



MEMORANDUM

December 13, 2021

Case Number: 2010.0305PHA
Project Name: Sunnydale HOPE SF Phase 1A3 (3rd Phase Application)
Zoning: RM-3, Sunnydale HOPE SF SUD

Project Contact: Thu Nguyen
Related California
44 Montgomery Street, Suite 1300
San Francisco, CA 94104

Public Works Contact: Shawna Gates
Street Use and Mapping
San Francisco Public Works
49 South Van Ness Avenue
San Francisco, CA 94103

Planning Staff Contact: Mat Snyder – 628-652-7460
mathew.snyder@sfgov.org

Planning Department is in receipt of the letter request from Related California, the project sponsor for the Sunnydale HOPE SF Final Map Phase 2 project, indicating the project sponsor would like to amend the lot line boundary between Lots 3 and 4 as drawn on the approved Tentative Map PID 9537. This amended lot line would enable the sponsor to construct and dedicate to the City a portion of Sunnydale Avenue that will transition the new Phase 2 improvements to the existing roadway, meet stormwater management requirements for Block 3A, and enable Block 3 and 4 buildings to meet the glazing areas and other design guidelines set by the Planning Department without recording an easement. Planning Department has reviewed this request and determined it is acceptable, and in substantial conformance with the intent of the Tentative Map, the Project's entitlements, and the General Plan, and hereby recommends Board of Supervisor's approval of the Final Map Phase 2 (PID 11040)."



TO: Jim Rems & James Ryan, BSM
Mat Synder, SF Planning

CC: Phillip Wong, Shawna Gates, Sunnydale ITF

FROM: Thu Nguyen, Related California (Project Sponsor),
CJ Higley, Farella Braun + Martel &
Bruce Gowdy, Martin Ron Associates

DATE: Thursday, January 28, 2021

SUBJECT: PID 9537 - Sunnydale HOPE SF Final Map Phase 2

We are requesting your preliminary review of the following in order to move forward to prepare the map and other requirements in connection with our Final Map Phase 2 submittal.

1. Off-Site Improvement Area

As discussed, the Off-Site Improvement Area will be incorporated as part of Final Map Phase 2. Please see **Exhibit 1** (page 2), the existing right-of-way along Sunnydale Avenue to be vacated and **Exhibit 2** (page 3), the new alignment of Sunnydale Ave to be dedicated. We are requesting your review of the proposed vacation and new dedication. If it is acceptable, we can create the parcels on the map and prepare the legals and exhibits associated with this.

