goals and Objective for the Project Area, as set forth in Section 1.2.1 of the Redevelopment Plan. The Project will increase the community's supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community. The Project will provide a mix of housing types, including public housing units, affordable rental and homeownership units and market-rate home ownership units.

The Project will strengthen the economic base of the Project Area and the community by strengthening retail and other commercial functions. The Project will include approximately 6,400 square feet of commercial space to support neighborhood-oriented retail uses.

The Project will retain existing residents and retain existing cultural diversity. The construction of the Project in three separate phases will allow the existing residents to continue to live on the site and move into the new units after each of the three phases of construction is completed.

The Project will encourage participation of the area residents in the economic development that will occur by creating commercial and community spaces on site.

The Project will support locally owned small businesses and local entrepreneurship by providing retail space for small businesses to serve the residents of the neighborhood.

The Project will help eliminate blight by demolishing deteriorating and dilapidated buildings and creating new housing units with enhanced landscaping and improved access routes.

The Project will remove structurally substandard buildings and facilitate modern integrated development. The Project design will take into account pedestrian and vehicular circulation within the Project site and improve connectivity to the rest of the community.

The Project will redesign and redevelop an underdeveloped area. The site currently contains 267 public housing units, and the Project will increase the density to between 650 and 800 housing units, along with some commercial and community spaces. The Project will introduce more land uses and encourage an economically-diverse population.

The Project provides flexibility in development of real property by creating a mix of housing types. The Project will mix public housing units, affordable rental and homeownership units and market rate homeownership units with a small amount of neighborhood-serving retail space and community space which will allow the Project Sponsor to respond expeditiously and appropriately to market conditions.

The Project will increase the community's supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community. The Project will provide a mix of housing types, including public housing units, affordable rental and homeownership units and market-rate home ownership units.

The Project will promote the integration of affordable housing sites with sites developed for market rate housing. The Project will integrate different housing types and build affordable housing units next to market rate units.

The Project will help the Redevelopment Agency to promote the retention of existing businesses and attraction of new businesses. The Project will provide new neighborhood-serving commercial space to attract new businesses to the neighborhood.

The Project will promote Section 3.2.2 of the Redevelopment Plan by developing residential uses and some compatible neighborhood-serving retail and service uses in a residential area.

The Project will promote Section 3.2.8 of the Redevelopment Plan by developing a much improved circulation system that will increase connectivity to the surrounding neighborhoods.

The Project will be consistent with Section 3.3.2 of the Redevelopment Plan with respect to type, size, height and use of buildings. The Project will be consistent with the General Plan and the Planning Code except for minor exceptions permissible as part of the Planned Unit Development pursuant to Planning Code Section 304 and except for the requested modifications of the height limit and the new special use district enabling densities on portions of the site greater than allowed by underlying zoning in some cases. Section 3.3.2 provides that the Planning Commission and Board of Supervisors may adopt amendments to the Planning Code to better achieve the goals and objectives of the Redevelopment Plan, and the requested increase in height limit and flexibility regarding density will allow a superior development on the Project site with its challenging topography.

The Project will be consistent with Section 3.3.4 of the Redevelopment Plan by developing up to 533 net new units of housing in a planning node allowing for up to 700 net new units.

The Project will be consistent with Section 3.3.5 of the Redevelopment Plan by providing parking (off-street and on-street) adequate for the proposed uses.

The Project will affirmatively promote the Affordable Housing Production Goals set forth in Section 3.4.2 of the Redevelopment Plan. The Project will develop 350 affordable rental units, and up to 10-15% of the for-sale units will be affordable, resulting in a substantially greater percentage of affordability than the fifteen percent required by the Community Redevelopment Law or the twenty-five percent required by the Redevelopment Agency. In addition, the income eligibility restrictions of the Redevelopment Plan will be followed for the affordable rental and ownership units.

The Project will be consistent with Section 3.4.5 of the Redevelopment Plan by replacing all 267 units of public housing on site, so that none of the existing residents will be displaced as a result of the Project. By developing the Project in three phases, all demolished units will be replaced within less than four years.

The Project will be consistent with Section 3.4.6 of the Redevelopment Plan by giving priority to families of low- and moderate-income and other residency preferences created by the Agency.

The Project will further the Redevelopment Plan's goals for the Economic Development Activity Node of Hunters Point Shoreline, as set forth in Section 3.5.2 of the Redevelopment Plan. The Project will promote new housing on an available infill development site. It will assist with the renovation of a Housing Authority project by replacing substandard public housing with new housing units that fit in architecturally with other residential development in the area.

The Project will promote the Redevelopment Plan's Community Enhancement Program for project Area B as set forth in Section 3.6.2 of the Redevelopment Plan. The Project will create a new streetscape plan for the site and new landscaping and lighting of local streets. The Project will create new signage, open space and community facilities.

