

File No. 161160

Committee Item No. 5

Board Item No. 28

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date January 9, 2017

Board of Supervisors Meeting

Date January 24, 2017

#### Cmte Board

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|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination</u>                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 19794</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearing</u>                 |
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Completed by: Alisa Somera

Date January 6, 2017

Completed by: Alisa Somera

Date January 18, 2017

1 [Planning Code, Zoning Map - Potrero HOPE SF Zoning Map Amendments]

2  
3 **Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08**  
4 **and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the**  
5 **California Environmental Quality Act; making findings of consistency with the General**  
6 **Plan, as proposed for amendment, and the eight priority policies of Planning Code,**  
7 **Section 101.1; and adopting findings of public necessity, convenience, and welfare**  
8 **under Planning Code, Section 302.**

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

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

17 Section 1. Findings.

18 (a) The Board of Supervisors adopted a companion ordinance related to General Plan  
19 amendments for the Potrero HOPE SF project. This companion ordinance describes the  
20 project and includes findings under the California Environmental Quality Act (Public  
21 Resources Code Sections 21000 et seq.), and findings of consistency with the General Plan  
22 as amended, and the eight priority policies of Planning Code Section 101.1. The Board of  
23 Supervisors adopts as its own all of these findings for purposes of this ordinance. The  
24 companion ordinance on the General Plan amendments and the accompanying findings are  
25 on file with the Clerk of the Board of Supervisors in File No. 161308 and are incorporated  
herein by reference.

1 (b) On November 17, 2016, in Resolution No. 19794, the Planning Commission  
 2 adopted findings under Planning Code Section 302 determining that this ordinance serves the  
 3 public necessity, convenience, and general welfare. The Board of Supervisors adopts as its  
 4 own these findings. The Planning Commission Resolution is on file with the Clerk of the  
 5 Board of Supervisors in File No. 161160 and is incorporated herein by reference.

6  
 7 Section 2. Under Sections 106 and 302(c) of the Planning Code, the following zoning  
 8 use designation amendments to Sheet SU-08 of the Zoning Map are hereby approved:

Description of Property	Special Use District Hereby Approved
Assessor's Block 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block 4285B, Lot 001; Block 4223, Lot 001; Block 4287, Lots 001A and 007	Potrero Hope SF Special Use District

16  
 17 Section 3. Under Sections 106 and 302(c) of the Planning Code, the following zoning  
 18 use designation amendments to Sheet HT-08 of the Zoning Map are hereby approved:

Description of Property	Height and Bulk District to be Superseded	Height and Bulk District Hereby Approved
Assessor's Block 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block	40X	40/65-X

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4285B, Lot 001; Block 4223, Lot 001		
Assessor's Block 4287, Lots 001A and 007	50X	40/65-X

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

By:   
Robb W. Kapla  
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Potrero HOPE SF Zoning Map Amendments]

**Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property across the City. Assessor's Block 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block 4285B, Lot 001; Block 4223, Lot 001; and Block 4287, Lots 001A and 007 encompass the Potrero HOPE SF (Housing Opportunities for People Everywhere San Francisco) project ("Project"). The current Zoning Map designates these parcels as Residential, Mixed Districts, Moderate Density (RM-2) use, and as 40-X (for Assessor's Block 4167, Lots 004 and 004A; Block 4220A, Lot 001; Block 4222A, Lot 001; Block 4285B, Lot 001; Block 4223, Lot 001) or 50X (for Assessor's Block 4287, Lots 001A and 007) height and bulk limit.

Amendments to Current Law

This Ordinance would amend the Zoning Map to accommodate the Potrero HOPE SF Project by rezoning all the lots to the Potrero Hope SF Special Use District and altering the height and bulk limits. Specifically, all lots would be designated 40/65-X.

Background Information

The Potrero HOPE SF project is generally bounded by Wisconsin, 23rd, Missouri, Texas, 25th, Connecticut, and 26th Streets. The Project involves replacing all 606 existing public housing units and integrating additional affordable and market-rate homes into the community for a total of approximately 1,700 units. Amenities will include open space, local services, and retail opportunities. The Project as a whole was evaluated in a Final Environmental Impact Statement, which was certified by HUD, and a Final Environmental Impact Report, which was certified and approved by the Planning Commission. The Planning Commission has also approved a General Plan referral for the Project as a whole.

The Project is part of the City's HOPE SF program. HOPE SF is the nation's first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass

FILE NO. 161160

displacement of current residents. Launched in 2007, HOPE SF is a human and real estate capital commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investments in education, economic mobility, health and safety.

This ordinance facilitates the orderly development of this site by rezoning the entire Project area to accommodate Project development. By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the City's General Plan, Planning Code and Zoning Map, and approval of a Development Agreement.

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BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

November 1, 2016

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On October 25, 2016, Supervisor Cohen introduced the following proposed legislations:

**File No. 161159**

**Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

**File No. 161160**

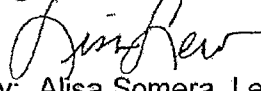
**Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

File No. 161161

**Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

*for* 

By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

CEQA clearance under Planning Department Case No. 2010.0515E,  
for the Potrero HOPE SF EIR, certified, December 10, 2015.

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org,  
c=US  
Date: 2016.11.17 10:27:03 -08'00'





# SAN FRANCISCO PLANNING DEPARTMENT

November 23, 2016

Ms. Angela Calvillo, Clerk  
Supervisor Malia Cohen  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Re: Transmittal of Planning Department Case Number :  
2010.0515 E GPA PCT PCM DEV GEN SHD  
Potrero HOPE SF Master Plan Project  
BOS File No: \_\_\_\_\_ (pending)  
Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Cohen,

On November 17, 2016 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances.

The 38-acre HOPE SF site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the West; 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east. The subject amendments to the General Plan, Planning Code Text, Planning Code Map, and Development Agreement will enable the complete rehabilitation of this Housing Authority site, which include the following components: (1) construction of the public infrastructure to support the Project; (2) development of private, affordable housing on affordable parcels in accordance with an affordable housing plans to replace the existing Housing Authority affordable units and add additional affordable units; (3) development of private, market rate residential projects on market rate parcels; and (4) development of community improvements (e.g. open space areas, community facilities) throughout the Project. At completion, the Project would consist of up to 1,700 units (replacement affordable units, additional affordable units, and new market-rate units), completely reconfigured and reconstructed streets and new utility infrastructure, 3.2 acres of new open space and approximately 32,000 gsf of new neighborhood serving space.

The proposed Ordinances initiated by the Planning Commission and Board of Supervisors would amend the General Plan and the Planning Code and would enable the City to enter into a Development Agreement with the Project Sponsor, Bridge Housing, and the San Francisco Housing Authority. More specifically, the Ordinances would achieve the following:

1. **General Plan Amendments:** The General Plan Amendments would amend Map 4 of the Urban Design Element, "Urban Design Guidelines for the Heights of Buildings", and Map 03 of the Recreation and Open Space Element, "Existing and Proposed Open Space".

[www.sfplanning.org](http://www.sfplanning.org)

2. **Planning Code Text Amendments:** The Planning Code Text Amendments would add Section 249.76 to establish the Potrero HOPE SF Special Use District ("SUD"); and add Section 263.31 to establish Special Height Provisions for the Potrero HOPE SF Special Use District. Provisions in these new Planning Code sections would provide land use, building, and public improvement standards and design review procedures for the Project. The SUD would refer to a separate Design Standards and Guidelines ("DSG") document for fine-grained requirements for the project's build out.

Since the Board of Supervisor's initiation, Planning staff recommended additional edits to the proposed SUD language. The edits are to assure consistency between the SUD and the DA and to clarify that community serving uses are principally permitted. The Planning Commission's action approved these edits as indicated in their Resolution.

3. **Zoning Map Amendments:** The Map Amendments would (1) amend Sectional Map SU08 of the Zoning Map to assign the all of subject parcels to the new Potrero HOPE SF Special Use District, and (2) amend Sectional Map HT08 of the Zoning Map to reassign the all of the subject parcels from 40-X and 50-X to 40/65-X height designation.
4. **The Development Agreement.** The Development Agreement would be between the Project Sponsor, the City and County of San Francisco and the San Francisco Housing Authority and would establish development vesting rights on behalf of the Project Sponsor in exchange for the requirement to construct and operate community benefits, including but not limited to all new streets, 3.2 acres of open space, 32,000 gsf of community serving uses including retail.

The proposed Amendments were analyzed in the *Potrero HOPE SF Environmental Impact Report / Environmental Impact Statement* (the "EIR/EIS"). The Commission certified the EIR/EIS and adopted CEQA findings on December 10, 2016 (Planning Commission Motion Nos. 19529 and 19530 respectively).

At the November 17, 2016 hearing, the Commission voted to recommend approval of the proposed Ordinances. Please find attached documents relating to the Commission's action. A original hard copy of the General Plan Amendment Ordinance plus two duplicates will be delivered to the Clerk's Office following this transmittal.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron Starr

Manager of Legislative Affairs

cc:

Yoyo Chan, Aide to Supervisor Malia Cohen  
Robb Kapla, Deputy City Attorney  
Alisa Somera, Office of the Clerk of the Board  
John Carroll, Office of the Clerk of the Board

Leigh Lutenski, Office of Economic and Workforce Development

Attachments (one copy of the following):

Planning Commission Resolution No. 19792 (General Plan Amendments)  
Planning Commission Resolution No. 19793 (Planning Code Text Amendments)  
Planning Commission Resolution No. 19794 (Zoning Map Amendments)  
Planning Commission Resolution No. 19795 (Development Agreement)

Planning Commission Executive Summary for Case No. 2010.0515 E GPA PCT PCM DEV GEN  
SHD

General Plan Draft Ordinance  
Planning Code Text Draft Ordinance  
Zoning Map Draft Ordinance  
Development Agreement Ordinance

Planning Commission Motion No. 19529 (EIR Certification)  
Planning Commission Motion No. 19530 (CEQA Findings)



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary

HEARING DATE: NOVEMBER 17, 2016

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Date:* November 11, 2016  
*Case Nos.:* 2010.0515 E GPA PCT PCM DEV GEN SHD  
2010.0305 E GPA PCT PCM DEV GEN SHD  
*Project Address:* **Potrero HOPE SF**  
**Sunnydale HOPE SF**  
*Zoning:* *Potrero:* RM-2 (Residential – Mixed, Moderate Density)  
*Sunnydale:* RM-1 (Residential – Mixed, Low Density)  
*Both:* 40-X Height and Bulk Districts  
*Potrero:* Showplace Square/Potrero Area Plan  
*Block/Lot:* *Potrero:* Assessor's Block 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001;  
4285B/ 001, 4223/ 001; 4287/001A and 007  
*Sunnydale:* Assessor's Block / Lots: Assessor's 6356/ 061, 062, 063, 064, 065,  
066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001;  
6315/001  
*Project Sponsor:* *Potrero:* BRIDGE Housing Corporation  
600 California Street, Suite 900  
San Francisco, CA 94108  
*Sunnydale:* Mercy Housing and Related California  
1360 Mission Street, #300  
San Francisco, CA 94103  
*Staff Contact:* Mat Snyder – (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

### SUMMARY

On November 17, 2016, the Planning Commission will consider a series of approval actions related to the Sunnydale HOPE SF and Potrero HOPE SF Master Plan Projects. Over the last year and a half, and more recently in the last couple of months, the Commission has taken various actions and heard informational hearings about the HOPE SF Program in general, and these two projects more specifically. Actions taken thus far have included Certification of the Sunnydale EIR, Certification of the Potrero EIR, Adoption of CEQA Findings and Adoption of General Plan Findings for Potrero, approval of zoning map changes for 1101 Connecticut Street (aka "Block X") for Potrero, and Initiation of General Plan amendments for both. The Commission has also heard information hearings about the HOPE SF Program in general in July 2015 and October 2015, and on each project individually prior to CEQA Certification for each. The following is a summary of actions that the Planning Commission will consider at the hearing, which are required to implement the Projects:

For both Projects:

1. Approval of Amendments to the General Plan
2. Approval of Planning Code Text Amendments (establishing new SUDs)

3. Approval of Planning Code Map Amendments
4. Approval of Design Controls and Guidelines ("DSGs") documents
5. Approval of Development Agreements ("DAs")
6. Adoption of Shadow Findings (Planning Code Section 295)

For Sunnydale only:

1. Adoption of CEQA Findings
2. Adoption of Master General Plan Findings and Findings of Consistency with Planning Code Section 101.1

### PROJECT BACKGROUND – HOPE SF

With the end of Hope VI Federal funding, which had been used for several previous San Francisco Housing Authority revitalization efforts, City officials recognized the need to find a new strategy to rebuild the City's largest Housing Authority sites. The Mayor and Board of Supervisors appointed a task force, which published "HOPE SF: Rebuilding Public Housing and Restoring Opportunities for its Residents" in 2007. This document initiated the HOPE SF Program and its guiding "HOPE SF Principles". Part of this strategy is to take advantage of the relatively underdeveloped character of Housing Authority sites by planning for greater densities. A portion of the additional densities would be low-income affordable housing, and market-rate housing that would help cross finance the reconstruction of Housing Authority units and reduce the concentration of poverty on the site. The HOPE SF Principles also dictate that the reconstruction of these sites specifically take into account the need for supportive non-residential uses, such as childcare and resident-serving retail. As yet another goal, HOPE SF seeks to mend the broken San Francisco street grid and lack of connectivity characterized by the Housing Authority sites by reasserting a development pattern more in keeping with surrounding neighborhoods.

The Sunnydale and Potrero project sponsor teams were selected on 2007. As selected Master Developers, their initial task was to engage with the Housing Authority residents and local communities in developing new site plans for the projects. This effort included hosting multiple meetings and other events over the course of about two years that looked at current conditions, residents' needs and desires, and establishing strategies to integrate the sites' into the surrounding City fabric. After the site plans had been prepared, the Projects began their environmental review processes and engagement with Planning staff on developing a set of development regulations that would implement the newly created visions.

### PROJECT DESCRIPTION – SUNNYDALE

The Sunnydale site consists of approximately 50 acres in the Visitacion Valley and contains 93 residential buildings, 775 occupied public housing units, and a 29,500 square foot community center. The Sunnydale site is generally bounded by McLaren Park (Gleneagles Golf Course and Herz Playground) to the north, other portions of McLaren Park and Amazon Playground to the west, Parque Drive and Velasco Avenue to the south, and Hahn Street to the east. The Sunnydale site currently features broad curvilinear streets that do not relate to the surrounding street pattern and includes only six large super blocks.

The Sunnydale HOPE SF Master Plan project ("Project") includes demolishing all existing units, vacating

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

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

The project would be constructed in at least three main phases over at about 25 years. Phasing timing would be contingent on market forces and the availability of financing.

## PROJECT DESCRIPTION – POTRERO

The Potrero HOPE SF site consists of approximately 39 acres (including streets) and is located on the southern and eastern slopes of Potrero Hill. The site, currently known as Potrero Terrace and Potrero Annex features 61 low slung buildings that are constructed perpendicular to the site's steep slopes. The site's streets diverge from the typical Potrero Hill street grid and cross the site at a diagonal, creating four very large super blocks. This, along with the lack of typical street and pedestrian connectivity make the existing development feel disconnected from the rest of the neighborhood and City.

As a HOPE SF project, this development aims to remedy these issues. The Project includes demolishing all existing units vacating portions of the right of way that currently cross the site diagonally, and building new streets that would better continue the existing street grid. The Project would transform the four existing super blocks into about 19 new fine-grained blocks, add one major new park along with several smaller parks, plazas and pedestrian ways throughout. The site would feature a new "Main Street" along a newly established segment of 24<sup>th</sup> Street; this new segment of 24<sup>th</sup> Street would be aligned with commercial and community uses, and parks and open space.

At completion the Potrero HOPE SF Project would include up to 1,700 units, including Housing Authority replacement units (619 units), a mix of additional affordable units (a minimum of approximately 200 low-income units), and market rate units (maximum of 800 units). New buildings would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types including individual townhomes, small apartment buildings and larger corridor apartment buildings would be constructed throughout. Approximately 1,150 parking spaces would be provided for the units largely below grade.

The public realm would be enhanced with improved connectivity to the existing street grid by continuing Arkansas and Texas Streets where they currently dead end, and adding two new east-west streets. The Plan calls for pedestrian ways along Connecticut, 23<sup>rd</sup>, and elsewhere where the grade is too steep for

vehicular traffic.

The project would be constructed in approximately five main phases over about 25 years. Phasing timing would be contingent on market forces and the availability of financing.

## PLANNING COMMISSION REQUIRED ACTIONS FOR THE PROJECTS

As summarized above, the Planning Commission will be required to take several actions to approve the Project. Below are more detailed descriptions of the actions.