2. Amending Lot Line

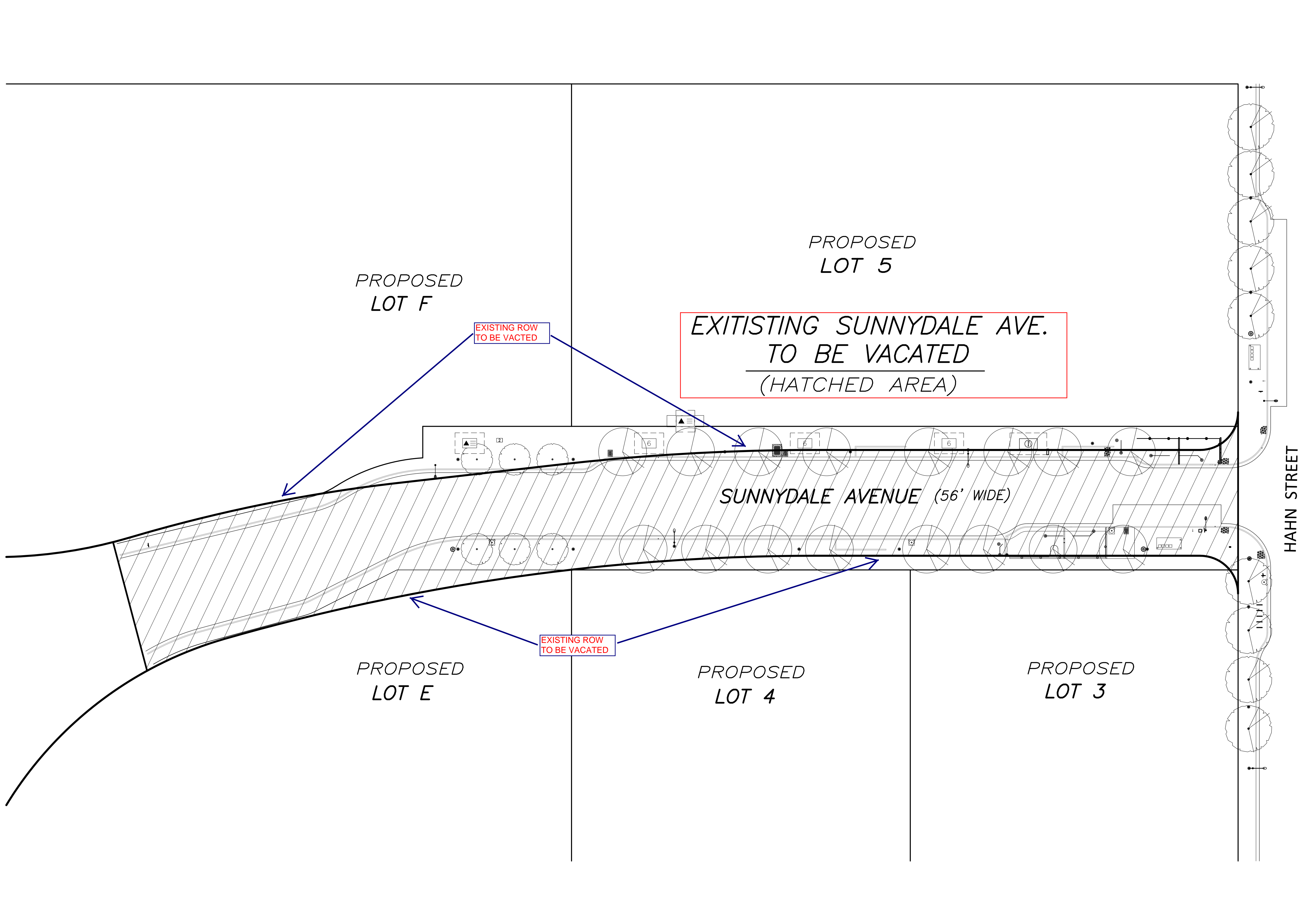
The Sponsor would like to amend the proposed lot line between Lots 3 and 4 as drawn in the approved Tentative Map to reflect what is shown in **Exhibit 3** (page 4) locating the parcel boundary at the midpoint of the proposed pedestrian news/walkway. Doing so will enable the Sponsor team to do the following:

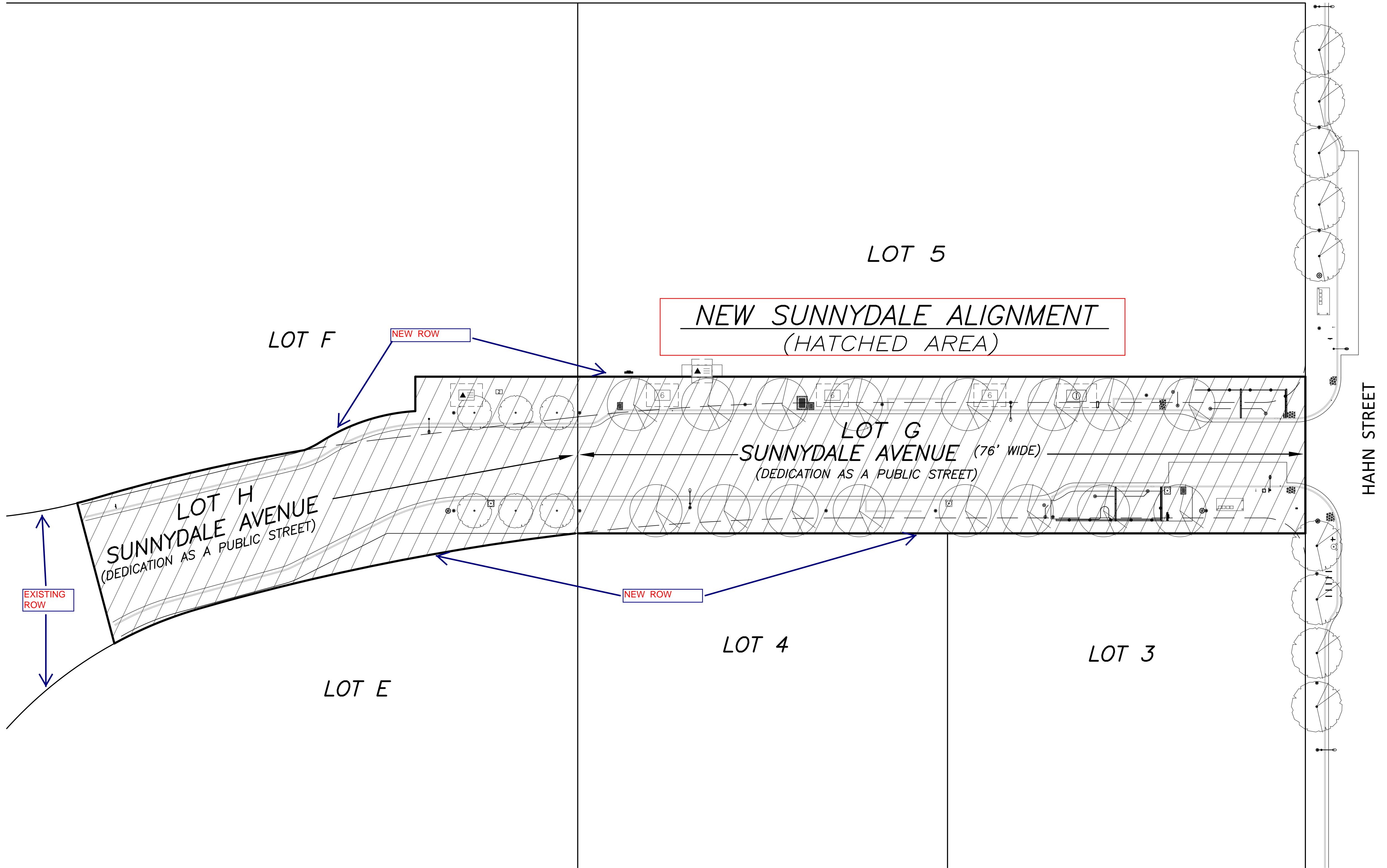
- Meet stormwater management requirements for Block 3A (with at-grade bioretention planters). Otherwise available at-grade area within the 3A parcel is too limited.
- Both buildings to have the same distance to lot line, which means certain restrictions in the building code will apply to the two buildings equally, such as fire ratings and allowable openings. This will enable both buildings to meet the glazing areas and other design guidelines set by the Planning Department without recording an easement.