15. **Demolition of Dwelling Units.** On December 5, 2003, the Planning Commission adopted Resolution No. 16700 adopting policies regarding the demolition of dwelling units. The policy established procedures on how to evaluate the merits of allowing the demolition of dwelling units. Pursuant to the Policy, the Commission allows demolition, whether a building is sound or unsound, where it is found that there is preponderance of other General Plan Policies and Objectives for the Commission to approve the demolition. Such policies may include the provision of new family housing, adding units to the City's housing stock, proposing a high quality design for the replacement building that preserves and enhances the character of the neighborhood, or providing affordable rental or ownership opportunities. Here, the project will not only replace the units proposed for demolition, but will add a significant number of new affordable units, along with market rate units. The Commission finds that the Hunters View Development Project meets a preponderance of such Policies and Objectives and therefore is consistent with its policy on residential demolitions.

16. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The Project is consistent with Priority Policy No. 1 in that it will not affect any existing neighborhood-serving retail uses because none currently exists on the Project site. However, the Project will provide future opportunities for resident employment and ownership of neighborhood-serving retail uses that will be developed on the site. Small-scale, neighborhood-serving retail is permitted in the RM-1 zone, pursuant to a Planned Unit Development permit, complies with the Redevelopment Plan and will be beneficial to the neighborhood's residents.

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

The Project is consistent with Priority Policy No. 2 in that it will protect and enhance existing housing and neighborhood character and preserve the cultural and economic diversity of San Francisco's neighborhoods. Although 267 units of deteriorating public housing will be demolished, each public housing unit will be replaced on a one-to-one basis. In addition, the Project will create at least an additional 83 affordable rental units, and up to 450 home ownership units, of which 10-15% will be affordable to restricted income households. It is anticipated that the proposed revitalization of Hunters View will result in a mixed-race and mixed-income community, with much greater housing variety and opportunity than currently exists..

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project is consistent with Priority Policy No. 3 in that it will preserve and enhance the City's supply of affordable housing by replacing the 267 existing public housing units at Hunters View on a one-to-one basis with new, modern, affordable housing units and providing at least an additional 83 affordable rental units and additional home ownership units that will be affordable to restricted income households..

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

The Project is consistent with Priority Policy No. 4 in that it will not result in commuter traffic that will impede Muni transit service or overburden San Francisco's streets or neighborhood parking. Although the Project could result in a net increase of up to 533 units in the Hunters View vicinity, this number falls well within the 700 net new units projected for this area that were analyzed in the Bayview Hunters Point Redevelopment Plan EIR. The Transportation Study for the Project indicates that the Project will contribute to one project-specific traffic impact at Evans Avenue/Third Street, and five cumulative (2025) significant traffic impacts, two of which can be mitigated to less than significant levels, and three of which will be significant unavoidable cumulative adverse traffic impacts. MUNI service will not be impeded as a result of the Project. Whereas there is currently no off-street parking for the 267 existing units at the Project site, the Project will include up to 816 off-street spaces, with the current proposal of approximately 672 off-street parking spaces, so as not to overburden the streets.

- E. 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 is consistent with Priority Policy No. 5 in that it will develop residential uses on a site that is currently completely devoted to residential uses. The Project will not displace any industrial or service sector uses due to commercial office development, as no industrial or service development exists on the site, and the Project does not include commercial office space. The Project is entirely residential in nature, except for community space and neighborhood-serving retail space, which offers potential opportunity for resident employment and ownership.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is consistent with Priority Policy No. 6 in that the existing, deteriorating public housing on the site will be demolished and replaced with modern residential units built to current earthquake and seismic regulations

- G. That landmarks and historic buildings be preserved.

The Project is consistent with Priority Policy No. 7 in that it will have no effect on landmarks or historic buildings because none exists on the site. A Historic Structures Report for the existing structures has been completed and concluded that the existing public housing is not deemed eligible for listing on the California Register of Historical Places.

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

The Project is consistent with Priority Policy No. 8 in that it will not affect the City's parks or open space or their access to sunlight and vistas. The new construction on the site will be 2-7 stories in height and a shadow study has been completed and concluded that the new buildings will not cast excessive shadow on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. The open space designed to be part of the Project will be privately owned and maintained.

17. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
18. Where feasible, all significant environmental impacts of the Project have been mitigated to a less than significant level, and to the extent that an environmental impact of the Project cannot feasibly be mitigated to a less than significant level, specific overriding economic, legal, social, technological and other benefits of the Project each independently outweigh these significant and unavoidable impacts and warrant approval of the Project, as stated in the Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations which is attached hereto as "Attachment A" and incorporated by this reference.
19. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Project Authorization for a Planned Unit Development, including up to 800 dwelling units, approximately 6,400 square feet of retail use, approximately 21,600 square feet of community space, approximately 58,300 square feet of parks, and up to 816 off-street parking spaces, at 227-229 West Point Road in three construction phases, subject to the conditions of approval attached hereto as **Exhibit A**, which are incorporated herein by this reference, and further subject to determinations by Department staff that Phases 2 and 3 of the Project are consistent with this Project Authorization, the Design for Development dated May 29, 2008, attached hereto as **Exhibit C**, and the Planning Code.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17621. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the foregoing Motion was adopted by the City Planning Commission on **June 12, 2008**.