### General Plan Amendments

On September 15, 2016, the Planning Commission adopted Resolutions 19737 and 19738 initiating General Plan amendments for Sunnydale and Potrero, respectively. The amendments would (a) amend Map 03, "Existing and Proposed Open Space" of the Recreation and Open Space Element so that new open space within the two sites are reflected in the map; and (b) amend Map 4, "Urban Design Guidelines for Heights of Buildings" of the Urban Design Element so that the two sites are shaded with the height designation of 50 – 88 feet.

### Planning Code Text Amendments

On October 24, 2016, the Board of Supervisors initiated ordinances that would amend the Planning Code by adding new Special Use Districts ("SUDs") for Sunnydale (Planning Code Section 249.75) and Potrero (Planning Code Section 249.76). The new SUDs, which are almost identical in format, provide specific land use and development controls for the two sites. For most design controls, the SUDs refer to separate Design Standards and Guidelines documents, for which the Commission will also be taking action (see below). On top of providing specific design and land use controls, the SUDs also provide design review procedures for these multi-phased projects. The Design Review procedures include three aspects of review:

- (a) *Phase Review*: an overarching "phase" review is proposed to occur prior (or at least concurrently with) design of actual buildings and community facilities. The Phase review would assure that the Master Developers are moving forward with infrastructure and community improvement development at the same time as development of buildings per the established phasing plan and schedule of improvements.
- (b) *Design Review – Buildings*: the design review of buildings would be similar to typical Planning Department review except that in-lieu of including 311 Notification and DR procedures, the Master Developers will be required to hold regular meetings with the community on the projects' ongoing progress. Consistent with other DA design review processes established for Treasure Island, ParkMerced, and Schlage Lock, the design review will include procedures for "Minor" and "Major" modifications, with only applications for Major Modifications being brought before the Planning Commission for approval. (The Director would also have the discretion of bringing Design Review applications to the Commission for review and comment.)
- (c) *Design Review – Community Improvements*: the design review of parks, opens spaces, and community facilities would have a similar design review process as that for buildings. However, for parks that would be owned the Recreation and Parks Department, the design process would be led by RPD staff and Planning's review process would be superseded by RPD's process. It

should be noted that design for streets and rights-of-way would be facilitated by San Francisco Public Works and not by Planning; Planning, however, would continue to play a key role in reviewing designs for the streets.

On top of adding new Planning Code Section 249.75 and 249.76, the text amendments will add new Planning Code Section 263.30 and 263.31, which would address height controls for the two SUDs. The Sections would refer to the DSGs for more specifics of height restrictions on a block-by-block basis.

#### **Proposed Changes to the SUDs since the Board of Supervisors Introduction**

Since the Board of Supervisors introduced the Text Change Ordinances, staff has further reviewed the text with the Development Agreements, and is now proposing changes to the text to: (1) clarify what uses are principally permitted; (2) assure consistency between the SUD and the Development Agreement; and (3) provide additional provisions for interim uses that would serve the residents and further the phasing of the project while the projects are being implemented.

The additional language makes it clear that community-serving, such as child care, health clinics and other community facilities uses are principally permitted regardless of their size.

The additional language makes the community meeting, notification, and reporting requirements for each stage of review consistent with the process described in the DA. The overall intention is to require the Project Sponsors to be out in the community providing updates regularly in lieu of typical 311 notifications. Specifically, the DA requires at least one meeting per year regardless of progress on the Projects, and a pre-application community meeting be held prior to each application (Development Phase, Design Review for Buildings, and Design Review for Community Improvements). Such meetings would be conducted per Department standards. It is understood that meetings could be combined with other regularly scheduled meetings as long as they are noticed, held, and memorialized per Department procedures.

The additional language also includes provisions for interim uses, including temporary structures, where such structures would house resident-serving community uses, such as health clinics.

Finally, minor miscellaneous clarifications are provided.

Included in the attachments, are the SUD Ordinances as introduced by the BOS, followed by redlined proposed changes as described above. Staff is recommending that you approved the Ordinances, and recommend to the Board of Supervisors that they incorporate the changes now proposed by staff.

#### **Planning Code Map Amendments**

On October 24, 2016, the Board of Supervisors initiated ordinances that would map the new Sunnydale and Potrero HOPE SF SUDs and 40/65-X Height and Bulk Districts across the two sites on the Planning Code's official Special Use District and Height Zoning Maps. In addition, for Sunnydale, the parcels at the southeast corner of Hahn and Sunnydale (across Hahn from the Housing Authority-owned parcels and referred to as "Parcel Q") would be remapped from its current underlying Use District of NC-1 to RM-1 (the same Use designation as the rest of the Sunnydale site).



### Design Standards and Guidelines (DSG)

The primary documents that would regulate the physical development of the Projects are the Design Standards and Guidelines documents. These documents are proposed to be the key source for development controls for buildings and the public realm. Unlike the Planning Code, which largely assumes an established block, lot, and street pattern the DSGs also address street layout, open space and blocks, and establish overarching strategies for placement of uses and buildings relative to street and open space typologies. The DSGs would be incorporated into the Planning Code by reference. Any future substantive amendments to the DSGs would need to be approved by the Planning Commission.

### Development Agreements

The Development Agreements between the City, the Housing Authority, and the two Master Developers will set forth vesting rights for the Master Developers and establish a set of committed public benefits for each of the two sites. Vested elements consist of: locations and numbers of buildings, land uses and height and bulk limits, permitted uses, provisions for vehicular access and parking, and provision for new open spaces and public improvements. The housing development plan is divided into affordable parcels, which contain public housing replacement units (approximately 619 for Potrero and 775 for Sunnydale), and new additional affordable units (approximately 150 for Potrero and 194 for Sunnydale) that will be constructed, owned and managed by the Developer, and market rate parcels, which are intended to be sold to independent private developers for the development of market rate units (approximately 800 for Potrero and 600 for Sunnydale). Development impact fees will not be assessed on the affordable parcels (per the Planning Code). For Potrero, market rate parcels will pay development impact fees equivalent to the Eastern Neighborhoods fees that would be used for public improvements on-site rather than for the greater Eastern Neighborhoods.

On top of the affordable housing described above, the City will receive a comprehensive package of public benefits, including but not limited to: new roadways (built to Better Streets standards), utilities, community services, parks, and open spaces. The project will be phased over a period of not more than 25 years.

### Shadow Impact Finding

Pursuant to Planning Code Section 295, no net new shadow, as described within the Planning Code, is allowed to be created by new development on a Recreation and Park Department property, unless the Planning Commission, in consultation with Recreation and Park's General Manager and the Recreation and Park Commission, makes findings that the new shadows are insignificant. Incorporated into each of the environmental reviews for the two Projects are detailed shadow analyses prepared pursuant per Department standards. The analyses describe net new shadows<sup>1</sup> cast on adjacent parks (Potrero Recreation Center for the Potrero project, and McLaren Park (Gleneagles Golf Course and Herz Playground) for Sunnydale) by development proposed by the HOPE SF Program. For both projects, the

---

<sup>1</sup> Net new shadow is quantified as "net new shadow hours", which is calculated as the area of new shadow created by new development times the hours that such shadows are cast over the course a day. New shadow impacts are only considered for buildings over 40-feet.

Executive Summary  
Hearing Date: November 17 2016

Potrero HOPE SF  
2010.0515 E GPA PCT PCM DEV GEN SHD  
Sunnydale HOPE SF  
2010.0305 E GPA PCT PCM DEV GEN SHD

respective EIR/EISs found the new shadows to be insignificant. Planning staff is requesting that the Planning Commission adopt Shadow Impact Findings for both entire sites to enable development to move forward and obviating the need for separate shadow analyses and processes for each building permit.

Consistent with the EIR/EISs, Planning staff finds that the shadow impacts are neither significant nor adverse. For the Potrero Project and the adjacent Potrero Recreation Center, the shadow study has determined that less than one percent of additional shadow would be added to the park. It should be noted that maximum building heights on a number of the blocks have been reduced since the shadow study was completed, which means shadow impacts would be even less than studies.

For Sunnydale and the adjacent park, McLaren Park, the shadow study has determined that less than .1 percent of additional shadow would be added to McLaren Park from buildings taller than 40-feet. Additionally, no new shadow would be cast on the Herz Playground portion of McLaren Park.

#### ENVIRONMENTAL REVIEW

Environmental review has been completed for both Projects.

On July 9, 2015 by Motion No. 19409, the Planning Commission certified the Sunnydale EIR.

On December 10, 2015 by Motion No. 19529, the Planning Commission certified the Potrero EIR. The Planning Commission also adopted CEQA finding by Motion No. 19529 for the Potrero Project.

#### HEARING NOTIFICATION AND PUBLIC COMMENT

Below is a summary of the completed notifications of this hearing required under the Planning Code.

#### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 26, 2016	October 26, 2016	20 days
Posted Notice	[not required]			
Mailed Notice	10 days	November 7, 2016	November 4, 2016	14 days

As of the date of this Report, staff has not received any comments on either of the proposals.

The HOPE SF Program includes ongoing community engagement. For Potrero, the Master Developer holds regular monthly meetings with the site's residents and neighbors as part of its Community Building Group. In addition, the Master Developer frequently engages with local community groups such as the Potrero Boosters.

Similar to Potrero, the Sunnydale Master Developer holds regular meetings with residents and the local community. Specific to these master approvals, the Master Developer also held two meetings on July 30, 2016 and August 2, 2016 to discuss the entitlements.

## BASIS FOR RECOMMENDATION

Department staff is recommending that the Planning Commission adopt all of the subject Resolutions and Motions in furtherance of the Project:

1. The Projects and all Commission actions thereto would enable the HOPE SF Program to be implemented at the Potrero and Sunnydale sites. The HOPE SF Program is the City's signature affordable housing program, particularly towards the goal of addressing chronic poverty in the City's most disadvantaged communities.
2. The HOPE SF Program includes robust community-building components that include providing access to social services, including child care, job training, and other community programs.
3. The Projects would completely rebuild the two sites over several years. The newly constructed communities would include new parks, open spaces, streets, and infrastructure.
4. The proposed layout of the two HOPE SF sites are designed with new street networks that will be much more integrated into the surrounding neighborhoods. The new streets would be constructed to Better Streets standards.
5. The proposed site plans include new parks, open spaces, and other recreational and community facilities that will not only serve the site's residents but the larger neighborhood and City as well.
6. The proposed site plans break down the scale of blocks to a scale that is much more typical of San Francisco urban fabric. The new finer-grained block patterns will enable much easier access through the site for pedestrians and bicyclists.
7. The proposed SUDs and DSGs allow for a mix of uses that are essential for a vibrant community.
8. The proposed SUDs and DSGs provide controls and guidelines that will assure that buildings are varied and broken down to the human scale.
9. The proposed SUDs and DSGs provide controls that will assure that buildings face the street and open spaces with active uses provide eyes-on-the-street and an engaging public realm.
10. The Development Agreements provide certainty of the Projects' community benefits and the means to deliver them that is beyond what would otherwise be required by City Codes.
11. Shadow impacts from the new buildings on adjacent parks were studied as part of the EIR/EISs and found to be insignificant. The shadow findings provided as a part of these approvals confirm these conclusions and will enable more efficient delivery of the projects over time.
12. The Master Developers have been working very closely with their respective communities in developing the site plans in accordance with the HOPE SF Programs, and have plans going forward for ongoing community communication and engagement.

**RECOMMENDATION:** Approve both the Sunnydale HOPE SF Project and the Potrero HOPE SF Project.

### Attachments:

#### For Sunnydale

1. Sunnydale Project Description Summary, Site Map and Phasing Map
2. Draft Motion adopting CEQA Findings
  - Exhibit A – CEQA Findings

3. Draft Motion Adopting General Plan Findings and Findings of Consistency with Planning Code Section 101.1
  - Exhibit A - General Plan and Planning Code Section 101.1 Findings
4. Draft Resolution Approving General Plan Amendments
  - Legislative Digest
  - Draft Ordinance Amending Map 4 of the Urban Design Element and Map 03 or the Recreation and Open Space Element
  - Revised Map 4 of the Urban Design Element
  - Revised Map 03 of the Recreation and Open Space Element
5. Draft Resolution Approving Planning Code Text Amendments
  - Legislative Digest
  - Draft Ordinance Amending the Planning Code by Adding Planning Code Section 249.75 and 263.30, the Sunnydale HOPE SF SUD
6. Draft Resolution Approving Map Amendments
  - Legislative Digest
  - Draft Ordinance Amending Map ZN11, SU11 and HT11
  - Maps Showing Revised Zoning
7. Draft Motion Approving the Sunnydale Design Standards and Guidelines Document
  - Draft Sunnydale Standards and Guidelines Document
8. Draft Motion Adopting Section 295 Findings
  - Shadow Analysis for Sunnydale
9. Draft Resolution Approving the Development Agreement
  - Draft Sunnydale Development Agreement between the City, and San Francisco Housing Authority, and Sunnydale Development Company, LLC including Exhibits

**For Potrero**

1. Potrero Project Description Summary, Site Map and Phasing Map
2. Draft Resolution Approving General Plan Amendments
  - Legislative Digest
  - Draft Ordinance Amending Map 4 of the Urban Design Element and Map 03 or the Recreation and Open Space Element
  - Revised Map 4 of the Urban Design Element
  - Revised Map 03 of the Recreation and Open Space Element
3. Draft Resolution Approving Planning Code Text Amendments
  - Legislative Digest

- Draft Ordinance Amending the Planning Code by Adding Planning Code Section 249.75 and 263.30, the Potrero HOPE SF SUD
  
- 4. Draft Resolution Approving Map Amendments
  - Legislative Digest
  - Draft Ordinance Amending Map SU08 and HT08
  - Maps Showing Revised Zoning
  
- 5. Draft Motion Approving the Potrero Design Standards and Guidelines Document
  - Draft Potrero Standards and Guidelines Document
  
- 6. Draft Motion Adopting Shadow Findings
  - Shadow Analysis for Potrero
  
- 7. Draft Resolution Approving the Development Agreement
  - Draft Potrero Development Agreement between the City, and San Francisco Housing Authority, and Bridge Housing, including Exhibits

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**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Planning Commission Resolution No. 19794  
Map Amendments**

HEARING DATE: NOVEMBER 17, 2016

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Case No.:* 2010.0515 E GPA PCT PCM DEV GEN SHD  
*Project Address:* **Potrero Hope SF Master Plan Project**  
*Zoning:* RM-2 (Residential – Mixed, Moderate Density)  
 40-X Height and Bulk Districts  
 Showplace Square/Potrero Area Plan  
*Block/Lot:* Assessor’s Block 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001,  
 4223/ 001; 4287/001A and 007  
*Project Sponsor:* BRIDGE Housing Corporation  
 600 California Street, Suite 900  
 San Francisco, CA 94108  
  
*Staff Contact:* Mat Snyder – (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

APPROVING AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE BY AMENDING ZONING SECTIONAL MAPS SU08 ANDD HT08, MAPPING THE NEW POTRERO HOPE SF SPECIAL USE DISTRICT, AND MAKING VARIOUS FINDINGS, INCLUDING CEQA FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

Pursuant to Planning Code Section 302(b), on October 25, 2016, the San Francisco Board of Supervisors initiated Planning Code Map Amendments that would add amend Sectional Map SU08 and Sectional Map HT08 by including the respective Assessor’s Block and Lots in the Potrero HOPE SF Special Use District and the 40/65-X Height and Bulk District: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; and 4287/001A and 007.

The Planning Code Map Amendments would enable the Potrero Hope SF Project. HOPE SF is the nation’s first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital commitment by the City. HOPE SF, the City’s signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma

and poverty, and to creating economic and social opportunities for current public housing residents through deep investment in education, economic mobility, health and safety.

The Potrero HOPE SF Master Plan Project ("The Project") is located on the southern and eastern slopes of Potrero Hill and is generally bounded by 22<sup>nd</sup> Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25<sup>th</sup> and 26<sup>th</sup> Streets to the South and Texas and Missouri Streets to the east. The San Francisco Housing Authority currently owns and operates 600 units on approximately 38 acres (including streets) site.

The Project includes demolition of all existing units, vacation of portions of the right-of-way that currently cross the site diagonally, and building new streets that would better continue the existing street grid. The site would feature a new "Main Street" along a newly established segment of 24<sup>th</sup> Street. This new segment of 24<sup>th</sup> Street would be aligned with commercial and community uses, and parks and open space.