3. Commercial Condos

Lots 3 and 4 have always been contemplated to be mixed-use buildings with nonprofit and community-serving retail on the ground floor and 100% affordable residential units above. MOHCD and the Sponsor are interested in creating a commercial condo for the ground floor non-residential uses (e.g., an early childhood education center, a wellness center, nonprofit offices, and retail spaces) within these anticipated buildings to be competitive for state affordable housing funding resources.

We seek your guidance on whether creating a commercial condo is permissible given the approved Tentative Map for Sunnydale HOPE SF, and if not, we would like to understand whether we can make this revision to our Final Map Phase 2 application or we would need to begin a formal review process for requesting such a change.





LOT 5

NEW SUNNYDALE ALIGNMENT
(HATCHED AREA)

LOT F

NEW ROW

LOT G
SUNNYDALE AVENUE (76' WIDE)
(DEDICATION AS A PUBLIC STREET)

HAHN STREET

LOT H
SUNNYDALE AVENUE
(DEDICATION AS A PUBLIC STREET)

EXISTING ROW

NEW ROW

LOT 4

LOT 3

LOT E

SUNNYDALE AVE. 352' - 9"

187' - 9" PREVIOUS

165' - 0" PREVIOUS

179' - 3" PROPOSED

173' - 6" PROPOSED

PROPOSED PROPERTY LINE

PREVIOUS PROPERTY LINE

BUILDING MEETS PROPERTY LINE ON SUNNYDALE AVE.

BUILDING MEETS PROPERTY LINE ON SUNNYDALE AVE.

BLOCK 3B (LOT 4)

BLOCK 3A (LOT 3)

PROPOSED 5-STORY BUILDING (+ BASEMENT)

PROPOSED 5-STORY BUILDING

MEWS

8' - 6"

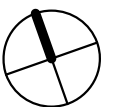
15'-2" 15'-2"

208' - 6"

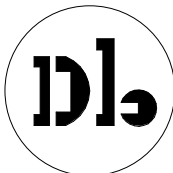
OPEN SPACE

HAHN ST.

HARMONIA ST.



1 PROPERTY LINE EXHIBIT
1/32" = 1'-0"



David Baker Architects Related California

Sunnydale Block 3

PROPOSED PROPERTY LINE ADJUSTMENT

21845
scale: 1/32" = 1'-0"
date: 2021-01-28

SK04