Linda Avery
Commission Secretary

AYES: Commissioners Michael Antonini, William L. Lee, Ron Miguel, Kathrin Moore, Christina Olague, and Bill Sugaya

NAYS: None

ABSENT: None

ADOPTED: June 12, 2008

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Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

1. This approval is pursuant to Sections 303 (Conditional Use) and 304 (Planned Unit Development) for a Planned Unit Development, including up to 800 dwelling units, approximately 6,400 square feet of retail use, approximately 21,600 square feet of community space, approximately 58,300 square feet of parks, and up to 816 off-street parking spaces on an approximately 980,100 square foot site. The approval is in general conformance with the plans dated May 29, 2008, and stamped "Exhibit B", and the Design for Development document dated May 29, 2008, stamped "Exhibit C".
2. **Community Liaison.** The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to the owners and occupants of nearby properties at all times during Project construction. Prior to the commencement of Project construction, the Project Sponsor shall give the Zoning Administrator the name, address and telephone number of such liaison.
3. **Reporting.** The Project Sponsor shall submit to the Zoning Administrator two copies of a written report describing the status of compliance with the conditions of approval contained within this Motion every six months from the date of this approval through the issuance of the first temporary certificate of occupancy. Thereafter, the submittal of the report shall be on an annual basis. This requirement shall lapse when the Zoning Administrator determines that all the conditions of approval have been satisfied or that the report is no longer required for other reasons.
4. **Design-for-Development.** The Hunters View Design for Development, Exhibit C, is hereby incorporated into these Conditions of Approval. This document provides the following: (1) a site plan for the overall project, (2) discussions of the project's overall design principles and intent, (3) discussion of the design principles and intent for features that will become part of the public realm (i.e. new street, parks, and other open space); (4) discussion of design principles and intent for buildings and uses; (5) the establishment of specific requirements for public realm features, buildings, and uses (referred to as "Design Controls") along with design recommendations for public realm features, buildings and uses (referred to as "Design Guidelines").

The further design, construction, and maintenance of the Project shall conform to the Design for Development in the following manner. All features, including, but not limited to, street and block layout, street design, parks and open space, buildings, and uses shall meet the general overarching goals and intent of the Design for Development, including the "Principles of San Francisco Neighborhood Design" discussed in Chapter 2. Public realm features that are provided with individual descriptions and discussions (i.e. Promontory Park, New Street) are required improvements and shall meet the general design intent described therein. Design specifics, such as lane dimensions and configuration of open space, may vary as long as the general design intent for the given feature has been met, and for parks and public open space, provide approximately the same square footage of open space.

Design provisions throughout the Design for Development that fall under a “Development Controls” heading must be met to be in conformance with this Planned Unit Development approval, except as provided under 4A, below.

Design provisions throughout the Design for Development that fall under the “Development Guidelines” heading are strongly recommended; they are not required as long as the general design intent for that feature has been met.

A. Provisions for “Development Controls” may vary as long as the following two conditions are met: (1) there is no more than a five-percent variance of the subject provision for the subject block; and (2) the Zoning Administrator finds that the general intent for the subject provision and overall Design for Development has been met. Design features that do not meet either the “Development Controls” and do not meet these conditions would require an amendment to the Design for Development Document and this Planned Unit Development approval.

5. Land Use.

A. The Project Sponsor has received an approval for the construction of up to 800 dwelling units, approximately 6,400 square feet of retail use, approximately 21,600 square feet of community space, approximately 58,300 square feet of parks, and up to 816 parking spaces in three phases.

B. Uses listed under the NC-1 (Neighborhood Commercial Cluster) District whether conditionally or principally permitted are in general principally permitted within the proposed Special Use District under Planning Code Section 249.39.

C. For social service and institutional uses, including those that fall under the definitions of large and small institutions (Planning Code Sections 790.50 and 790.51 respectively), the Project Sponsor shall promote alternative methods of transportation to and from the use’s facility by employees. The Project Sponsor shall encourage the use of carpooling and public transportation for users of the facility in order to minimize congestion and reduce peak queuing of automobile pick-up and drop-off.

D. For commercial uses including full- and self-service restaurants, the following conditions shall apply:

1. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily sweeping and litter pickup and disposal as well as washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
2. Until removal by a waste disposal service, all garbage and/or waste containers shall be either kept within the subject building, or kept in a sealed enclosure which prevents the emission of any noxious odors.
3. The Project Sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
4. The Project Sponsor shall operate the proposed use such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.

5. The Project Sponsor shall maintain an attractive storefront providing visibility of the restaurant interior through the storefront windows.
6. Signs for the business shall be reviewed and approved by the Planning Department before they are installed.