The Project is a mixed use, mixed income development with several components: (1) construction of public infrastructure to support the Project; (2) development of privately owned low-income affordable housing on affordable parcels including Housing Authority replacement units and in accordance with an affordable housing plan; (3) development of private market rate residential projects on market rate parcels; and (4) development of community improvements (e.g. 3.5 acres of open space areas, community facilities) throughout the Project. At completion, the Project would include up to 1,700 units, including low-income affordable housing (a minimum of 774 units including at least 619 Housing Authority replacement units) and market rate units (approximately 800 units). The Project also includes approximately 15,000 gross square feet of retail, and 30,000 gross square feet of community serving uses.

This Resolution approving these Planning Code Map amendments is a companion to other legislative and other approvals relating to the Potrero HOPE SF Project, including General Plan Amendments, Planning Code Text Amendments, the approval of a Development Agreement, the approval of the Potrero Design Standards and Guidelines document, and Shadow Impact Findings pursuant to Planning Code section 295.

This Planning Code Map Amendment would map the newly created Potrero HOPE SF Special Use District, which would provide specific controls for the site regarding land use, and building design controls, largely by referring to a separate Potrero Design Standards and Guidelines document. The Amendments would also designate the subject site within a 40/65-X Height and Bulk District.

On December 10, 2015, the Planning Commission reviewed and considered the Final EIR/EIS for the Potrero HOPE SF Project and found the Final EIR/EIS was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On December 10, 2015, by Motion No. 19529, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and

On December 10, 2015, by Motion No. 19530, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the General Plan and related zoning text and map amendments, under CEQA, the State CEQA Guidelines and Chapter 31 of

Resolution No. 19794  
November 17, 2016

2010.0515 E GPA PCT PCM DEV GEN SHD  
Potrero HOPE SF Master Plan Project  
Approval of Map Amendments

the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth; and

On December 10, 2015, by Motion No. 19531, the Commission adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1; and

A draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend the Planning Code by addition sections 249.76 and 263.31.

**NOW THEREFORE BE IN RESOLVED**, That the Planning Commission hereby finds that the Planning Code Map amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Planning Code Map Amendments would help implement the City's HOPE SF Program, thereby addressing intergenerational poverty, social isolation of underserved communities and providing a framework for ongoing community building at the HOPE SF sites.
2. The Planning Code Map Amendments would help implement the City's HOPE SF Program, which in turn will provide employment opportunities for current public housing residents, and provide community facilities, including space for on-site services and programs.
3. The Planning Code Map Amendments would help implement the City's HOPE SF by enabling the creation of a mixed-use predominately residential neighborhood that would feature fully rebuilt infrastructure and community facilities. The new neighborhood would greatly improve the site's connectivity to and integration with the surrounding City fabric.
4. The Planning Code Map amendments would enable the construction of a new vibrant, safe, and connected neighborhood including new parks and open spaces; the newly mapped Special Use District would set forth design procedures that take into account the Project's multi-year phased build-out and the need for multi-agency coordination.
5. The Planning Code Amendments would help assure a dynamic urban form through its reference to the Design Standards and Guidelines document, which will set forth specific design requirements to address use activation along streets, the modulation and shape of buildings, and relationship between buildings and their surrounding streets and open spaces.

**AND BE IT FURTHER RESOLVED**, That the Planning Commission finds the Planning Code Map amendments are in general conformity with the General Plan as set forth in Planning Commission Motion 19531:

**AND BE IT FURTHER RESOLVED**, That the Planning Commission finds the Planning Code Map amendments in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Motion 19531:

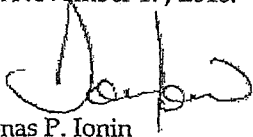
**AND BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 302, the Planning Commission recommends to the Board of Supervisors approval the Planning Code Map amendments.



Resolution No. 19794  
November 17, 2016

2010.0515 E GPA PCT PCM DEV GEN SHD  
Potrero HOPE SF Master Plan Project  
Approval of Map Amendments

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



Jonas P. Iorin  
Commission Secretary

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

NOES: None

ABSENT: Forç

ADOPTED: November 17, 2016

# HOPE SF POTRERO & SUNNYDALE

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Master Plan Projects  
Board of Supervisors Land Use and  
Transportation Committee

January 9, 2017

# HOPE SF Initiative

## What is the HOPE SF Initiative?

○ The collective impact initiative known as HOPE SF is the nation's first large-scale public housing transformation and reparations effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of residents. We value:

- Resident voice and peer leadership;
- Healing communities through trauma-informed systems;
- Public system transformation;
- Racial equity; and
- Results through data and innovation.

AT&T Park

PAT BURNETT



Potrero



Hunter's View



Alice Griffith



Sunnydale

1028

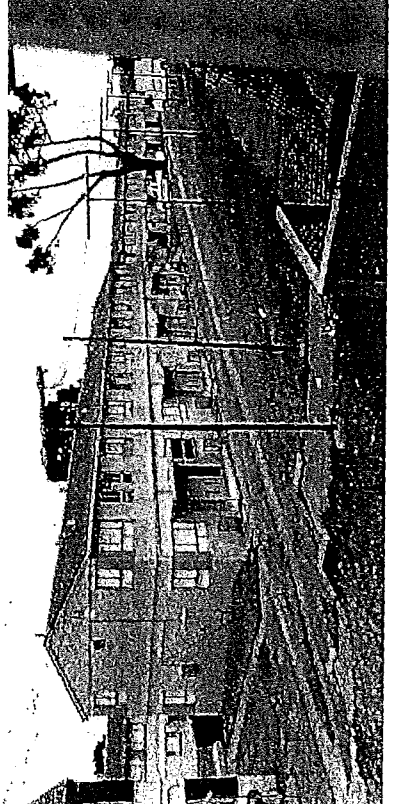
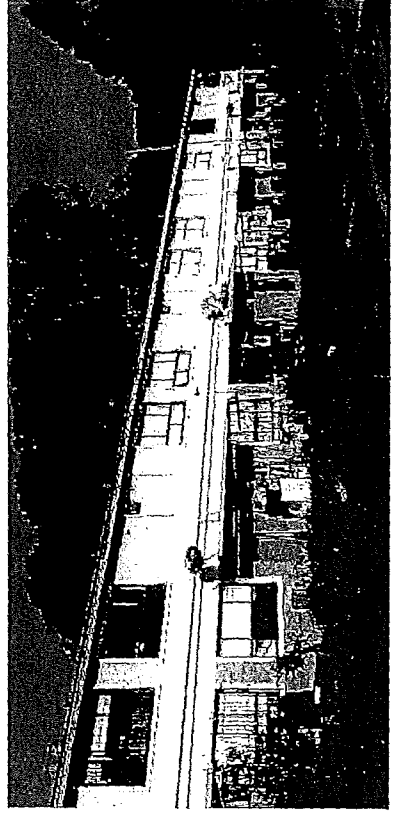
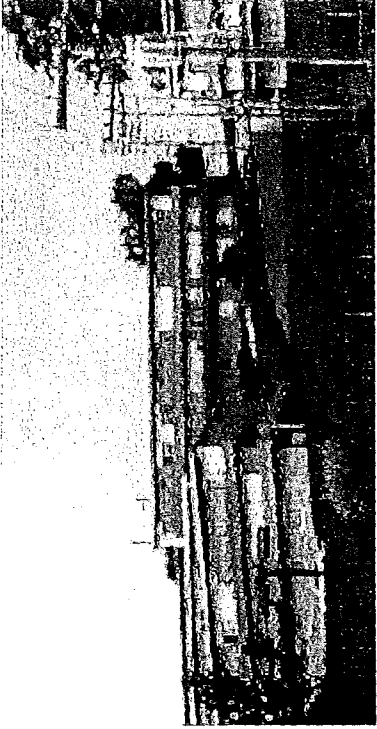
# HOPE SF Initiative

## Community Snapshot by Site nearly 5,000 HOPE SF residents across four communities

Aspect	Hunters View	Alice Griffith	Potrero	Sunnydale
Residents (on-lease)	123 households 319 people Avg. Size 2.6	226 households 690 people Avg. Size 3.0	619 households 1,370 people Avg. Size 2.3-3.0	775 households 1,718 people Avg. Size 2.5
Ethnic Breakdown	47% African-American 17% Asian 16% Pacific Islander 10% Latino 9% White	65% African-American 14% Latino 13% Pacific Islander 7% Asian 1% White	58% African-American 21% Latino 6% Asian 5% Pacific Islander 3% White	39% African-American 20% White 17% Latino 16% Asian 7% Pacific Islander
Anchor Partners	John Stewart Co.; Bayview YMCA	McCormack Baron Salazar; Urban Strategies	Bridge Housing / Urban Services YMCA	Mercy Housing/ Related California/TURF/ VVSF/ Bayview YMCA
Core Activities	<p><u>Service Connection</u></p> <ul style="list-style-type: none"> <li>Needs Assessment                             <ul style="list-style-type: none"> <li>Family Plans</li> </ul> </li> <li>Referrals and follow up</li> <li>Concentrated work in employment, housing, health, education, public safety</li> <li>Community Events</li> <li>Resident Leadership</li> </ul>	<p><u>Service Connection</u></p> <ul style="list-style-type: none"> <li>Needs Assessment                             <ul style="list-style-type: none"> <li>Family Plans</li> </ul> </li> <li>Referrals and follow up</li> <li>Concentrated work in employment, housing, health, education, public safety</li> <li>Community Events</li> <li>Resident Leadership</li> </ul>	<p><u>Community Building</u></p> <ul style="list-style-type: none"> <li>Gardening Programs                             <ul style="list-style-type: none"> <li>Healthy Living</li> </ul> </li> <li>Healthy Generations</li> <li>Outreach for key services/programs</li> </ul> <p><u>Early Services Connection</u></p> <ul style="list-style-type: none"> <li>Needs Assessments                             <ul style="list-style-type: none"> <li>Family plans</li> </ul> </li> <li>Concentrated work in employment, health, education, public safety</li> </ul>	<p><u>Community Building</u></p> <ul style="list-style-type: none"> <li>Intentional outreach for Collaborative Services                             <ul style="list-style-type: none"> <li>Wellness Activities                                     <ul style="list-style-type: none"> <li>Support groups</li> </ul> </li> </ul> </li> </ul> <p><u>Early Services Connection</u></p> <ul style="list-style-type: none"> <li>Needs Assessments                             <ul style="list-style-type: none"> <li>Family plans</li> </ul> </li> <li>Concentrated work in employment, health, education, public safety</li> </ul>

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# HOPE SF Initiative



HOUSED. HEALTHY. WELL.

# HOPE SF Principles

1. Ensure no loss of public housing (1:1)
2. Create an economically integrated community
3. Maximize the creation of new affordable housing
4. Involve residents at the highest levels of participation throughout the rebuilding process
5. Provide economic opportunities through the rebuilding process
6. Integrate the rebuilding process with neighborhood improvement plans
7. Create environmentally sustainable and accessible communities
8. Create a strong sense of community

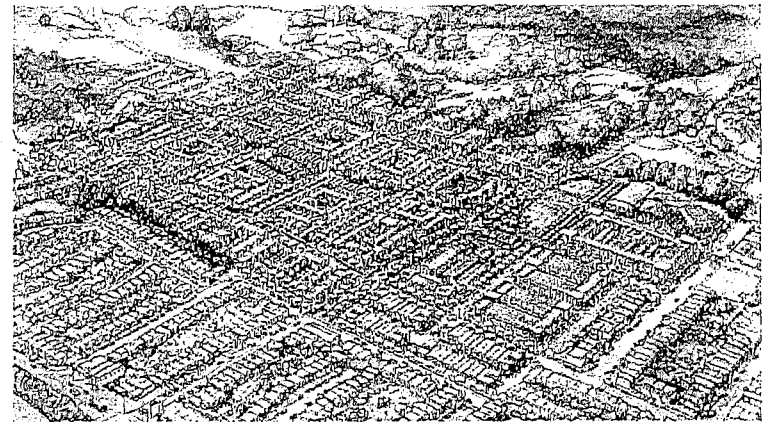


# HOPE SF Master Plan Approvals

1. Planning Code, Special Use District Ordinance
2. Zoning Map Code Amendment Ordinance
3. General Plan Amendment Ordinance
4. Development Agreement Ordinance
5. Housing Authority Contract Resolution

Actions taken by the Planning Commission:

- a. Certification of Final EIRs
- b. Adoption of Planning Code  
Section 295 Findings
- c. Adoption of CEQA Findings and  
Master General Plan 101.1 Findings



Sunnydale Master Plan

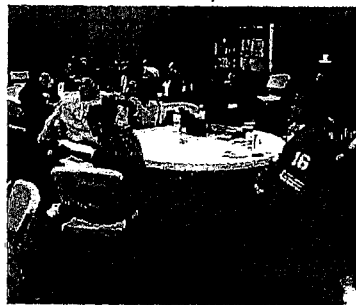
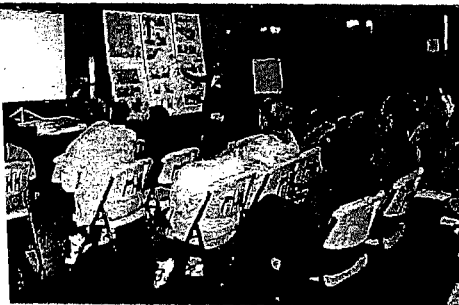


Potrero Central Park

# HOPE SF Funding Plan

- The funding plan relies on multiple sources of funds, but primarily on the Housing Trust Fund and cross-subsidy from market rate parcel sales.
- The funding plan is phased over a long period and allows for continued affordable housing development at other sites around the City.
- Approval of City funding sources will undergo standard City annual approval processes on a phase-by-phase basis. The development timelines will be extended if there is not sufficient funding to achieve the current timelines.
- The DAs do not obligate the City financially, but outline the terms by which the projects will be implemented once funding is secured for each phase.

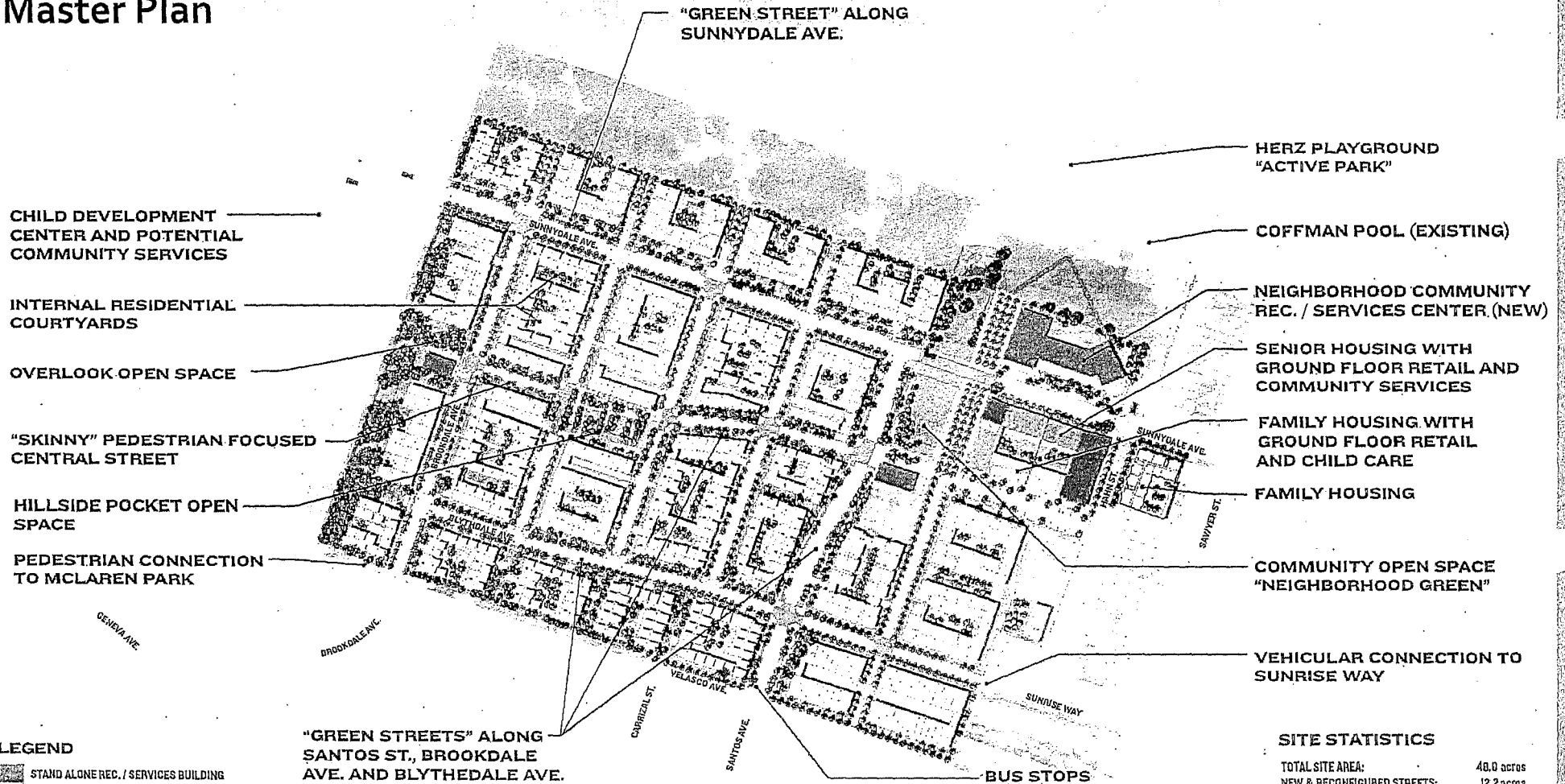
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# HOPE SF Sunnydale

