

File No. 240925

Committee Item No. 2

Board Item No. 5

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: January 13, 2025

Board of Supervisors Meeting:

Date: February 4, 2025

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <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 type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 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 / DRAFT Mills Act 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"/>            | Public Correspondence                        |

#### OTHER

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>MOHCD Presentation – January 13, 2025</u>                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Offer of Dedication</u>                                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Quitclaim Deed</u>   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Easement Agreement</u>                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Offer of Improvements</u>                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Map A-17-230</u>   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Drawing Q-20-1209</u>  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order Nos. 210976 and 205428</u>                          |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>General Plan Referral and CEQA Memo – September 18, 2024</u> |

Prepared by: John Carroll

Date: January 10, 2025

Prepared by: John Carroll

Date: January 24, 2025

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Sunnydale HOPE SF - Street and Public Infrastructure Acceptance - Establishing Official  
2 Sidewalk Widths and Street Grades]

3 **Ordinance accepting irrevocable offers of public infrastructure associated with the**  
4 **Sunnydale HOPE SF Project, Phase 2, including an offer of improvements for**  
5 **infrastructure located within portions of Sunnydale Avenue, Hahn Street, and Harmonia**  
6 **Street, and an offer of dedication for real property underlying a portion of Sunnydale**  
7 **Avenue; dedicating the public improvements for public use; designating the public**  
8 **improvements for public street and roadway purposes; accepting the public**  
9 **infrastructure for City maintenance and liability purposes, subject to specified**  
10 **limitations; establishing official street grades, sidewalk widths, and public right-of-way**  
11 **widths; amending Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to**  
12 **establish official sidewalk widths on Sunnydale Avenue and Hahn Street; accepting a**  
13 **Public Works Order recommending various actions in regard to the public**  
14 **infrastructure improvements; adopting findings under the California Environmental**  
15 **Quality Act; and making findings of consistency with the General Plan, and the eight**  
16 **priority policies of Planning Code, Section 101.1.**

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

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

25 Section 1. Background and General Findings.

1 (a) This ordinance addresses the Board of Supervisors (the “Board”) acceptance of  
2 and other official acts for certain public infrastructure associated with Phase 2 (also referred to  
3 as Infrastructure Phase 1A-3) of the Sunnydale HOPE SF Project (“Project”). The Project  
4 area is generally bounded by Sunnydale Avenue and Hahn, Harmonia, and Santos Streets.  
5 The infrastructure accepted by this ordinance includes improvements located within portions  
6 of Sunnydale Avenue, Hahn Street, and Harmonia Street (collectively, the “Streets”).

7 (b) The Project site is owned by the Housing Authority of the City and County of San  
8 Francisco (“SFHA”), which is providing various approvals and real estate transfers to facilitate  
9 the Project and other phases of the Sunnydale HOPE SF project development (“Sunnydale  
10 HOPE”). Sunnydale HOPE includes the complete rebuilding of the existing Sunnydale-  
11 Velasco SFHA site through the City’s HOPE SF Program, and will consist of approximately  
12 1,770 residential units (approximately 1,000 affordable and 700 market-rate units), retail and  
13 community spaces, open space, new streets, utilities, and other infrastructure. Sunnydale  
14 HOPE is proceeding in multiple phases in a westward progression. Sunnydale HOPE is  
15 generally bounded by Sunnydale Avenue to the north, Hahn Street to the east, Velasco  
16 Avenue to the south, and Brookdale Avenue to the west.

17 (c) Sunnydale HOPE is subject to a Development Agreement between the City and  
18 County of San Francisco (the “City”), and Sunnydale Development Co. LLC, recorded in the  
19 Official Records of the City on March 3, 2017 as Document No. 2017-K416604-00 and  
20 approved by the Board in Ordinance No. 020-17 (“Development Agreement”).

21 (d) On September 17, 2021, in Public Works Order No. 205428, the Director of Public  
22 Works conditionally approved certain requests for exceptions to the San Francisco  
23 Subdivision Regulations and to Public Works Code Sections 2.4 et seq., and certain deferrals.