6. Design.

- A. The final plans shall meet the standards of the Planning Code, except for those modifications to Planning Code provisions approved by this Project Authorization or as Development Controls in the approved Design for Development dated May 29, 2008, and be in general conformity with the plans approved by the Commission on June 12, 2008 as Exhibit B found in the Case docket.
- B. Final detailed building plans shall be reviewed and approved by the Planning Department before issuance of the first superstructure addendum to a site permit. Detailed building plans shall include a final site plan for the building, unit plans, elevations, sections, landscape plan, choice of finish materials and colors, and details of construction.
- C. Final detailed plans sufficient for Conditional Use/Planned Unit Development approval for Phases 2 and 3 shall be submitted to the Planning Department prior to application for any site or building permits for those phases. The Planning Department shall review such plans for general conformity with this Project Authorization, the approved Design for Development and the Planning Code. Plans for Phases 2 and 3 shall be presented to the Planning Commission as information items.
- D. Space for the collection and storage of garbage shall be provided within an enclosed area on the property. Garbage containers shall be kept inside the building, and placed outside only when being serviced by the disposal company. Space for the collection and storage of recyclable materials which meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program, shall be provided at the ground level of the Project.
- E. All proposed signage will be in general conformance with Article 6 of the Planning Code.
- F. The project sponsor shall continue to work with Planning Department staff on the details of the design of the project that include but not limited to assuring quality materials and detailing, and assuring a sufficient variety of materials and treatments across the site. Special attention shall also be given to the architectural treatment of corners and assuring that internal mews are appropriately activated. Designs for buildings on blocks 1b, 5, 6 and 7a may deviate from those shown in Exhibit "B" to allow greater diversity in form than those presented, as long as the overall design intent of the Design for Development and the required controls have been met. Likewise, configuration of front stoops may be reconfigured to be made larger, if appropriate.

7. Housing.

- A. The Project shall not be marketed for time share, executive suites or short term transient use.
- B. Covenants, conditions and restrictions approved by the Planning Department shall be imposed upon the project units to restrict use to occupancy for permanent residents and to preclude time-share ownership or occupancy. No residential units shall be used as hotel units, as defined in Section 203.8 of the San Francisco Housing Code.

- C. The project is subject to affordable housing requirements through the Redevelopment Agency and not through Planning Code Section 315.

8. **Performance.**

- A. Prior to the issuance of any new or amended building permit for the construction of the Project, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco, if not already recorded, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor or the successor thereto, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
- B. The Project Sponsor shall obtain site or building permits for Phase 1 of this Project within three years from the date of this conditional use authorization, and construction shall thereafter be pursued diligently to completion or the said authorization shall be deemed null and void.
- C. The project requires the adoption of the proposed Planning Code Text and Map Amendments by the Board of Supervisors. In the event that the Board of Supervisors does not approve the project, the project would need to be redesigned.
- D. This authorization is valid for a period of ten years from the date of approval by the Planning Commission.
- E. After ten years, an extension for up to an additional two years may be specifically authorized by the Planning Commission. In the case where delays have been caused by a government agency or legal action, time shall be tolled and the authorization extended for such period by the Zoning Administrator.
- F. Failure to comply with these Conditions of Approval shall be grounds for revocation of the conditional use authorization. Should the Project result in complaints from neighbors that are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval contained in this Exhibit A of this motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures in Planning Code Sections 174, 306.3 and 306.4 to consider revocation of this Conditional Use Authorization. The subject authorization shall otherwise be reviewed administratively by the Planning Department one year from the effective date of approval.
- G. First Source hiring requirements shall be administered through the San Francisco Redevelopment Agency.

- 9. **Project mitigation.** "Mitigation Measures" and "Improvement Measures" to be included in the Project, as outlined in the Final Environmental Impact Report, Hunters View Redevelopment Project (State Clearinghouse No. SCH 2007112086). If said mitigation measures are less restrictive than the following conditions, the more restrictive and protective, as determined by the Zoning Administrator, shall govern. These measures are as follows:

A. Transportation and Circulation

The Project impacts at the Third Street/Evans Avenue intersection under the Baseline Plus Project Conditions could be mitigated by adjusting the maximum allowable southbound left turn green time. In the Baseline Plus Project Conditions, the southbound left turn movement is projected to have an allotted green time of 11 seconds per 100-second cycle (LOS F) and the opposing northbound through movement is projected to have an allotted green time of 37 seconds per 100-second cycle (LOS B). To mitigate the impact caused by the Project, the southbound left turn green time could be increased to 16 seconds per 100-second cycle and the opposing northbound through movement green time could be decreased to 32 seconds per 100-second cycle.

Implementation of the proposed mitigation measure would be dependent upon an assessment of transit and traffic coordination along Third Street and Evans Avenue to ensure that the changes would not substantially affect MUNI transit operations, signal progressions, pedestrian minimum green time requirements, and programming limitations of signals.

If the proposed mitigation is determined to be feasible, the Project Sponsor shall be required to fund its fair share of the cost of such mitigation.