## Master Plan



### LEGEND

-  STAND ALONE REC. / SERVICES BUILDING
-  GROUND FLOOR COMMUNITY SERVICES
-  GROUND FLOOR RETAIL
-  RESIDENTIAL
-  BUS STOP

### SITE STATISTICS

TOTAL SITE AREA:	48.0 acres
NEW & RECONFIGURED STREETS:	12.2 acres
DEVELOPMENT SITES:	31.2 acres
OPEN SPACE:	3.6 acres
SUNNYDALE AVE. LINEAR OPEN SPACE:	1.0 acres
COURTYARDS/ COMMON OPEN SPACE:	6.0 acres
TOTAL USABLE OPEN SPACE:	0.6 acres

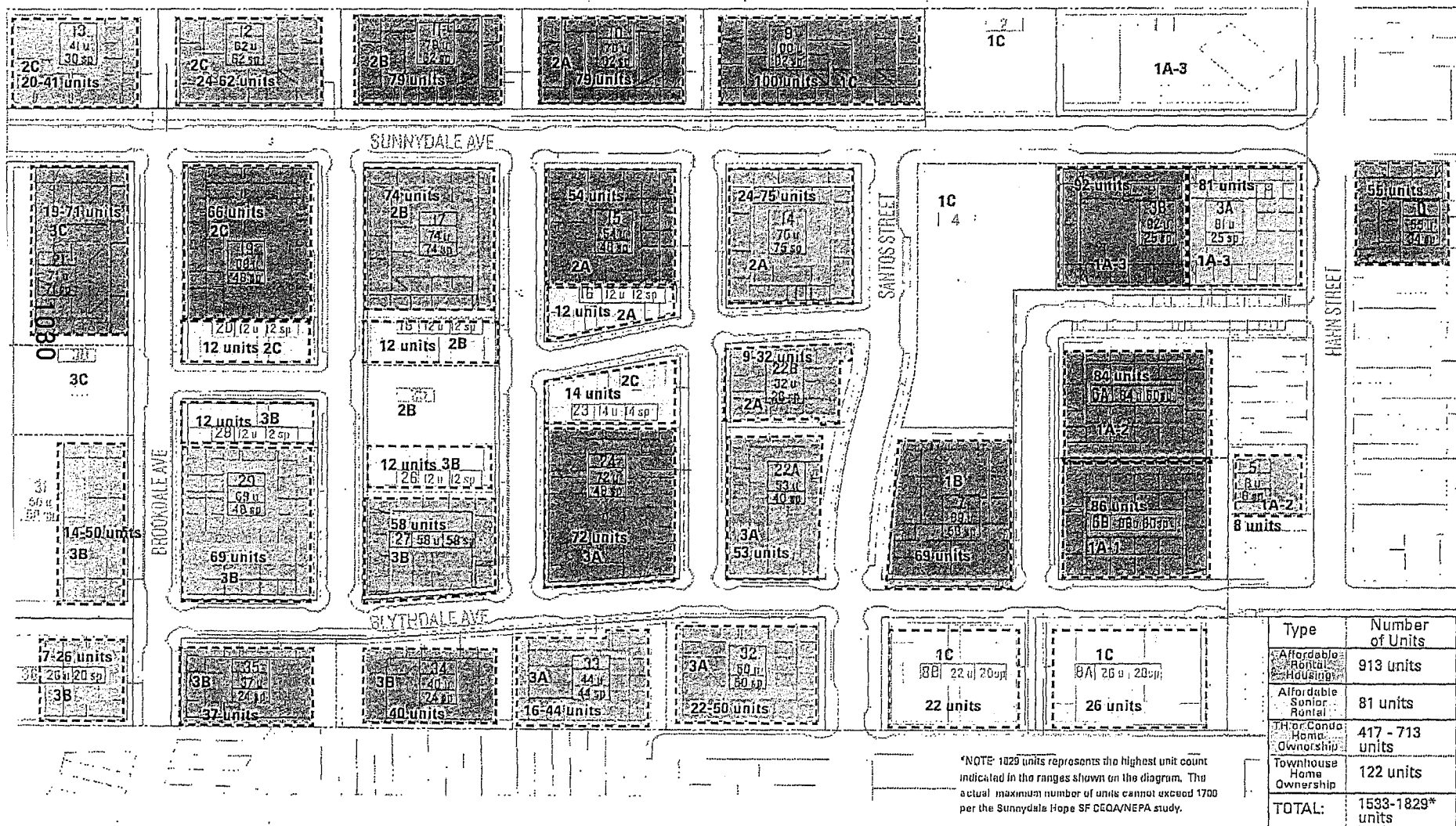
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# HOPE SF Sunnydale

Phase 1A-1C  
Phase 2A-2C  
Phase 3A-3C

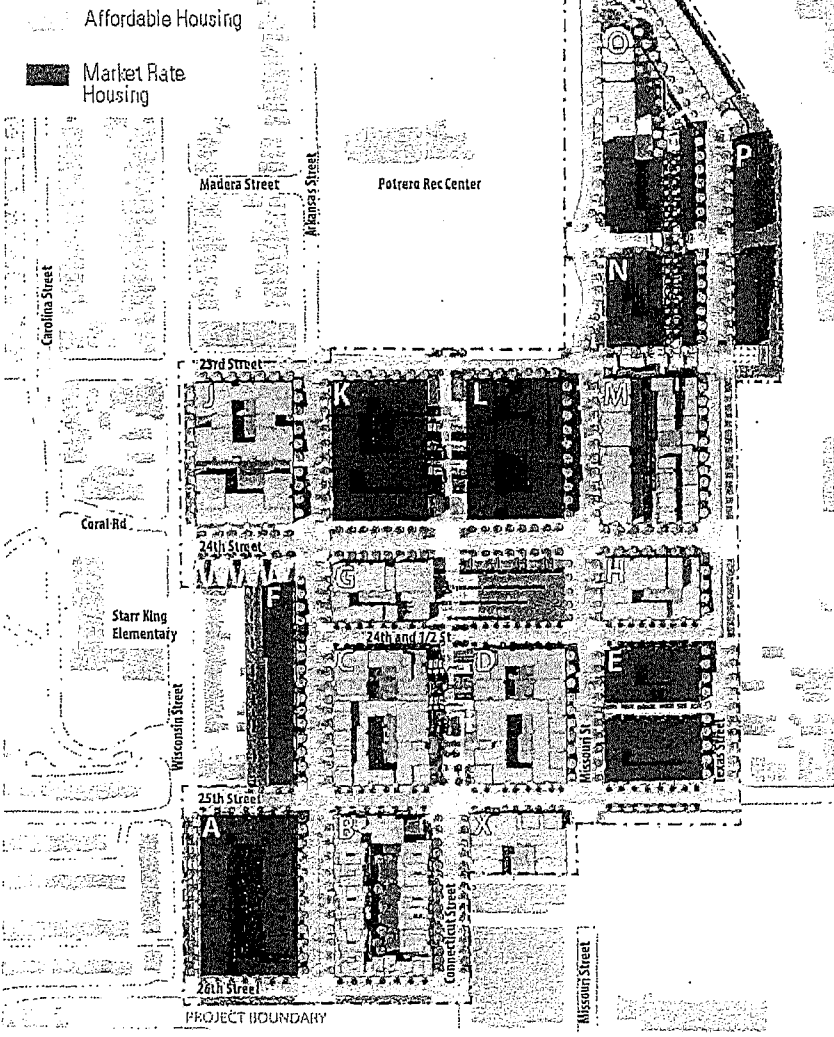
2017-2021  
2021-2028  
2026-2030

## Affordable/Market Rate Building Plan

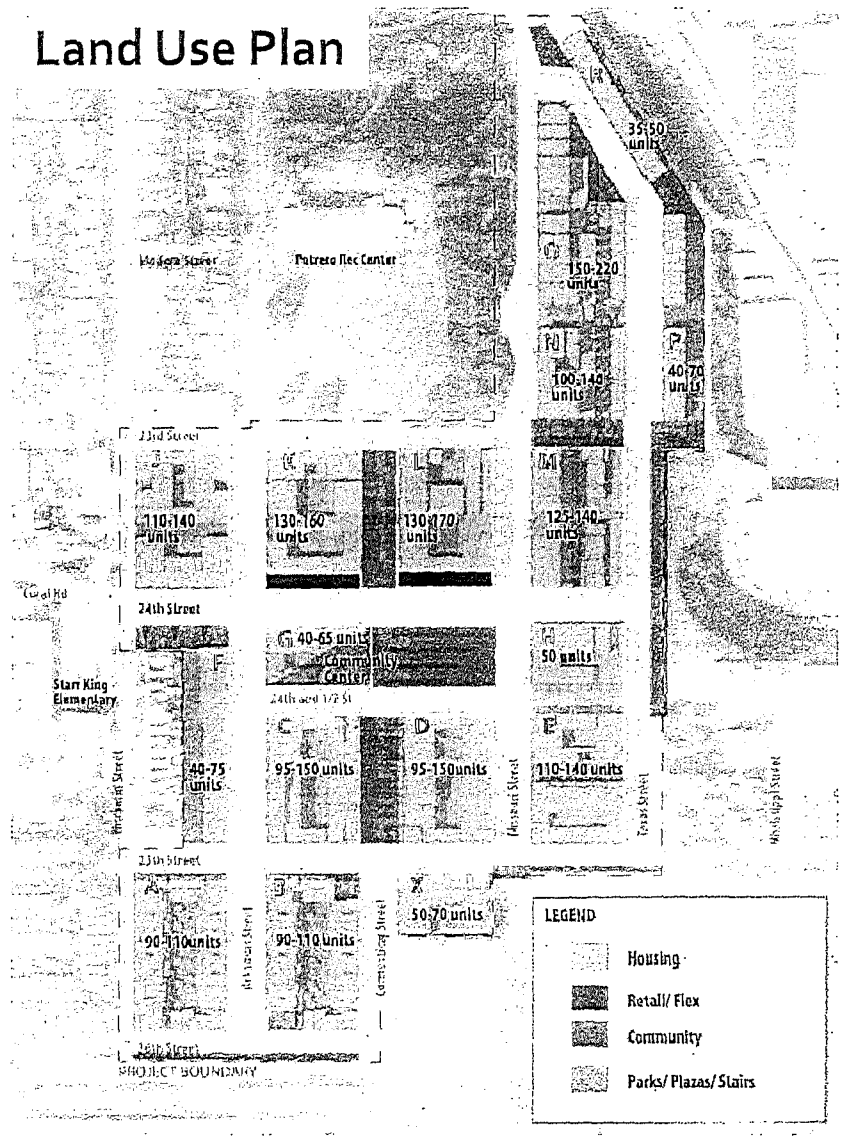


# HOPE SF Potrero

## Master Plan

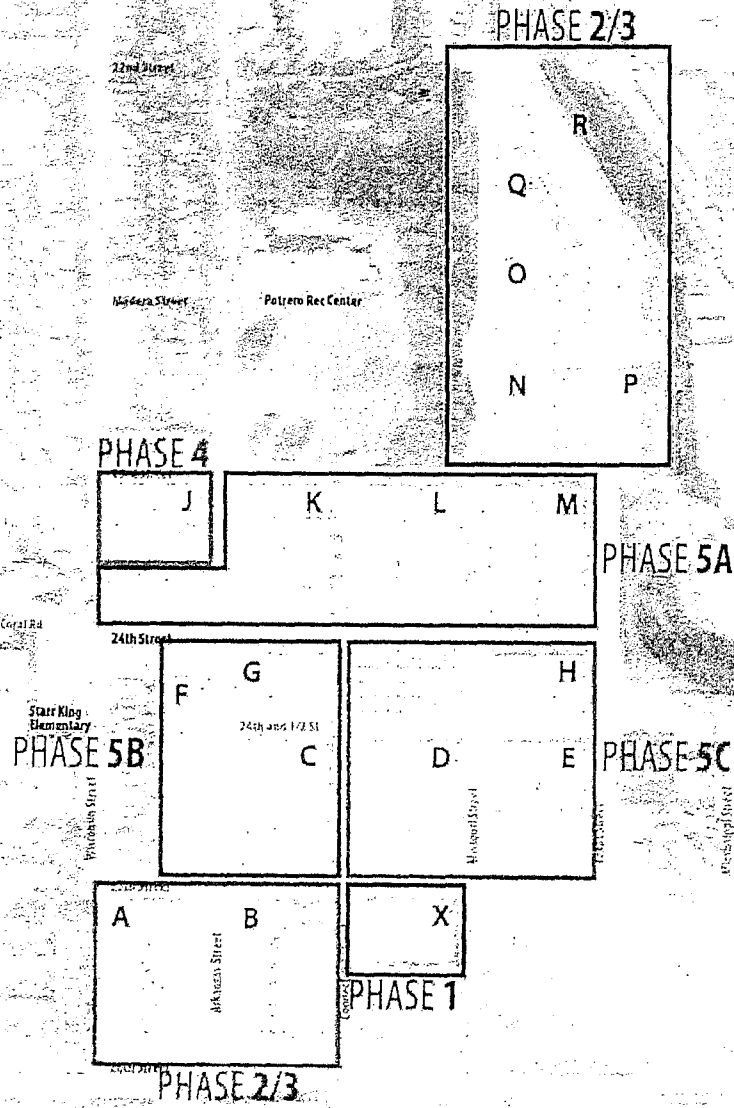


## Land Use Plan



1031

# HOPE SF Potrero



## Phasing/Timeline

### Estimated Start Dates

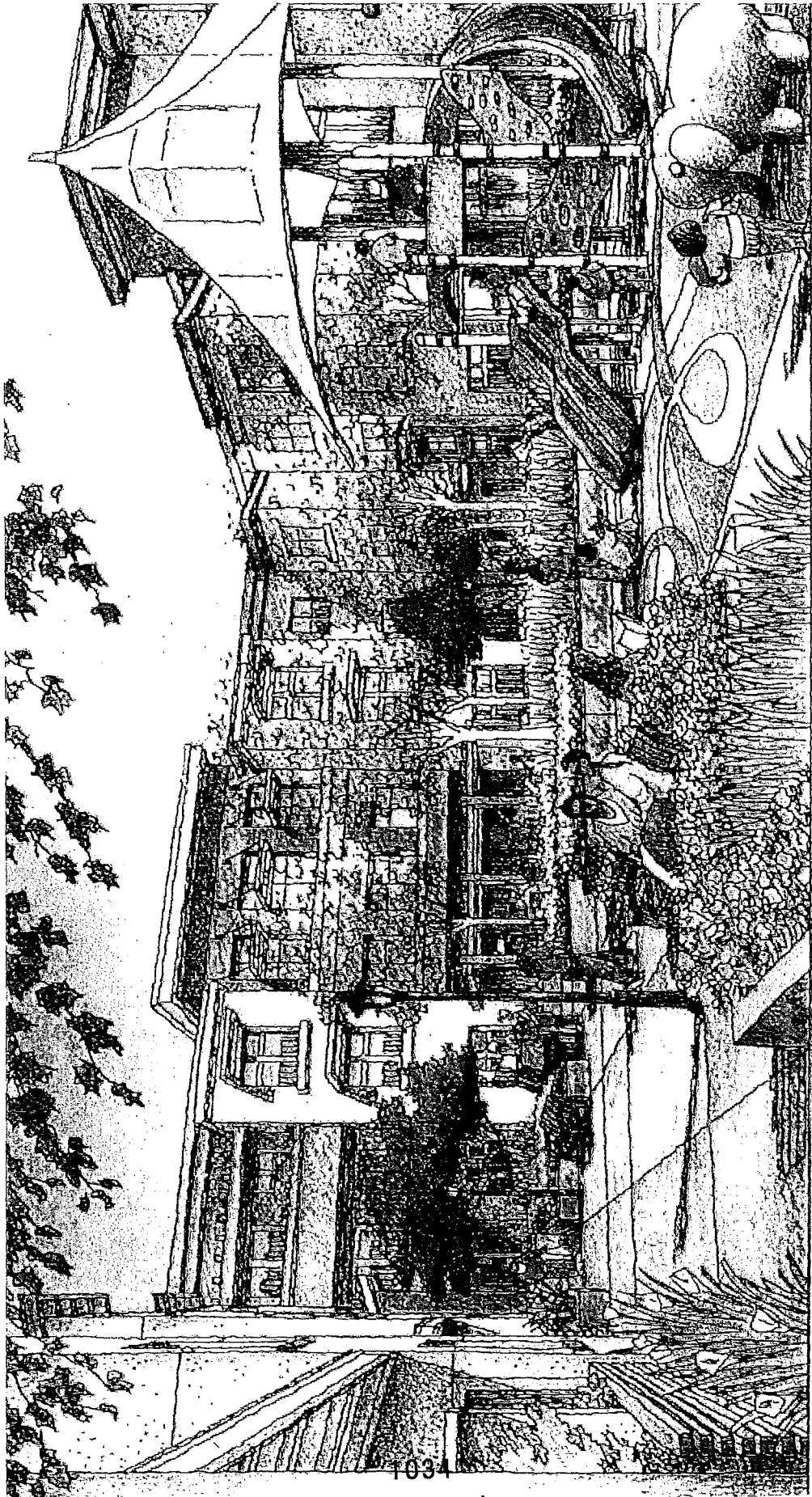
Phase 1	2016
Phase 2	2018
Phase 3	2020
Phase 4	2022
Phase 5A	2024
Phase 5B/C	2025

