



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

**Public Works Order No: 210976**

**Recommending the acceptance of an irrevocable offer of public improvements associated with the Sunnydale HOPE SF Project, Phase 2 (also referred to as Infrastructure Phase 1A-3), including improvements located within portions of Sunnydale Avenue, Hahn Street and Harmonia Street, and an offer of dedication for real property underlying a portion of Sunnydale Avenue; dedication of the public improvements for public use; designation of the public improvements for public street and roadway purposes, as specified; acceptance of the Public Infrastructure for City maintenance and liability purposes, subject to specified limitations; establishment of official street grades, sidewalk, and public right-of-way widths, as specified; amending Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to establish official sidewalk widths on Sunnydale Avenue and Hahn Street.**

**Background and Findings**

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

1. The Sunnydale HOPE Phase 2 (Infrastructure Phase 1A-3) Project area is generally bounded by Sunnydale Avenue and Hahn, Harmonia, and Santos Streets. The infrastructure being offered for acceptance as described below includes improvements located within portions of Sunnydale Avenue, Hahn Street, and Harmonia Street, as shown on Exhibit A, attached hereto.
2. The Project site is owned by the Housing Authority of the City and County of San Francisco (“SFHA”), which is providing various approvals and real estate transfers to facilitate the Project and other phases of the Sunnydale HOPE SF project development (“Sunnydale HOPE”). Sunnydale HOPE includes the complete rebuilding of the existing Sunnydale-Velasco SFHA site through the City’s HOPE SF Program and will consist of approximately 1,770 residential units (approximately 1,000 affordable and 700 market-rate units), retail and community spaces, open space, new streets, utilities, and other infrastructure. Sunnydale HOPE is proceeding in multiple phases in a westward progression. Sunnydale HOPE is generally bounded by Sunnydale Avenue to the north, Hahn Street to the east, Velasco Avenue to the south, and Brookdale Avenue to the west.
3. This Sunnydale HOPE SF Project is subject to a Development Agreement between the City and County of San Francisco, and Sunnydale Development Co. LLC, recorded in the Official Records of the City and County of San Francisco on March 3, 2017 as Document No. 2017-K416604-00 and approved by the Board of Supervisors through the passage of Resolution 020-17 (“Development Agreement”).

4. On September 17, 2021, in Public Works Order No. 205428, the Director conditionally approved certain requests for exceptions to the San Francisco Subdivision Regulations and Public Works Code Sections 2.4 et seq., and certain deferrals.
5. In Public Works Order No. 206085, the Director recommended that the Board of Supervisors approve Final Map No. 11040, the map including this Phase 2 (Infrastructure Phase 1A-3).
6. On March 1, 2022, the Board of Supervisors approved Final Map No. 11040 for the project in Motion M22-032, resulting in two lots for housing, one lot for a community center, and two lots dedicated to the City as Public Right-of-Way. In the same motion, the Board of Supervisors approved the Public Improvement Agreement between the City and Sunnydale Infrastructure Phase 1A3, LLC, (“Subdivider”) and authorized the Director and the City Attorney to execute and file the Public Improvement Agreement. The Board of Supervisors also conditionally accepted the offer of dedication and offer of improvements, subject to completion and further Board of Supervisors action.
7. In conjunction with Final Map No. 11040, Subdivider irrevocably offered the Public Infrastructure associated with the Project to the City, as clarified and supplemented by its Amended and Restated Offer of Improvements (the “Offer of Improvements”). Public Works, in Street Improvement Permit No. 22IE-00183, dated May 9, 2022, approved construction of the improvements identified in the Offer of Improvements for acceptance by the City (collectively, “Public Infrastructure”) as well as improvements that will be maintained as private encroachments. Generally, the infrastructure includes street and sidewalk paving, curbs, underground utilities, streetlights, and related facilities.
8. SFHA irrevocably offered the real property identified on Final Map No. 11040 as Lots G and H for new streets to facilitate the realignment of Sunnydale Avenue. However, the offer of dedication as it relates to Lot H is no longer needed, due to modifications to the phasing design of Sunnydale HOPE and Sunnydale Avenue. SFHA has prepared an Offer of Dedication for Lot G only (“Offer of Dedication for Lot G”). The parties intend to record a Notice of Termination for the original Offer of Dedication for Lots G and H, combined. Former Lot H and related design matters are addressed in Final Map No. 12077, a merger and resubdivision map for Phase 3 (also referred to as Infrastructure Phases 1B and 1C) of Sunnydale HOPE (“Phase 3 Final Map”), which is intended to be presented to the Board of Supervisors for approval in October. Associated with the Phase 3 Final Map, SFHA intends to grant the City a public right of way easement for the former Lot H area to facilitate the Sunnydale Avenue realignment.
9. On July 19, 2024, Public Works completed inspection of the Phase 2 (1A-3) Public Infrastructure and the City Engineer, by issuance of a Notice of Completion, determined the Public Infrastructure to be complete in accordance with the Improvement Plans and Specifications shown in Street Improvement Permit No. 22IE-00183, as modified by Instructional Bulletins #1 through #4, and all City codes, regulations, and standards governing this infrastructure. In doing so, the City Engineer also certified that the Phase

2 (1A-3) Public Infrastructure is ready for its intended use.