Under 2025 Cumulative Plus Project Conditions, a substantial amount of the delay at the Third Street/25th Street intersection would be caused by the permitted eastbound and westbound through-and right-turn movements. 25th Street would have one all-movement lane in each direction. To the west of the intersection, 25th Street is approximately 40 feet wide and accommodates on-street parking. To the east of the intersection, 25th Street is approximately 30 feet wide and does not accommodate on-street parking. With the removal of the on-street parking to the west of the Third Street/25th Street intersection, the eastbound approach would have sufficient width to accommodate a through-left lane and an exclusive right turn lane. The eastbound right turn lane could include an overlap phase to coincide with the northbound left-turn phase, with U-turns from northbound Third Street prohibited. With this modification, the intersection steady demand green time splits could be recalculated, while maintaining a 100-second cycle length. The green time allotted to the T-Third trains and intersection offset would not be modified with the implementation of this mitigation measure. With the re-striping of the eastbound approach, the removal of on-street parking, addition of an eastbound right-turn overlap phase, and recalculation of the signal timing steady demand green time splits, the Third Street/25th Street intersection would operate at LOS D with an average delay of 35.9 seconds per vehicle.

While mitigation has been identified to reduce impacts, further analysis of some of the measures is required to determine feasibility.

If the proposed mitigation is determined to be feasible, the Project Sponsor shall be required to fund its fair share of the cost of such mitigation.

Under the 2025 Cumulative Plus Project Conditions, the expected traffic volumes at the all-way stop-controlled Middle Point Road/Evans Avenue intersection, would meet signal warrants and signalization would be required. With the existing geometry, the intersection would continue to operate at an unacceptable level (LOS F), even with signalization.

Removal of the on-street parking on Middle Point/Jennings to the north of the Middle Point Road/Evans Avenue intersection, would allow the southbound approach to provide an exclusive left-turn lane and a shared left-through-right lane.

With the installation of an actuated-uncoordinated traffic signal, southbound and westbound approach lane reconfiguration, and removal of on-street parking, the Middle Point Road/Evans Avenue intersection would operate at LOS D, with an average delay of 53.1 seconds per vehicle.¹ Implementation of the proposed mitigation measure would be dependent upon an assessment of traffic coordination along Evans Avenue to ensure that the changes would not substantially affect signal progressions, pedestrian conditions requirements, and programming limitations of signals. If signalization is implemented, the Project Sponsor shall be required to fund its fair share of the cost of such signalization.

Further analysis is required to determine the feasibility of this mitigation. If the proposed mitigation is determined to be feasible, the Project Sponsor shall be required to fund its fair share of the cost of such mitigation.

B. Construction Air Quality

1. To reduce particulate matter emissions during project excavation and construction phases, the Project Sponsor shall comply with the dust control strategies developed by the BAAQMD. The Project Sponsor shall include in construction contracts the following requirements or other measures shown to be equally effective.

- Cover all truck hauling soil, sand, and other loose construction and demolition debris from the site, or require all such trucks to maintain at least two feet of freeboard;
- Water all exposed or disturbed soil surfaces in active construction areas at least twice daily;
- Use watering to control dust generation during demolition of structures or break-up of pavement;
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas;
- Sweep daily (with water sweepers) all paved parking areas and staging areas;
- Provide daily clean-up of mud and dirt carried onto paved streets from the site;
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- Limit traffic speeds on unpaved roads to 15 mph;
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible;
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
- Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;

- Install wind breaks at the windward side(s) of construction areas;
 - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour over a 30-minute period or more; and
 - To the extent possible, limit the area subject to excavation, grading, and other dust-generating construction activity at any one time.
2. The Project Sponsor shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site during project excavation and construction phases. The Project Sponsor shall include in construction contracts the following requirements or other measures shown to be equally effective.
- Keep all construction equipment in proper tune in accordance with manufacturer's specifications;
 - Use late model heavy-duty diesel-powered equipment at the Project site to the extent that it is readily available in the San Francisco Bay Area;
 - Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the San Francisco Bay Area;
 - Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project site to the extent that it is readily available and cost effective in the San Francisco Bay Area (this does not apply to diesel-powered trucks traveling to and from the site);
 - Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the San Francisco Bay Area;
 - Limit truck and equipment idling time to five minutes or less;
 - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
3. The Project Sponsor will be responsible for compliance with Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operation as enforced by CARB. These measures require that areas greater than one acre that have any portion of the area to be disturbed located in a geographic ultramafic rock unit or has naturally occurring asbestos, serpentine, or ultramafic rock as determined by the sponsor or an Air Pollution Control Officer shall not engage in any construction or grading operation on property where the area to be disturbed is greater than one acre unless an Asbestos Dust Mitigation Plan for the operation has been:
- Submitted to and approved by the district before the start of any construction or grading activity; and
 - The provisions of that dust mitigation plan are implemented at the beginning and maintained throughout the duration of the construction or grading activity.
 - Compliance with these dust control measures would reduce air quality impacts to a less-than-significant level.