1032

# HOPE SF Approvals Schedule

- Nov 17 Planning Commission – *unanimous approval*
- Nov 17 Rec and Park Commission – *unanimous approval*
- Dec 6 MTA Board – *unanimous approval*
- Dec 8 SF Housing Authority Commission – *unanimous approval*
- Dec 13 PUC Commission – *unanimous approval*
- Jan 9 Board of Supervisors Land Use Committee
- Jan 11 Board of Supervisors Budget and Finance Committee
- Jan 24 + 31 Full Board of Supervisors

# HOPE SF questions?



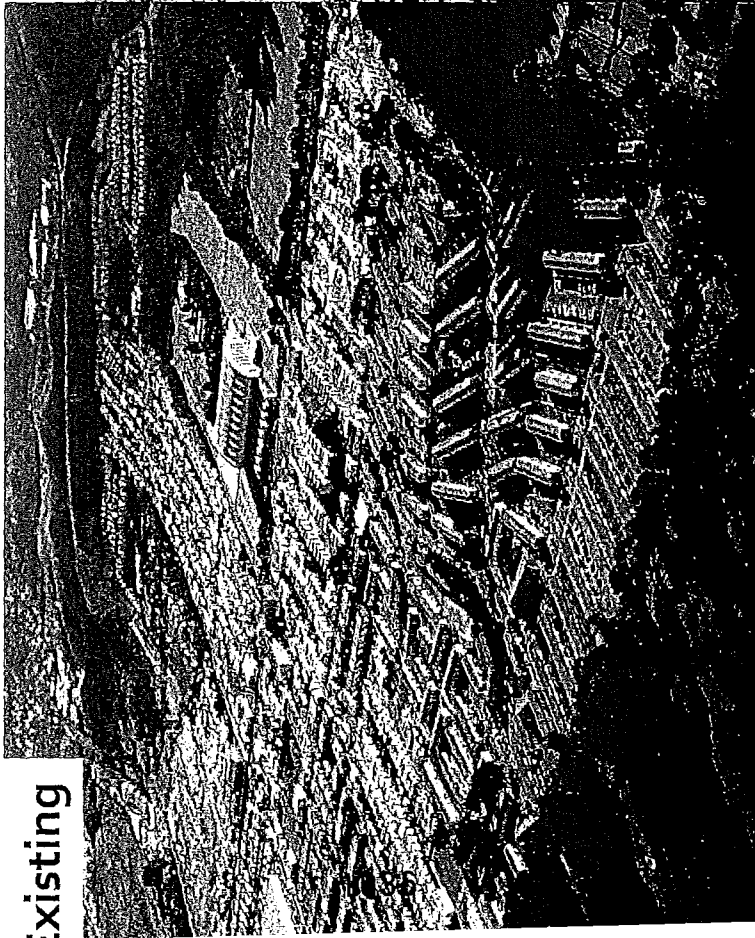
HOPE SF

HOUSED. HEALTHY. WELL.

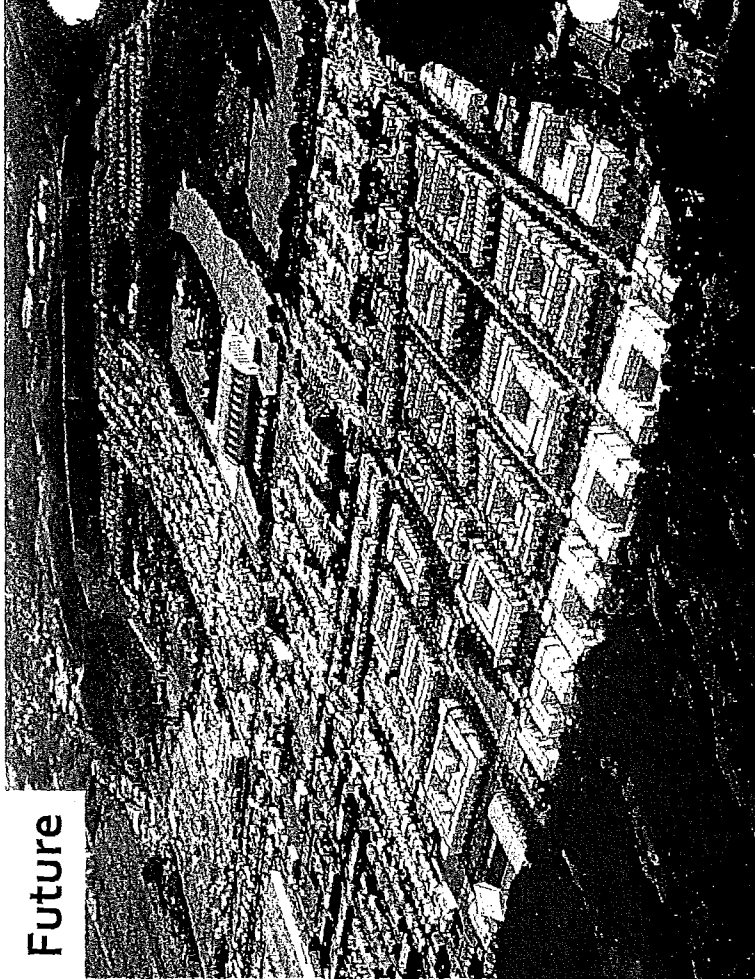
# APPENDIX

# HOPE SF sunnydale

Existing

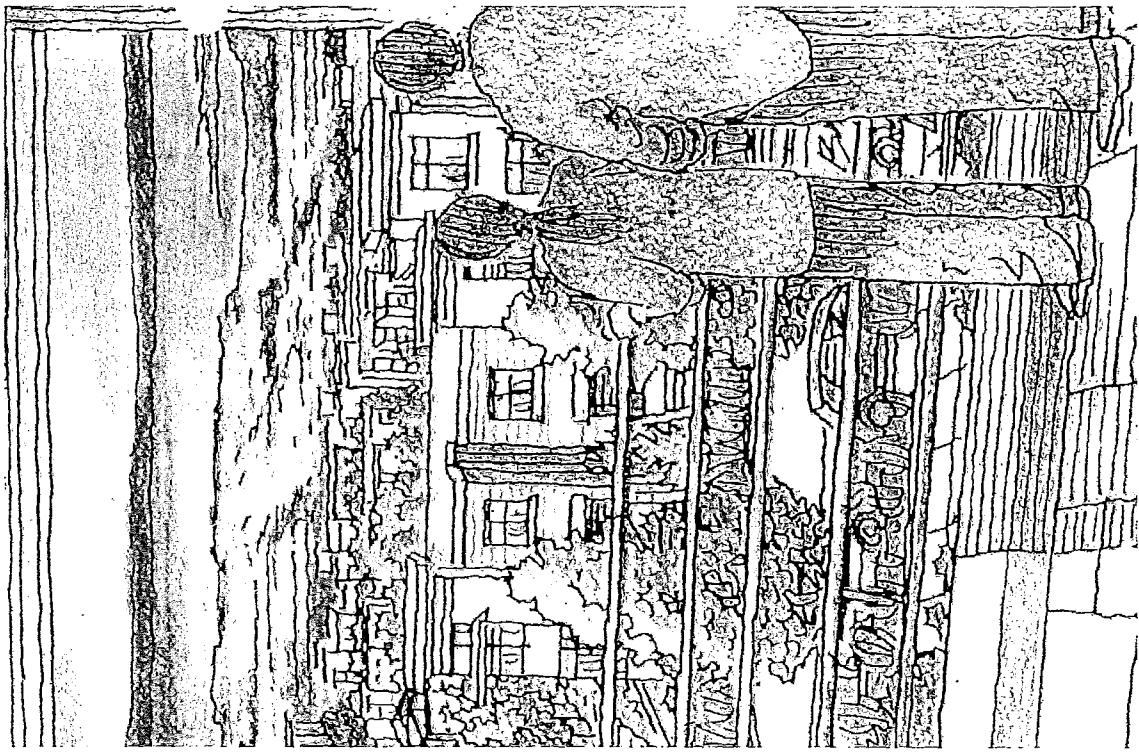
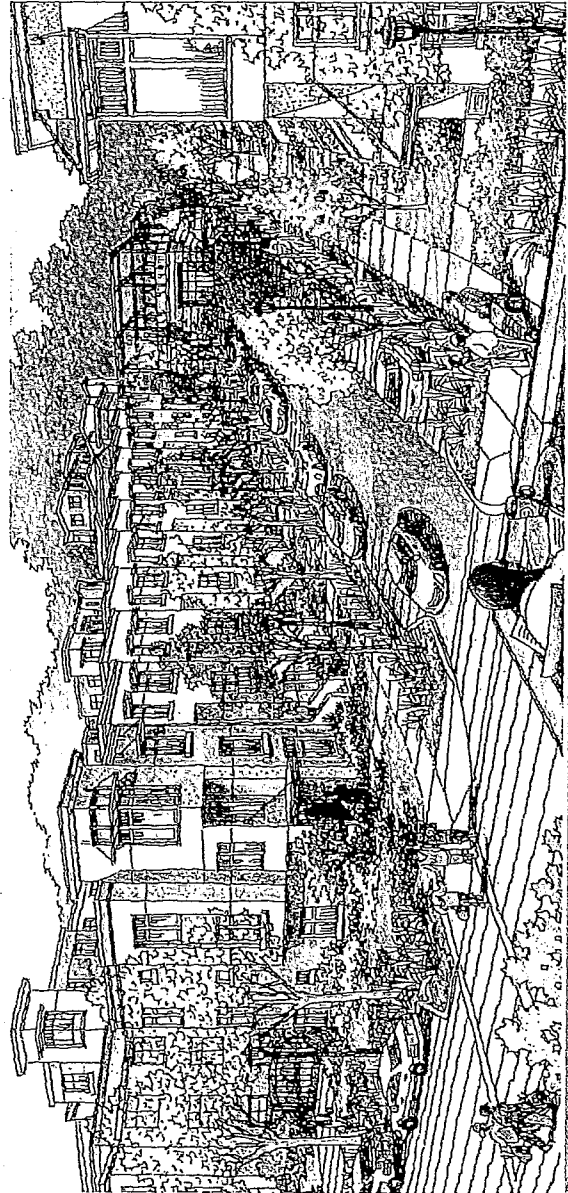
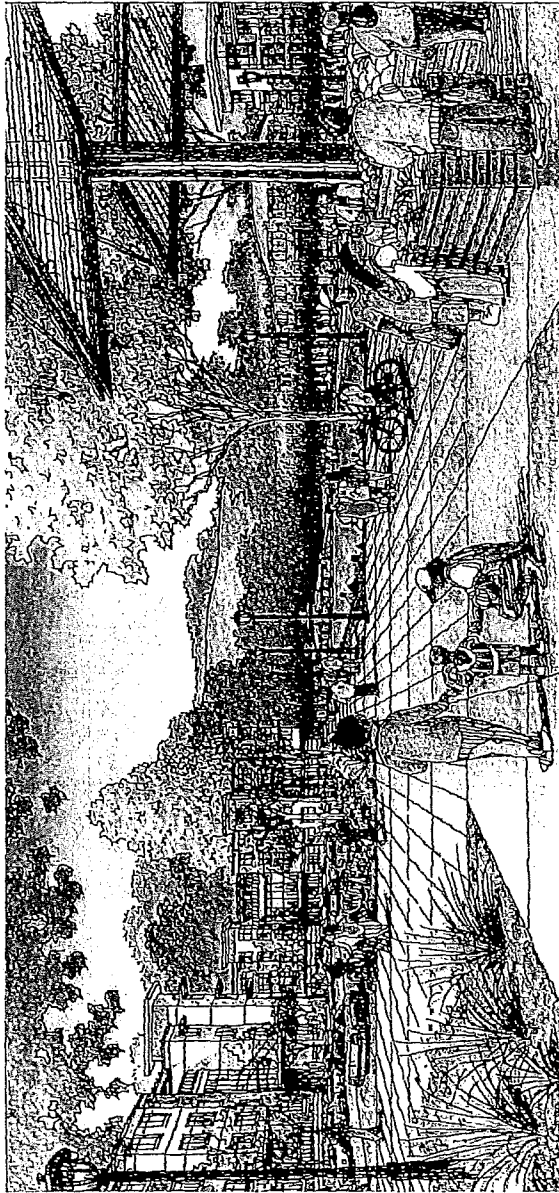