10. A portion of the infrastructure constructed or installed pursuant to Street Improvement Permit No. 22IE-00183 will be maintained by Subdivider as encroachments. The encroachments do not constitute a portion of the Public Improvements, and the City will not accept such encroachments. Such encroachments are to be annexed into the Master Encroachment Permit No. 22ME-00007 via a separate approval action by the Director and will remain the responsibility of Subdivider for maintenance and liability. The Board of Supervisors approved this Master Encroachment Permit in Resolution 338-22.
11. A portion of the improvements installed or constructed pursuant to Street Improvement Permit No. 22IE-00183 are utility facilities that have been transferred from the Subdivider to third party utility providers. These transfers are documented by bills of sale on file at the Department of Public Works. These utility facilities are owned by the third-party utility providers and are not included in the Phase 2 (1A-3) Public Infrastructure proposed for acceptance by the City.
12. The Director recommends and the City Engineer certifies to the Board of Supervisors that the Phase 2 (1A-3) Public Infrastructure as shown in Street Improvement Permit No. 22IE-00183, as modified by Instructional Bulletins #1 through #4, be accepted for public use. The Director also recommends that the Board of Supervisors accept the Phase 2 (1A-3) Public Infrastructure for City maintenance and liability purposes in accordance with Streets and Highways Code Sections 1806 and San Francisco Administrative Code 1.51 et seq. and subject to the exceptions specified herein.
13. The official public right-of-way widths for the applicable portions of Sunnydale Avenue and Hahn Street and sidewalk widths established as shown on Drawing Q-20-1209 do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners as set forth in the Public Works Code or as set forth in any agreement or permit regarding maintenance obligations.
14. Map A-17-230 shows the right-of-ways, and applicable portions of Sunnydale Avenue, being offered for dedication and acceptance.
15. In a letter dated September 18, 2024 the Planning Department affirmed that the acceptance of the Public Infrastructure, including improvements and real property associated with the Phase 2 (1A-3) Public Infrastructure, and the annexation of encroachments within the Phase 2 (1A-3) project area into the Master Encroachment Permit, and associated actions are, on balance, in conformity with the General Plan and Planning Code Section 101.1 and comply with the California Environmental Quality Act (CEQA).

**NOW THEREFORE BE IT ORDERED THAT,**

A. The Director approves all of the following documents referenced herein:

1. Amended and Restated Offer of Improvements for the Phase 2 (1A-3) Public Infrastructure (Lot G and Former Lot H)

2. Notice of Termination of Offer of Dedication (combined Lot G and H from Final Map 11040)
  3. Amended and Restated Offer of Dedication (Lot G from Final Map 11040)
  4. Quitclaim Deed for Lot G (SFHA to City)
  5. Form of Ordinance to accept the Phase 2 (1A-3) Public Infrastructure
  6. Official Street Dedication and Grade Map A-17-230
  7. Official Sidewalk and Roadway Width Drawing Q-20-1209
- B. The Director and the City Engineer recommend that the Board of Supervisors approve the legislation to accept the Offer of Dedication for Lot G and its associated quitclaim deed and authorize the Director of Real Property to execute and record said deed. Hereinafter, the Director's recommendation also includes the City Engineer's certification of actions under the City Engineer's authority.
- C. The Director further recommends that the Board of Supervisors approve the legislation to accept the Offer of Improvements for the Phase 2 (1A-3) Public Infrastructure and dedicate this public infrastructure for public use, subject to the exceptions identified below.
- D. The Director further recommends that the Board of Supervisors approve the legislation to dedicate the Phase 2 (1A-3) Public Infrastructure to public use, accept it for City maintenance and liability purposes, and regarding the street areas, designate it as open public right-of-way for permit and roadway purposes, subject to the following conditions:
1. The portions of streets being designated as open public right-of-way for street and roadway purposes are from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on the plans and specifications for the Public Infrastructure;
  2. Acceptance of the Public Infrastructure for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of the adjacent property owners in accordance with the Public Works Code;
  3. Encroachments that are or will be permitted (including but not limited to those encroachments to be annexed into the Master Encroachment Permit), not permitted, or both, are excluded from acceptance;
  4. The acceptance of the streets does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements, and;
  5. Acceptance of Subdivider's conditional assignment of all warranties and guaranties to the City related to the construction of the Public Infrastructure and its warranty obligations under Street Improvement Permit No. 22IE-00183.
- E. The Director further recommends that the Board of Supervisors approve the legislation to establish official public right-of-way widths, sidewalk widths, and street grades on portions of the streets in accordance with Map A-17-230 and Drawing Q-20-1209.