C. Construction Noise

1. To the extent feasible, the Project Sponsor shall limit construction activity to the hours of 7:00 a.m. to 6:00 p.m. on weekdays, and 7:00 a.m. to 5:00 p.m. on Saturdays and Sundays. If nighttime construction is required, the Project Sponsor shall apply for, and abide by the terms of, a permit from the San Francisco Department of Public Works. The Project Sponsor shall require contractors to comply with the City Noise Ordinance.
2. Construction contractors shall implement appropriate additional noise reduction measures that include using noise-reducing mufflers and other noise abatement devices, changing the location of stationary construction equipment, where possible, shutting off idling equipment, and notifying adjacent residences and businesses in advance of construction work. In addition, the Project Sponsor shall require the posting of signs prior to construction activities with a phone number for residents to call with noise complaints.

D. Construction Vibration

1. The Project Sponsor shall provide notification to the closest receptors, at least ten days in advance, of construction activities that could cause vibration levels above the threshold.
2. The Project Sponsor shall require construction contractors to conduct demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period.
3. The Project Sponsor shall require construction contractors to, where possible, and financially feasible, select demolition methods to minimize vibration (e.g., sawing masonry into sections rather than demolishing it by pavement breakers)
4. The Project Sponsor shall require construction contractors to operate earthmoving equipment on the construction site as far away from vibration sensitive sites as possible.
5. The construction contractor shall implement methods to reduce vibration, including, but not limited to, sound attenuation barriers, cutoff trenches and the use of smaller hammers.

E. Mechanical Equipment

The Project is zoned RM-1, which is prohibited by San Francisco Police Code Section 2909, to have a fixed source noise that exceeds 50 dBA, at the property line, between 10:00 p.m. and 7:00 a.m. The Project's mechanical equipment could exceed 50 dBA at the property line. The Project Sponsor shall provide shielding to minimize noise from stationary mechanical equipment, including ventilation units, such that noise levels from the equipment at the nearest property line would be below 50 dBA.

F. Biological Resources

1. The Project Sponsor shall retain a qualified biologist to conduct preconstruction breeding-season surveys (approximately March 15 through August 30) of the Project Site and immediate vicinity during the same calendar year that construction is planned to begin, in consultation with the City of San Francisco and CDFG.
 - If phased construction procedures are planned for the Project, the results of the above survey shall be valid only for the season when it is conducted.
 - A report shall be submitted to the City of San Francisco, following the completion of the bird nesting survey that includes, at a minimum, the following information:

- A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted.
 - A map showing the location(s) of any bird nests observed on the Project Site.
2. If the above survey does not identify any nesting bird species on the Project site, no further mitigation would be required. Should any active bird nests be located on the Project Site, the Project Sponsor, in consultation with the City and County of San Francisco and California Department of Fish and Game (CDFG), shall delay construction in the vicinity of active bird nest sites located on or adjacent to the Project Site during the breeding season (approximately March 15 through August 30) while the nest is occupied with adults and/or young. If active nests are identified, construction activities should not occur within 500 ft of the nest. A qualified biologist, determined by the Environmental Review Officer, shall monitor the active nest until the young have fledged, until the biologist determines that the nest is no longer active, or if it is reasonable that construction activities are not disturbing nesting behaviors. The buffer zone shall be delineated by highly visible temporary construction fencing.
 3. Due to the presence of steep slopes, all construction activities associated with the pedestrian route on the PG&E property, if the Project Sponsor can obtain site control for an easement on the PG&E property and if it is developed, shall occur during the dry season (typically from the end of May to mid-October) to limit the likelihood of soil erosion and to minimize the need to install erosion-control barriers (e.g., silt fencing, wattles) that may impact existing serpentine bunchgrass remnants from their placement along slope contours.

Prior to the initiation of any construction activities on the PG&E property, the Project Sponsor shall prepare a detailed plan showing proposed construction-related activities on the PG&E site. A qualified botanist familiar with serpentine bunchgrass communities shall conduct a pre-construction survey of the PG&E property, during the portion of the growing season when most native vascular plant species previously documented as occurring on the site are evident and readily identifiable. Any areas containing remnants of serpentine bunchgrass habitat outside the proposed footprint for the walkway (including access routes), but within 20 feet of these areas shall be clearly delineated by appropriate avoidance markers (e.g., orange construction fencing, brightly colored flagging tape on lath stakes). An appropriate access route to and from the walkway area shall be developed, utilizing existing service roads and/or concrete building pads to avoid remnants of serpentine bunchgrass. Staging areas for this construction shall be limited to areas where remnants of serpentine bunchgrass do not occur.

The Project Sponsor shall conduct Worker Environmental Awareness Program (WEAP) training for construction crews (primarily crew and construction foreman) and City inspectors before construction activities begin. The WEAP shall include a brief review of the serpentine bunchgrass resource that occurs on the PG&E site. The program shall also cover all mitigation measures, and Project plans, such as BMPs and any other required plans. During WEAP training, construction personnel shall be informed of the importance of avoiding ground-disturbing activities outside of the designated work area. The designated biological monitor shall be responsible for ensuring that construction personnel adhere to the guidelines and restrictions. WEAP training sessions shall be conducted as needed for new personnel brought onto the job during the construction period.