Future





# HOPE SF sunnydale



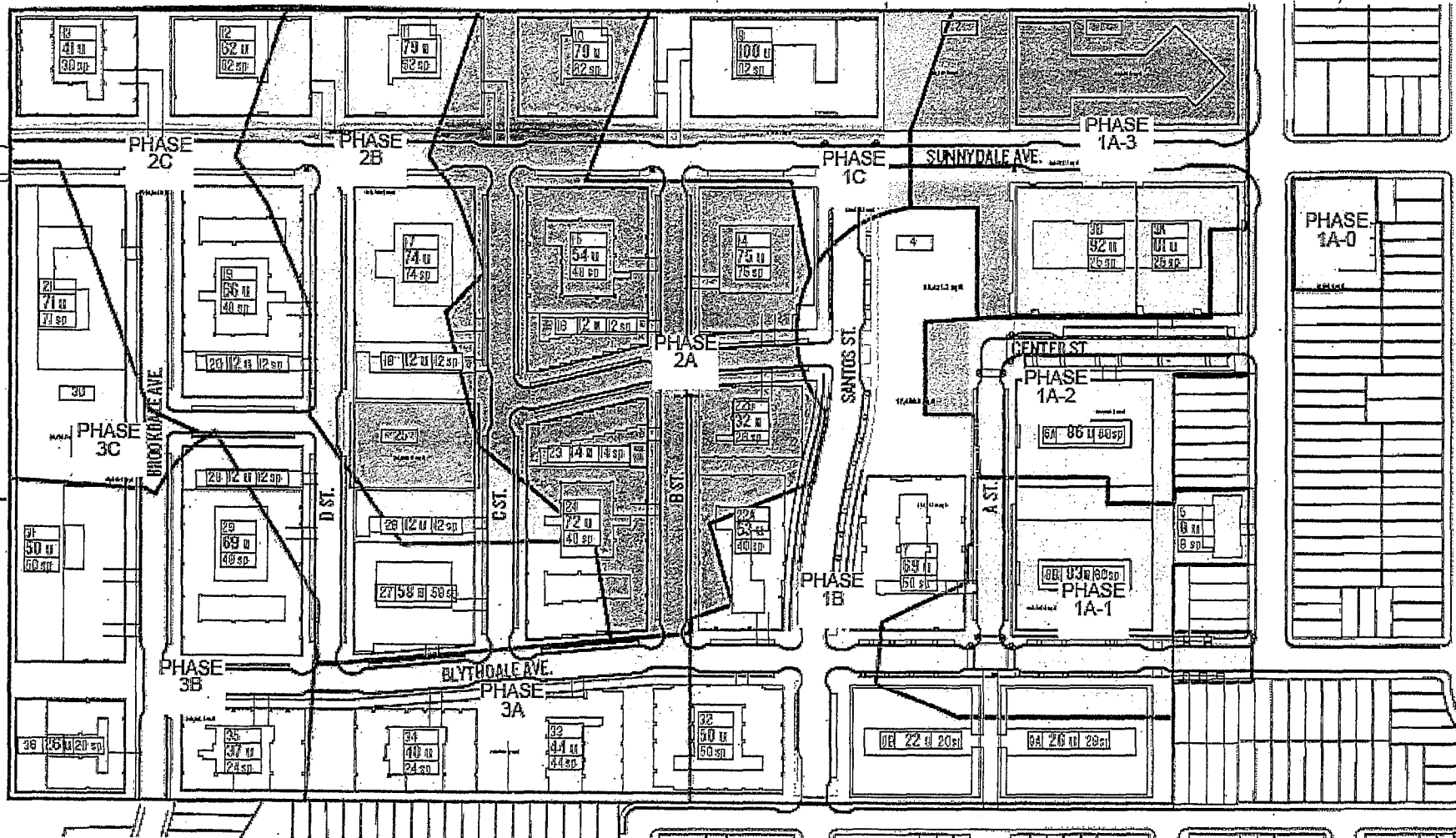
HOUSED HEALTHY WELL

# HOPE SF Sunnydale

Phase 1A-1C  
 Phase 2A-2C  
 Phase 3A-3C

2017-2021  
 2021-2028  
 2026-2030

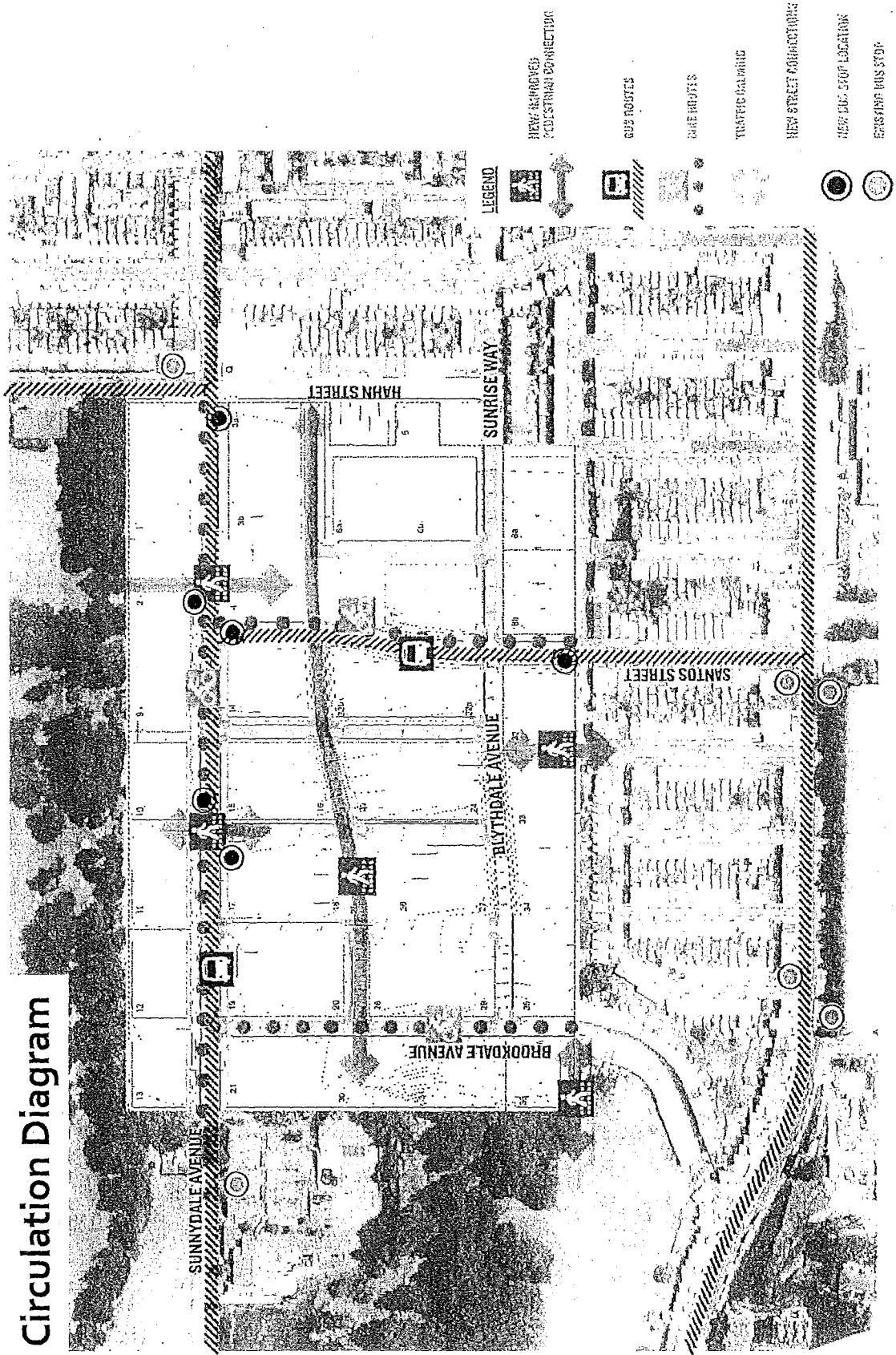
## Phasing Plan



1038

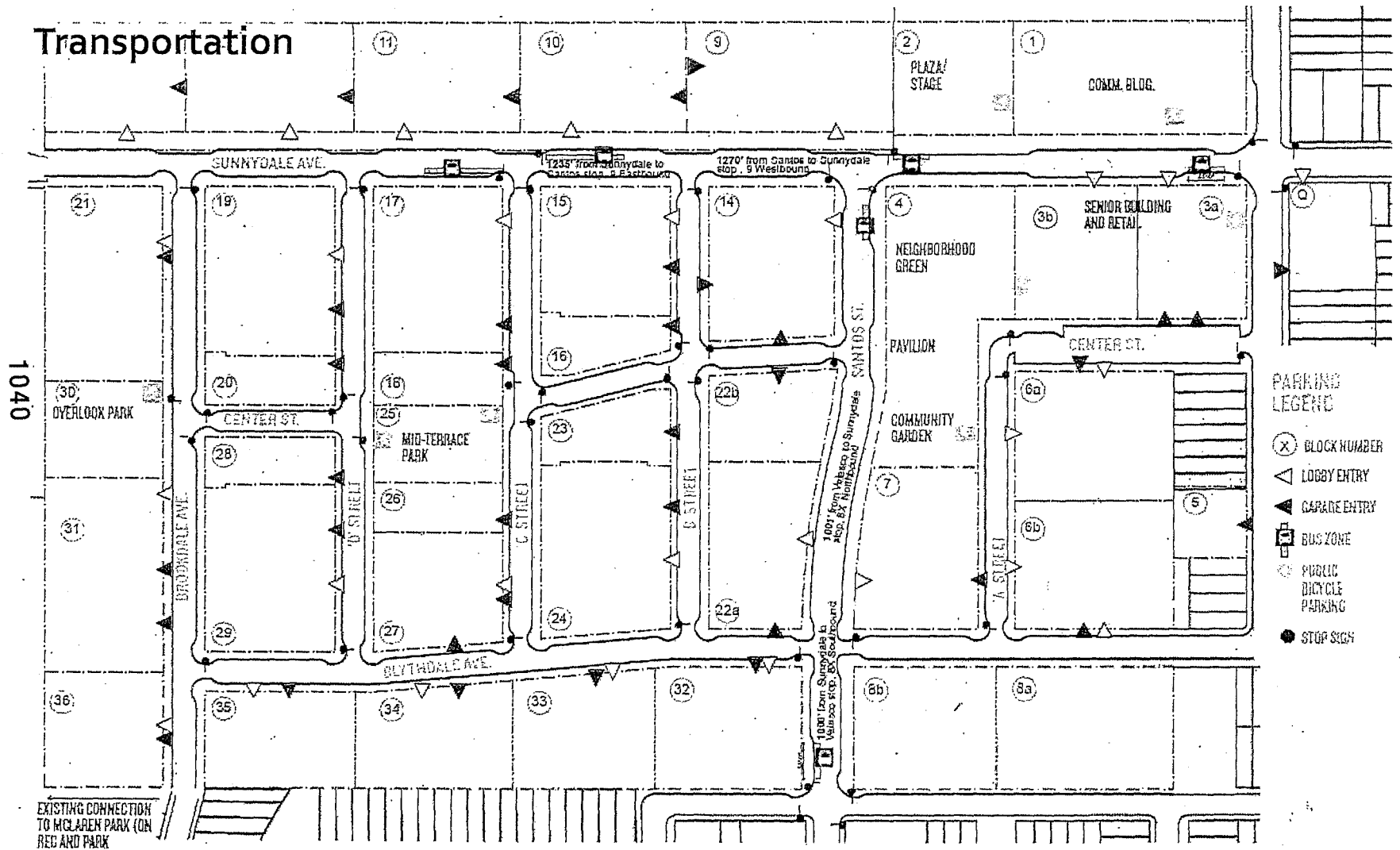
# HOPE SF sunnydale

## Circulation Diagram



# HOPE SF Sunnydale

## Transportation



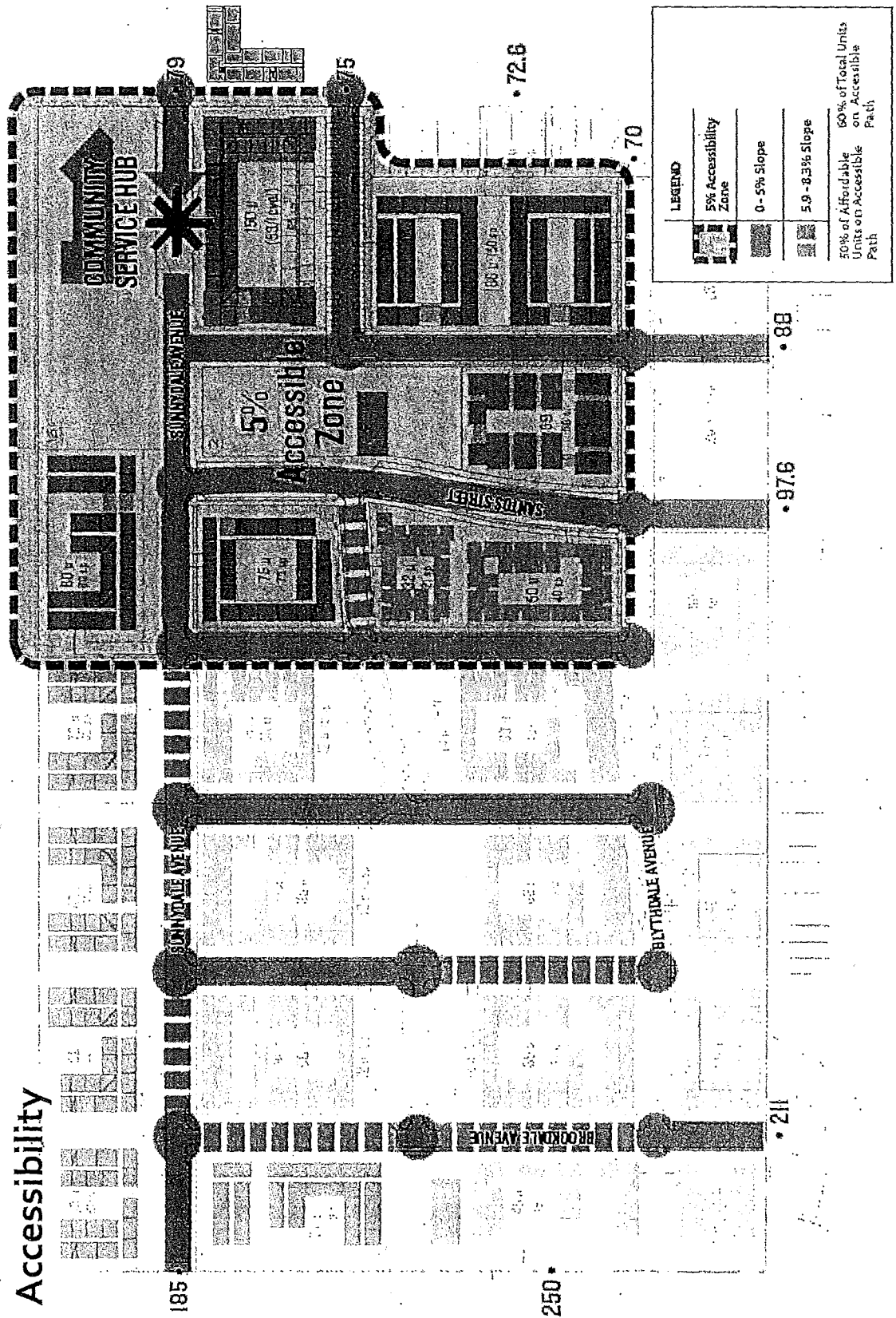
**PARKING LEGEND**

- (X) BLOCK NUMBER
- △ LOBBY ENTRY
- ▲ GARAGE ENTRY
- B BUS ZONE
- PUBLIC BICYCLE PARKING
- STOP SIGN

EXISTING CONNECTION TO MCCLAREN PARK (ON RED AND PARK PROPERTY)

# HOPE SF Sunnydale

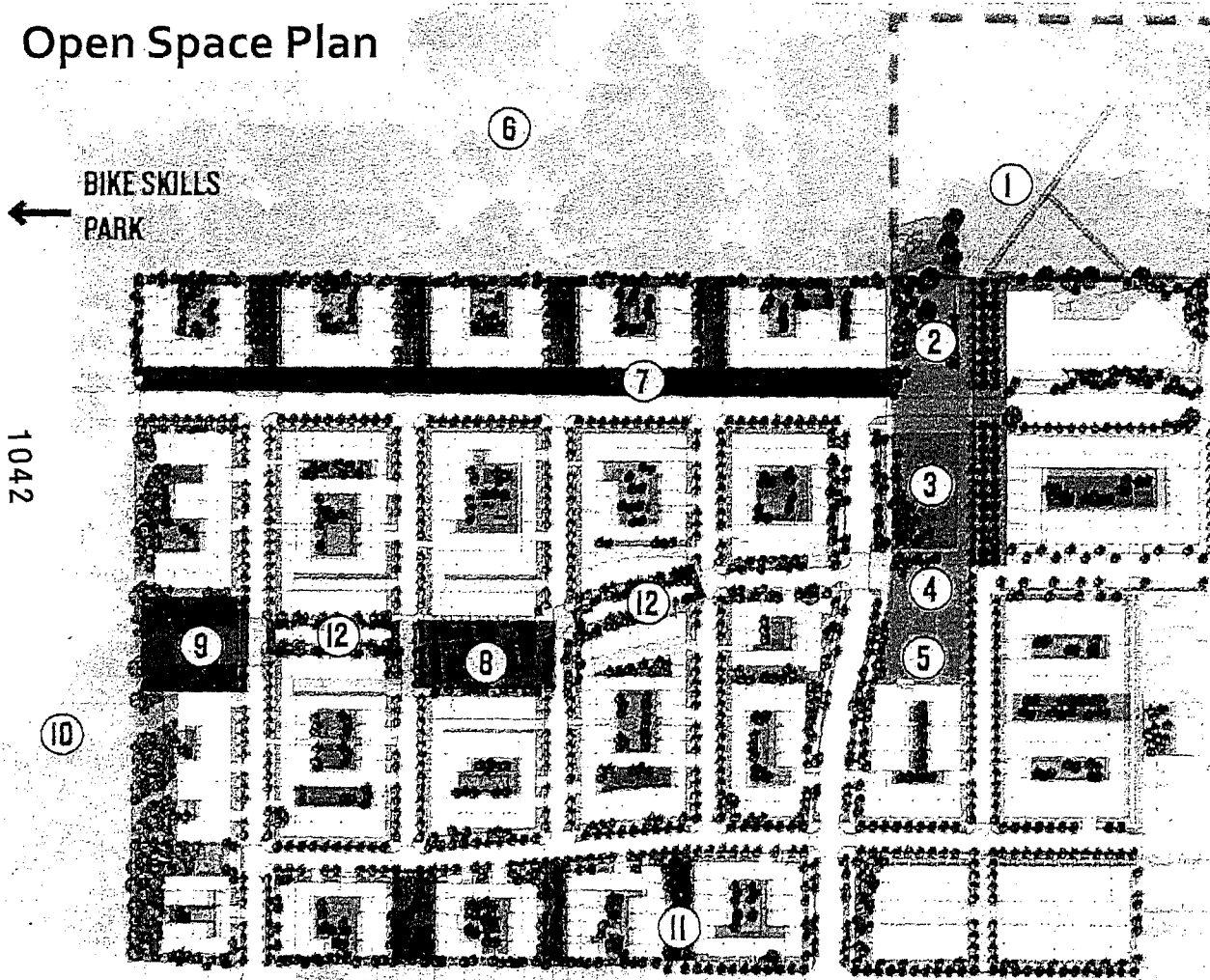
## Accessibility



HOUSED. HEALTHY. WELL.