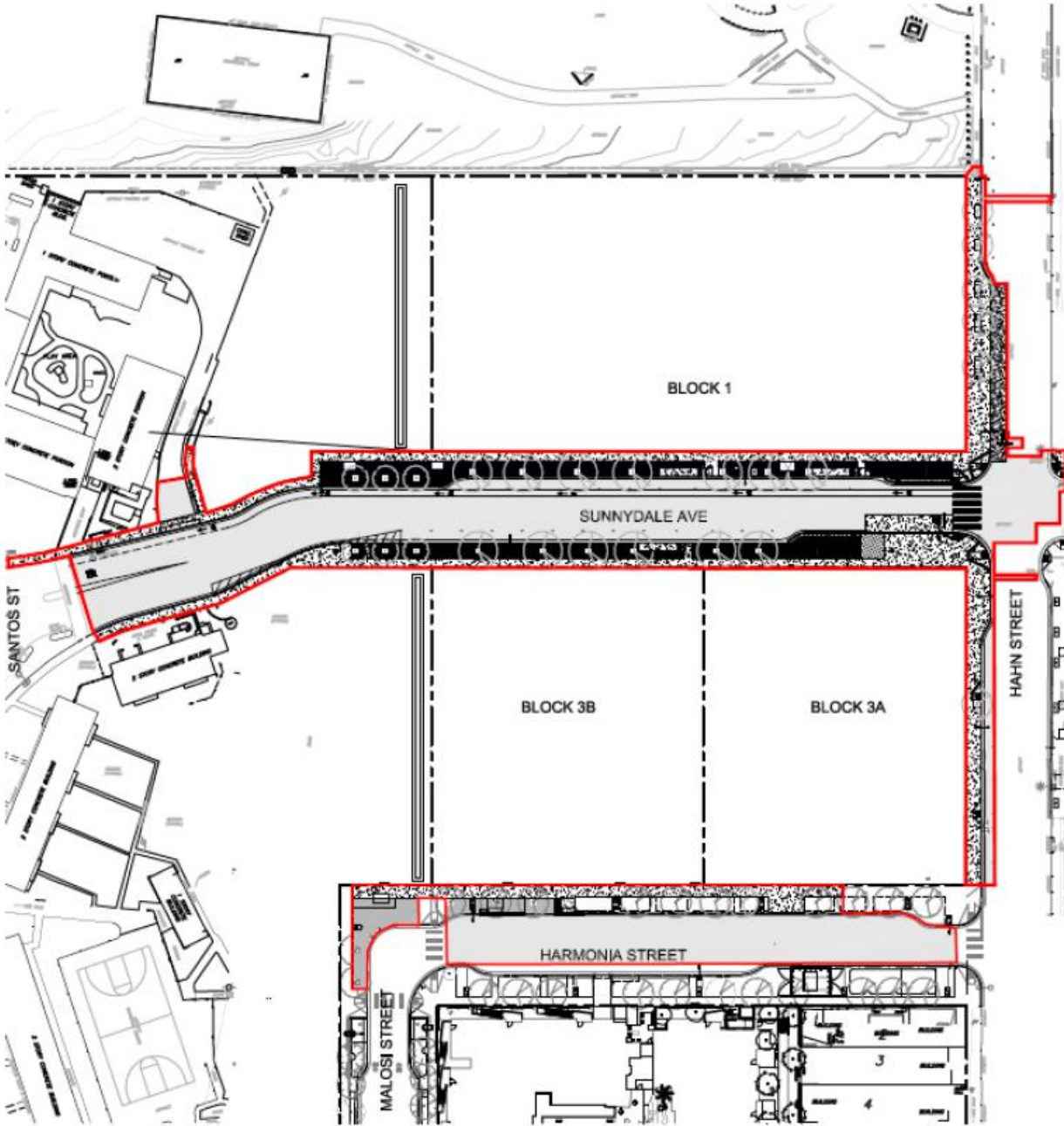
- F. The Director further recommends that the Board of Supervisors approve the legislation to amend Board of Supervisors Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, by adding thereto a new section to read as follows:

*Section 1645. The width of sidewalks on portions of Sunnydale Avenue and Hahn Street shall be modified as shown on the Public Works Drawing Q-20-1209.*

- G. The Director recommends that the Board of Supervisors approve the legislation and direct Public Works to revise the Official Public Right-of-Way, Sidewalk Width, and Street Grade maps in accordance with the legislation.

### Exhibit A

## Sunnydale HOPE SF Phase 2 (Infrastructure Phase 1A-3) Area of Public Improvements for Acceptance



X

DocuSigned by:

*Denny Phan*

Phan, Denny C907BA0BD82C4E6...

Acting ITF Manager

X

DocuSigned by:

*Patrick Rivera*

Rivera, Patrick 553C76966F59480...

Acting for City Engineer

X

DocuSigned by:

*Carla Short*

073CF73A4EA6486...

Short, Carla

Director of Public Works