4. Best Management Practices (BMPs) shall be employed during all construction activities on the PG&E site (e.g., all fueling of equipment within designated areas, containment of hazardous materials in the advent of accidental spills).
5. After construction is complete, all trash shall be removed from within the PG&E site.
6. After construction is complete, all areas of identified serpentine bunchgrass habitat on the PG&E property impacted by construction activities shall be restored to a level equal to, or exceeding the quality of habitat that existed before impacts to these habitats occurred. Mitigation shall be achieved by implementation of the following planting plan:
 - Installation of transplants and/or planting of locally-collected seeds from native plant species associated with serpentine grassland habitats into areas impacted by the Project. The frequency, density, and distribution of native species used within the mitigation plantings shall be determined through consultation with appropriate resource agencies, organizations, and practitioners. Installation shall be supervised by a qualified horticulturalist or botanist. Measures to reduce transplant mortality may include, but are not limited to the following:
 - Placement of cages, temporary fences, or other structures to reduce small mammal access, until transplants are sufficiently established;
 - Any weeding around transplants to reduce competition from non-native species shall be done manually;
 - Placement of a temporary irrigation system or periodic watering by mobile equipment sources for the first two years until transplants are sufficiently established.
 - General success of the mitigation plantings shall be measured by the following criteria:

Periodically assess the overall health and vigor of transplants during the growing season for the first three years; no further success criteria is required if transplants within the mitigation plantings have maintained a 70 percent or greater success rate by the end of the third year. If transplant success rate is below 70 percent by the end of the third year, a contingency plan to replace transplants due to mortality loss (e.g., foraging by small mammals, desiccation) shall be implemented.
7. The Project will comply with Article 16 of the Public Works Code for protection for significant trees. "Significant trees" are defined as trees within 10 feet of a public right-of-way, and also meet one of the following size requirements:
 - 20 feet or greater in height;
 - 15 feet or greater in canopy width; or
 - 12 inches or greater diameter of trunk measured at 4.5 feet above grade.

Street trees are also protected by the City's Urban Forestry Ordinance and both require a permit for removal. Some tree species within the Project Site meet the criterion of "Significant Tree" status; before construction occurs within any portions of the Project Site that could contain "Significant Trees," a tree survey shall be performed by a qualified arborist, and a map shall be prepared showing the genus and species, location, and drip line of all trees greater than 36 inches in diameter at breast height (DBH) or greater that are proposed to be altered, removed, or relocated. Any removal of these trees associated with the Project will

require a permit review, and replacement of affected “significant” trees as specified in the ordinance. Adherence to the ordinance will avoid the potential impact on the loss of significant trees.

G. Archaeological Resources

The Project Sponsor shall retain the services of a qualified archaeological consultant having expertise in California prehistoric and urban historical archeology. The archaeological consultant shall undertake an archaeological monitoring program during construction activities in Blocks 13, 18, and 19. The archaeological consultant shall first undertake a geoarchaeological study of this project sub-area to determine if any buried land surfaces available for prehistoric occupation are present. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archaeological monitoring and/or data recovery programs required by this measure could suspend construction of the Project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archaeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Archaeological monitoring program (AMP). The archaeological monitoring program shall minimally include the following provisions:

The archaeological consultant, Project Sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archaeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archaeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;

The archaeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archaeological resource;

The archaeological monitor(s) shall be present on the Project site according to a schedule agreed upon by the archaeological consultant and the ERO until the ERO has, in consultation with the archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits;

The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;

If an intact archaeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archaeological

monitor has cause to believe that the pile driving activity may affect an archaeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archaeological consultant shall immediately notify the ERO of the encountered archaeological deposit. The archaeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archaeological consultant determines that a significant archaeological resource is present and that the resource could be adversely affected by the Project, at the discretion of the Project Sponsor either:

The Project shall be re-designed so as to avoid any adverse effect on the significant archaeological resource; or

An archaeological data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

If an archaeological data recovery program is required by the ERO, the archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ADRP). The project archaeological consultant, Project Sponsor, and ERO shall meet and consult on the scope of the ADRP. The archaeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the Project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.
- Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
- Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.
- Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archaeological data recovery program.
- Security Measures. Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities.
- Final Report. Description of proposed report format and distribution of results.
- Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

- **Human Remains, Associated or Unassociated Funerary Objects.** The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archaeological consultant, Project Sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.
- **Final Archaeological Resources Report.** The archaeological consultant shall submit a Draft Final Archaeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological resource shall be provided in a separate removable insert within the draft final report.
- **Copies of the Draft FARR shall be sent to the ERO for review and approval.** Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

H. Hazardous Building Materials Survey

Prior to demolition of existing buildings, light fixtures and electrical components that contain PCBs or mercury should be identified, removed and disposed of in accordance with the Department of Toxic Substances Controls "universal waste" procedures. Compliance with these procedures would reduce impacts to a less-than-significant level.