# HOPE SF Sunnydale

## Open Space Plan



### KEY

- 1 Herz Playground and Coffman Pool
- 2 Plaza and Stage
- 3 Neighborhood Green
- 4 Community Pavilion
- 5 Community Garden
- 6 Gleneagles International Golf Course
- 7 Sunnydale Linear Open Space
- 8 Mid-terrace Open Space
- 9 Overlook Open Space
- 10 McLaren Park
- 11 Pedestrian Access to Carrizal Street
- 12 Optional Terraced Greenway

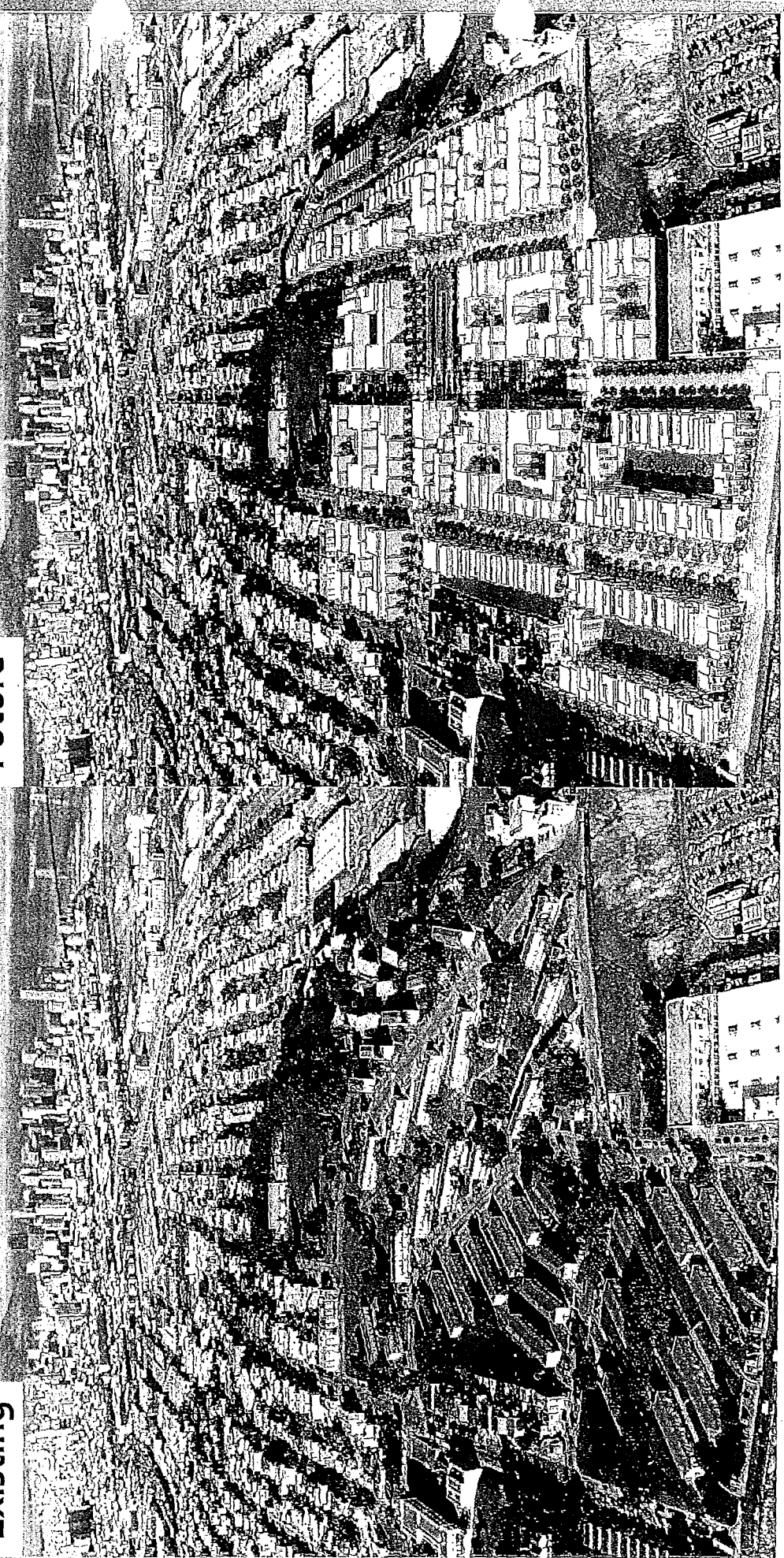
### LEGEND

- CENTRAL NEIGHBORHOOD OPEN SPACE
- EXISTING NEIGHBORHOOD PARK
- COMMUNITY OPEN SPACE
- ORCHARD
- INTERNAL RESIDENTIAL COURTYARD
- STORMWATER DEMONSTRATION LINEAR O.S.
- POCKET PARK

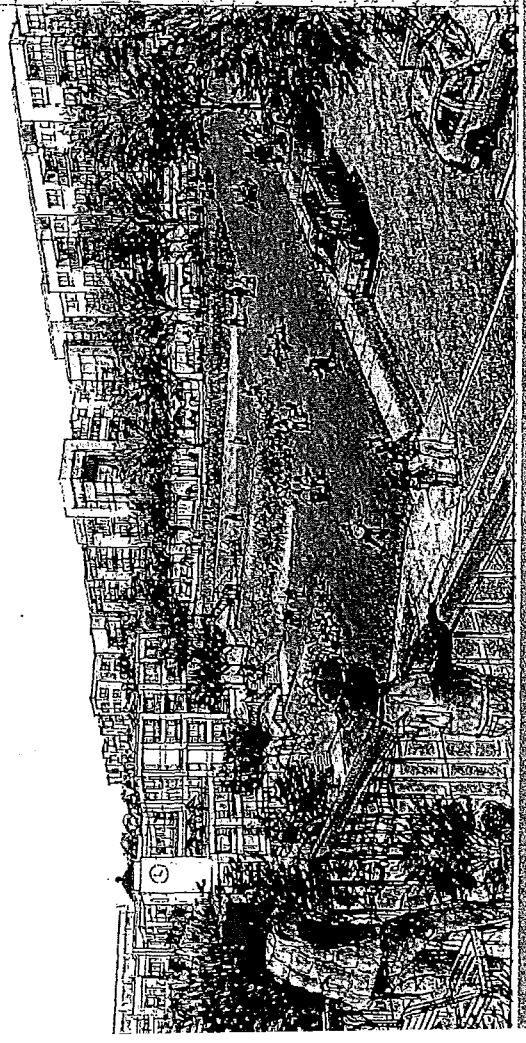
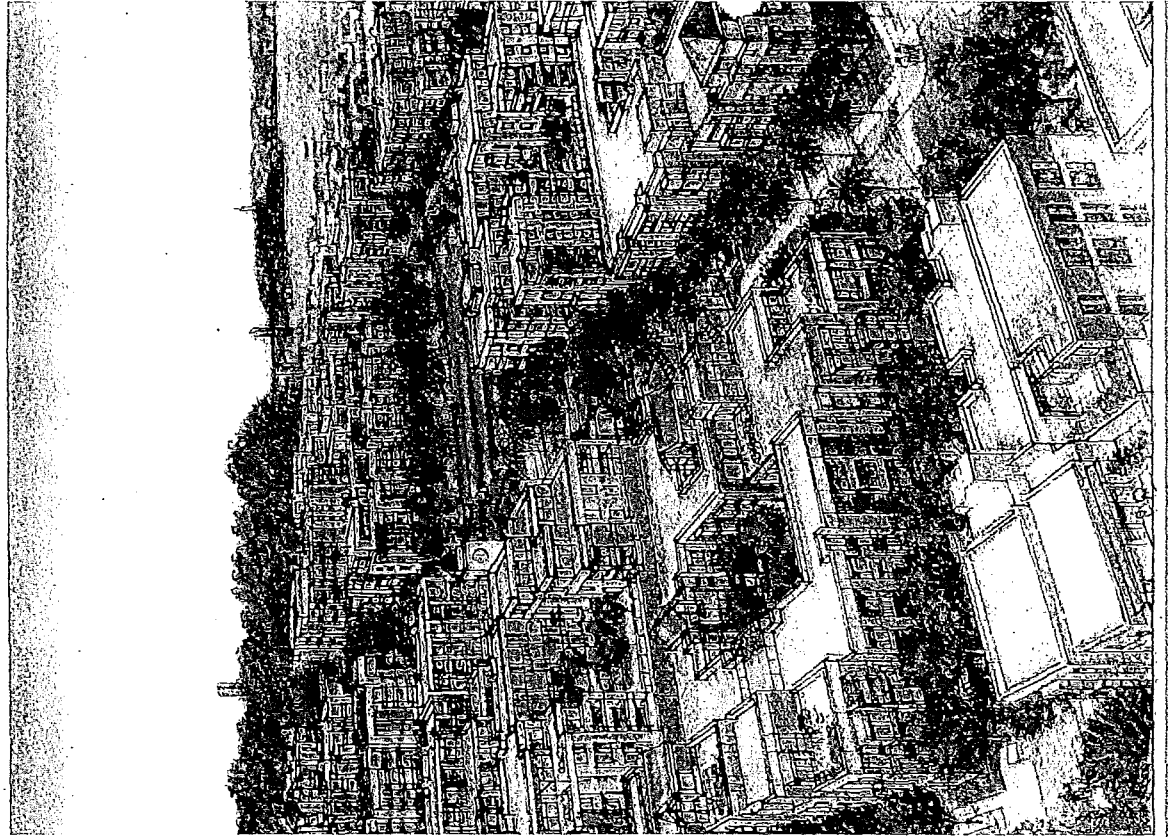
# HOPE SF Potrero