I. Contaminated Soil Identification and Disposal

1. Prior to issuance of a grading permit a Phase II analysis should be conducted on the Project Site. The Phase II shall include comprehensive soil sampling and laboratory analysis with the goal of identifying lead, chromium and contaminated soils. The scope of this Phase II analysis should be developed in cooperation with the San Francisco Department of Public Health.
2. If the results of this Phase II analysis indicate that contaminated soils is, in fact present on the site, a soil remediation and disposal plan shall be developed that includes a plan for on-site reuse or disposal of contaminated soils. in the event that soils are contaminated beyond DTSC thresholds, load-and-go procedures should be identified.

J. **Improvement Measures.** Improvement measures diminish effects of the Project that were found through the environmental analysis to be less-than-significant impacts. The Project Sponsor has agreed to implement the following improvement measure.

1. Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:00 p.m. would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. Limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by SFMTA) would minimize disruption of the general traffic flow on adjacent streets during the AM and PM peak periods. In addition, the Project Sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the SFMTA, the Fire Department, MUNI, and the Planning Department to determine feasible measures to reduce traffic congestion, including transit disruption and pedestrian circulation impacts during construction of the Project.
2. Once construction activities are completed a long-term program could be implemented to enhance and restore the existing serpentine bunchgrass habitat on the PG&E site and/or create "native habitat" areas on the Project Site. This Improvement Measure would create "native habitat" areas on some portions of the Project Site that are planned for landscaping or open space as part of the Project. Implementation of this Improvement Measure on the PG&E property would be the responsibility of PG&E.
 - Seeds of locally-collected native species could be collected from valid reference sites within the surrounding area. From these seeds, transplants could be raised by local gardening clubs, science classes from local public schools, etc. Installation would be supervised by a qualified horticulturalist and/or botanist.
 - On-going community programs undertaken by local citizen groups to remove trash and rehabilitate degraded portions of the PG&E site to expand higher-quality serpentine grassland habitat could be conducted.
 - Management of invasive, non-native herbaceous and woody species would include reseeding of native plants and manual removal (e.g., by hand, loppers, chainsaws), and possibly some selective chemical applications to control highly competitive exotic species. Invasive, non-native tree species such as eucalyptus² could be systematically removed after any pre-construction nesting surveys for bird species have been conducted.
 - A long-term monitoring program could be implemented by enlisting the support from science educators from local public schools and community colleges. Permanent transects could be established to document the changes in floristic composition in terms of the frequency, density, and distribution of native plant species throughout the PG&E site.
3. An interpretive display is generally considered an on-site, publicly accessible display/exhibit area which includes interpretive materials. The display could be an outdoor all-weather plaque or a permanent collection of materials displayed in a public area, such as in the community building.

For Hunters View, interpretive materials could document the history of the San Francisco Housing Authority, history of the Hunters View Housing Development, photographs,

architectural drawings and site plans, and/or oral and written histories documenting the lives of, and events associated with, past and present occupants of the Hunters View Housing Development. It is recommended that the Project Sponsor install an exterior interpretive plaque, not smaller than two by four feet, near the entrance of the community center. A recommended enhancement to the interpretive display would be an interior interpretive display in the community center containing a timeline and a collection of photographs and/or artifacts.

The Project Sponsor could also document the existing Hunters View and the new development site via site photography and this collection of photographs (before and after) could also serve as an interpretive display for this project.

BOARD of SUPERVISORS



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MEMORANDUM

Date: July 2, 2026
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 260710
Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☒ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
 - ☐ Landmark (*Planning Code, Section 1004.3*)
 - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - ☐ Mills Act Contract (*Government Code, Section 50280*)
 - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.



MYRNA MELGAR

DATE: July 22, 2026

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, July 28, 2026.

- | | |
|------------------------|---|
| File No. 260710 | Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades
Sponsor: Walton |
| File No. 260628 | Commemorative Street Name Designation - "Dr. Carlota Texidor del Portillo Way" - Bartlett Street between 21st Street and 22nd Street]
Sponsors: Mandelman; Melgar |
| File No. 260818 | Declaring Intent to Initiate Undergrounding Process - Homestead Street
Sponsor: Mandelman |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 27, 2026.

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

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

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

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

Sponsor(s):

Walton

Subject:

Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades

Long Title or text listed:

Ordinance accepting irrevocable offers of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, and an offer of dedication for real property for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road; dedicating said public improvements for public use; designating said public improvements for public street and roadway purposes; accepting said public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk widths on Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road; accepting an offer of dedication for Phase 2 easements; delegating authority to the Public Works Director to accept the Phase 3 public infrastructure, including authority to take all of the Phase 2 actions in this ordinance for Phase 3; authorizing the Director of Property to execute deeds and easement agreements, as specified; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Signature of Sponsoring Supervisor: Walton