Existing

Future



# HOPE SF Potrero

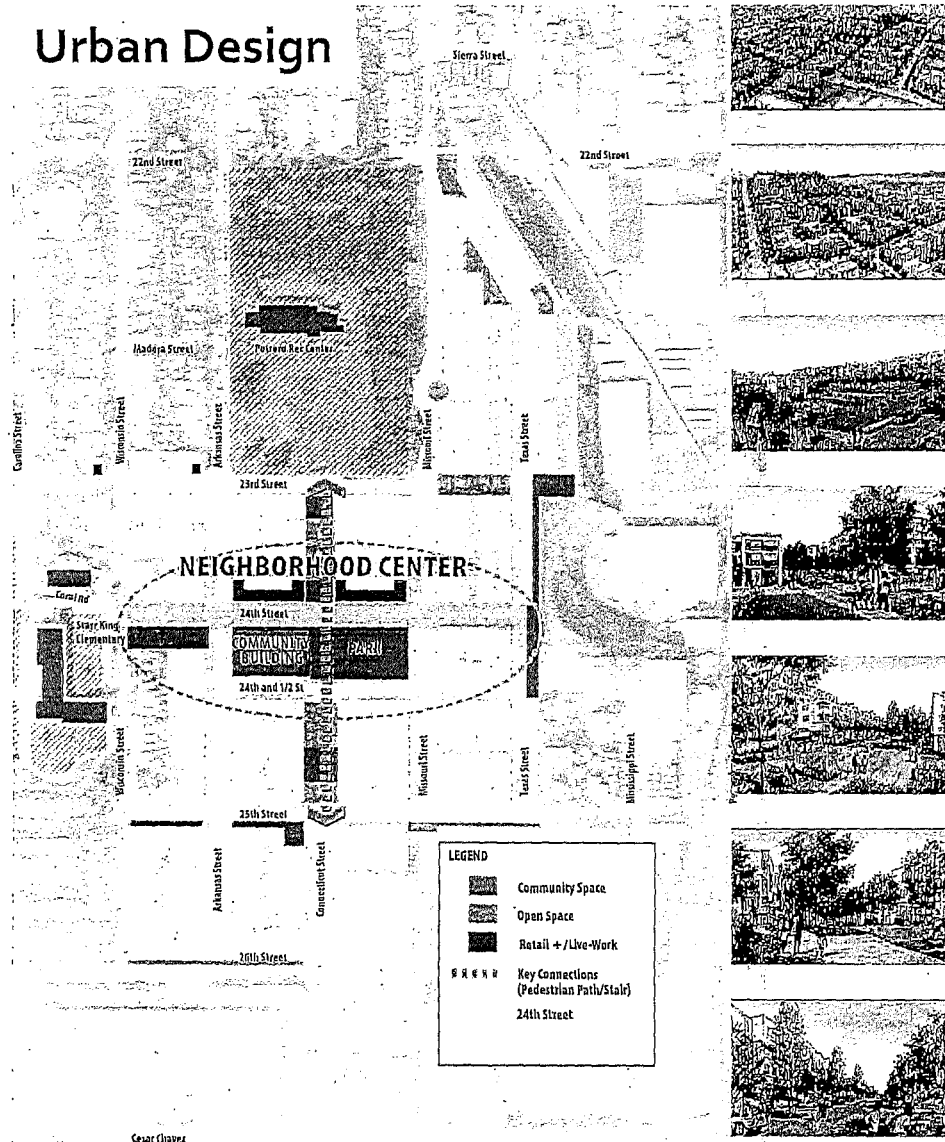


HOUSED HEALTHY WELL

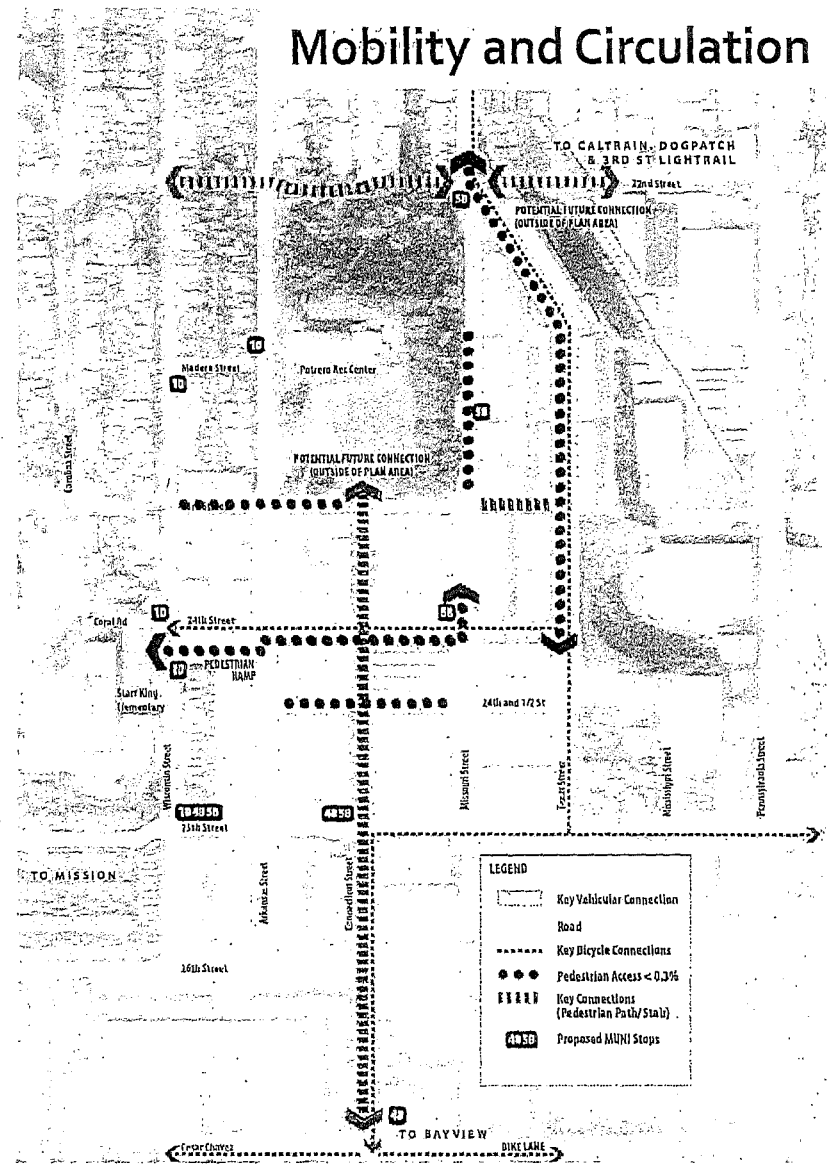


# HOPE SF Potrero

## Urban Design



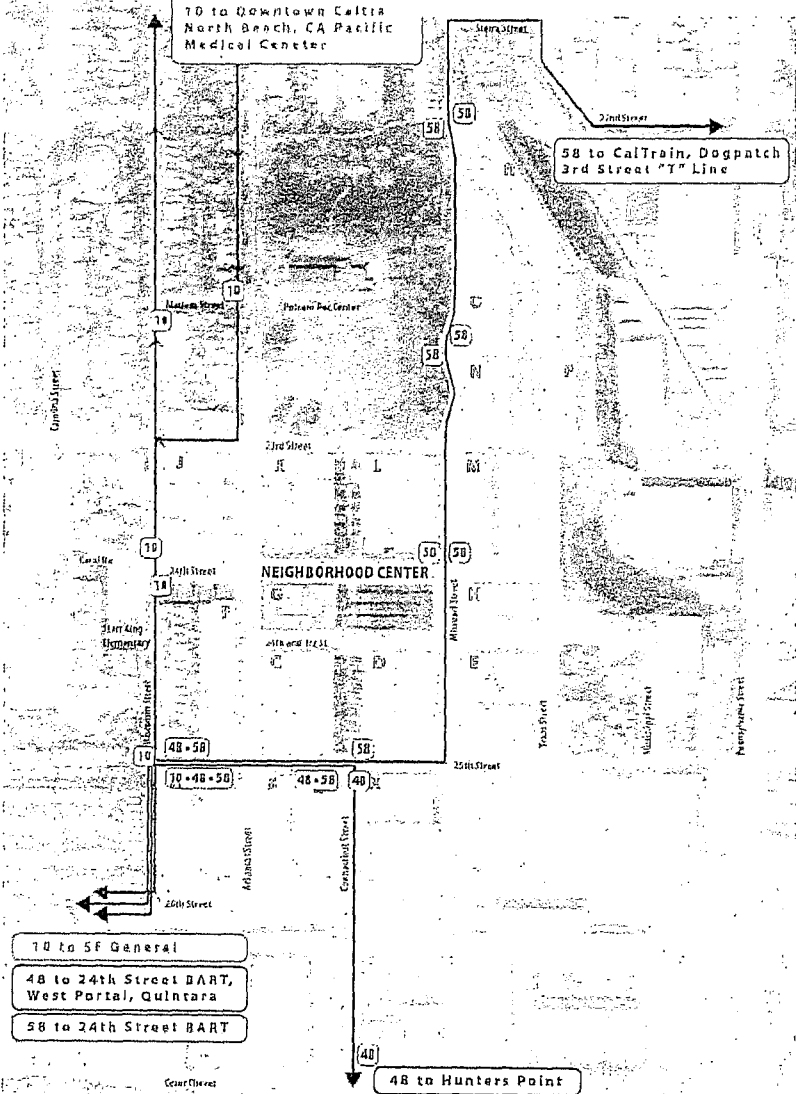
## Mobility and Circulation



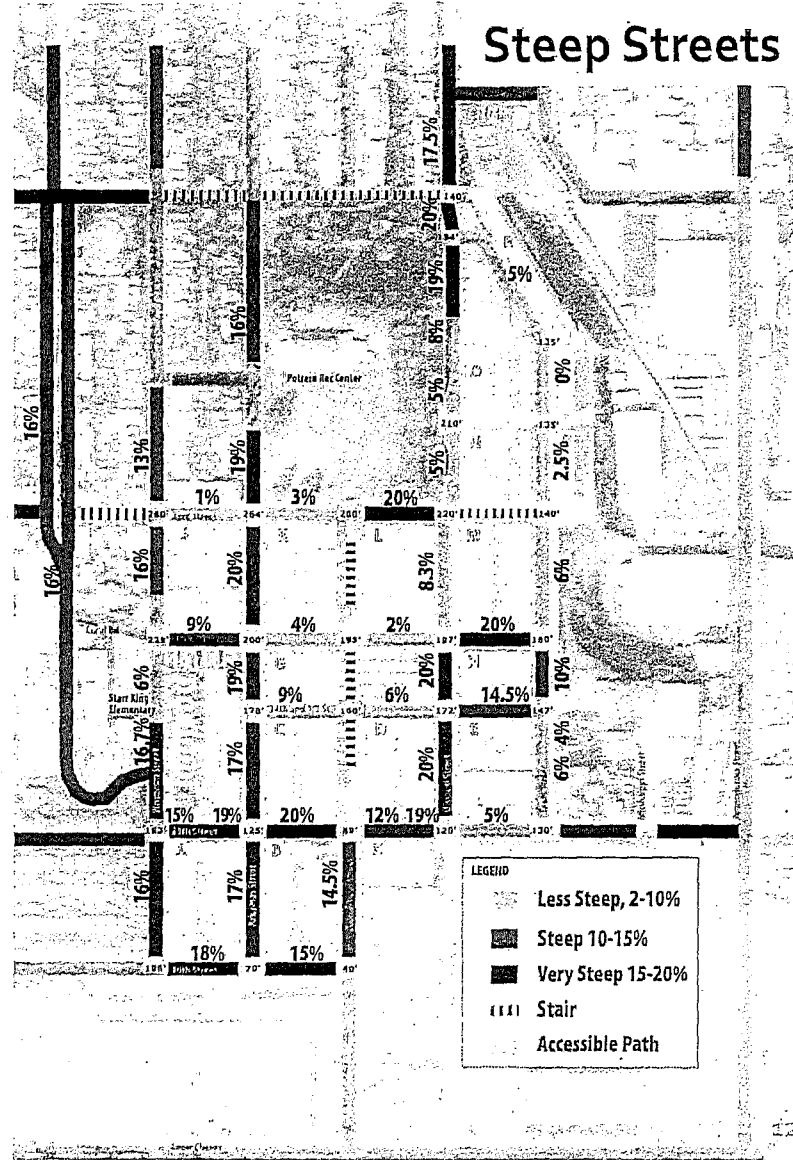
1045

# HOPE SF Potrero

## Muni Bus Routes



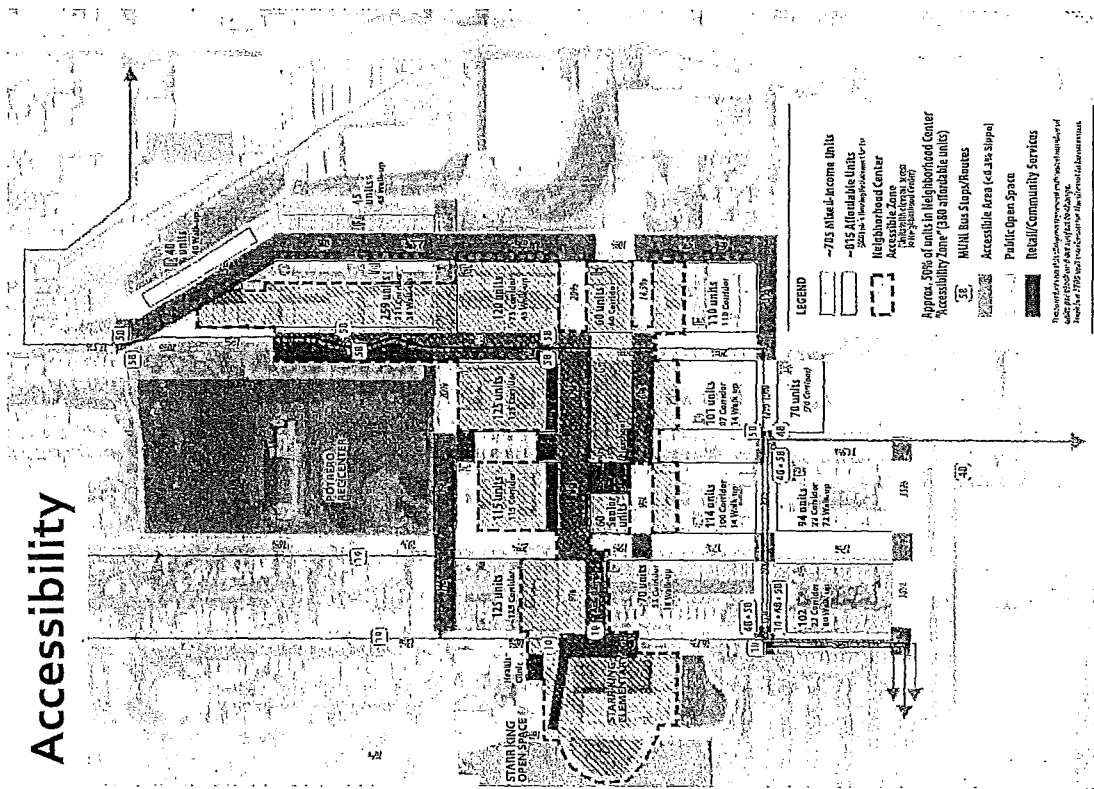
## Steep Streets



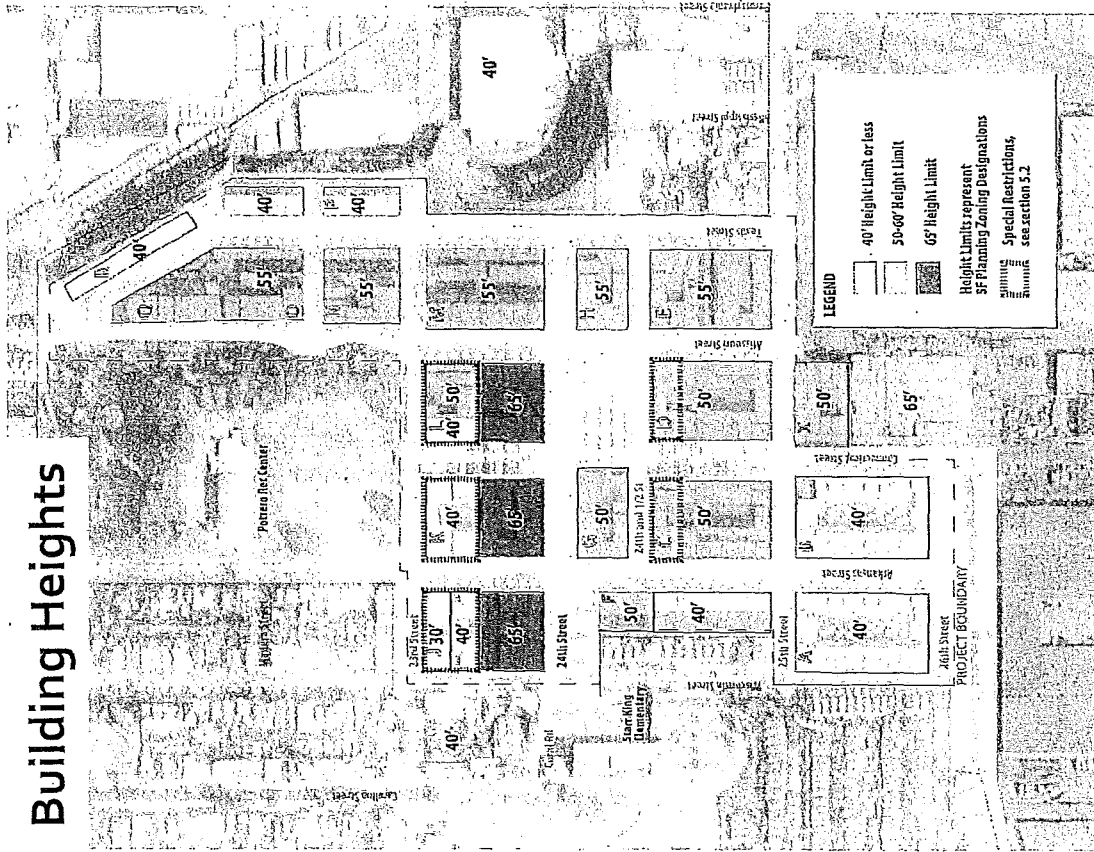
1046

# HOPE SF Potrero

## Accessibility



## Building Heights



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

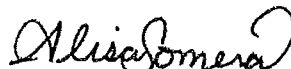
**Date:** Monday, January 9, 2017  
**Time:** 1:30 p.m.  
**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA  
**Subject:** Potrero HOPE SF Affordable Housing Development Project

**File No. 161159.** Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

**File No. 161160.** Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

**File No. 161308.** Ordinance amending the General Plan in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, Friday, January 6, 2017.



for Angela Calvillo  
Clerk of the Board

DATED: December 28, 2016

PUBLISHED/MAILED/POSTED: December 30, 2016

**CALIFORNIA NEWSPAPER SERVICE BUREAU**

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Alisa Somera  
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

**COPY OF NOTICE**

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description: AS - Potrero HOPE SF Project

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

12/30/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepay this order in full, you will not receive an invoice.

EXM# 2961358

**NOTICE OF PUBLIC HEARINGS  
BOARD OF SUPERVISORS  
OF THE CITY AND  
COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the following Committees will hold public hearings to consider the following proposals related to the POTRERO HOPE SF AFFORDABLE HOUSING DEVELOPMENT PROJECT and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

**LAND USE AND TRANSPORTATION COMMITTEE  
MONDAY, JANUARY 9,  
2017 - 1:30 PM  
LEGISLATIVE CHAMBER,  
ROOM 260, CITY HALL,  
1 DR. CARLTON B.  
GOODLETT PLACE, SAN  
FRANCISCO, CA**

File No. 161160, Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
File No. 161308, Ordinance amending the General Plan in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

**BUDGET AND FINANCE COMMITTEE  
WEDNESDAY, JANUARY  
11, 2017 - 10:00 AM  
LEGISLATIVE CHAMBER,  
ROOM 260, CITY HALL,  
1 DR. CARLTON B.  
GOODLETT PLACE, SAN  
FRANCISCO, CA**

File No. 161161, Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site

bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of Impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b). In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments to the City prior to the time the hearings begin. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on Friday, Friday, January 6, 2017. - Angela Calvillo, Clerk of the Board



\* A 0 0 0 0 0 4 3 1 6 1 6 7 \* 1050

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

November 1, 2016

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On October 25, 2016, Supervisor Cohen introduced the following proposed legislations:

**File No. 161159**

**Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

**File No. 161160**

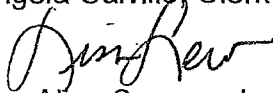
**Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

File No. 161161

**Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).**

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

*for*   
By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning



BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

November 1, 2016

Planning Commission  
Attn: Jonas Ionin  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Commissioners:

On October 25, 2016, Supervisor Cohen introduced the following legislations:

**File No. 161159**

**Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

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**Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

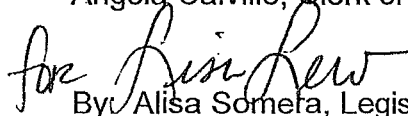
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**Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the**

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The proposed ordinances are being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinances are pending before the Land Use and Transportation Committee and will be scheduled for hearings upon receipt of your responses.

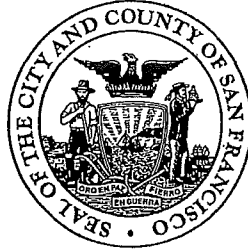
Angela Calvillo, Clerk of the Board



By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Acting Environmental Review Officer
- AnMarie Rodgers, Senior Policy Advisor
- Jeanie Poling, Environmental Planning
- Joy Navarrete, Environmental Planning

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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Barbara Smith, Acting Executive Director, Housing Authority  
Olson Lee, Director, Mayor's Office of Housing and Community  
Development  
Todd Rufo, Director, Office of Economic and Workforce Development  
Tom Hui, Director, Department of Building Inspection

FROM: *ll*  
*for* Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

DATE: November 1, 2016

SUBJECT: LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislations, introduced by Supervisor Cohen on October 25, 2016:

**File No. 161159**

Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

c: Andrea Agho, Housing Authority  
Velma Navarro, Housing Authority  
Linda Martin-Mason, Housing Authority  
Eugene Flannery, Mayor's Office of Housing and Community Development  
Sophie Hayward, Mayor's Office of Housing and Community Development  
Ken Rich, Office of Economic and Workforce Development  
Lisa Pagan, Office of Economic and Workforce Development  
William Strawn, Department of Building Inspection  
Carolyn Jayin, Department of Building Inspection

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

2016 OCT 11 PM 2:58  
 Time stamp or meeting date  
 BY *EB*

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

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

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

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

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

Sponsor(s):

COHEN

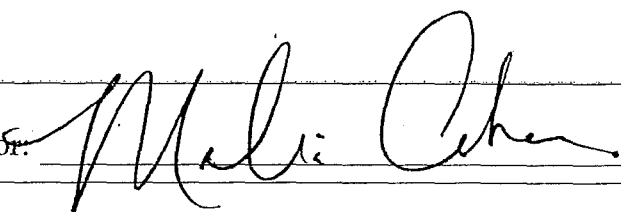
Subject:

ZONING MAP AMENDMENTS - POTTERO HOPE SF

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