24 (e) On March 1, 2022, the Board approved Final Map No. 11040 for the Project in  
25 Motion No. M22-032, resulting in two lots for housing, one lot for a community center, and two

1 lots dedicated to the City as public right-of-way. In the same motion, the Board approved the  
2 Public Improvement Agreement between the City and Sunnydale Infrastructure Phase 1A3,  
3 LLC (“Subdivider”) and conditionally accepted offers of improvements, subject to completion  
4 and further Board action.

5 (f) In conjunction with Final Map No. 11040, Subdivider irrevocably offered the various  
6 public improvements associated with the Project to the City, as clarified and supplemented in  
7 its Amended and Restated Offer of Improvements (the “Offer of Improvements”). The  
8 Department of Public Works, in Street Improvement Permit No. 22IE-00183 (“Street  
9 Improvement Permit”), dated May 9, 2022, approved construction of the improvements  
10 identified in the Offer of Improvements for acceptance by the City (collectively, “Public  
11 Infrastructure”) as well as improvements that will be maintained as private encroachments.  
12 Generally, the Public Infrastructure includes street and sidewalk paving, curbs, a portion of the  
13 underground utilities, streetlights, and related facilities. A copy of the Offer of Improvements  
14 in on file with the Clerk of the Board in File No. 240925 and incorporated herein by reference.

15 (g) SFHA irrevocably offered the real property identified on Final Map No. 11040 as  
16 Lots G and H for new streets to facilitate the realignment of Sunnydale Avenue. However, the  
17 offer of dedication as it relates to Lot H is no longer needed, due to modifications to the  
18 phasing design of Sunnydale HOPE and Sunnydale Avenue. SFHA has prepared an offer of  
19 dedication for Lot G only (“Offer of Dedication for Lot G”), including a quitclaim deed, which  
20 offer and associated conveyance are addressed in this ordinance. The Offer of Dedication for  
21 Lot G and its conveyancing document, a quitclaim deed, are on file with the Clerk of the Board  
22 in File No. 240925 and incorporated herein by reference. Former Lot H and related design  
23 matters were addressed in Final Map No. 12077, a merger and resubdivision map for Phase 3  
24 (also referred to as Infrastructure Phases 1B and 1C) of Sunnydale HOPE, approved by the  
25 Board on December 17, 2024 in Motion No. M24-132 (“Phase 3 Final Map”). In conjunction

1 with the Phase 3 Final Map, SFHA granted the City a public right-of-way easement for the  
2 former Lot H area to facilitate the Sunnydale Avenue realignment.

3 (h) On July 19, 2024, the City Engineer issued a Notice of Completion, which  
4 determined the Public Infrastructure to be complete in accordance with the plans and  
5 specifications shown in the Street Improvement Permit, as modified by Instructional Bulletins  
6 Nos. 1 through 4, and all City Codes, regulations, and standards governing this infrastructure.  
7 In doing so, the City Engineer also certified that the Public Infrastructure is ready for its  
8 intended use.

9 (i) A portion of the infrastructure constructed or installed pursuant to the Street  
10 Improvement Permit will be maintained by Subdivider as encroachments. The  
11 encroachments do not constitute a portion of the Public Improvements, and the City will not  
12 accept such encroachments. Such encroachments are to be annexed into the Master  
13 Encroachment Permit No. 22ME-00007 (“Master Encroachment Permit”) via a separate  
14 approval action by the Director of Public Works, and will remain the responsibility of  
15 Subdivider for maintenance and liability. The Board approved this Master Encroachment  
16 Permit in Resolution No. 338-22.

17 (j) In Public Works Order 210976, dated September 24, 2024 (the “PW Order”), the  
18 Public Works Director recommended, with certification from the City Engineer (collectively,  
19 the “PW Director”), that the Board approve the legislation to accept the Offer of Dedication for  
20 Lot G and Offer of Improvements for the Public Infrastructure and dedicate this infrastructure  
21 for public use, subject to the exceptions identified below. The PW Director further  
22 recommended that the Board approve the ordinance to dedicate the Public Infrastructure to  
23 public use, accept it for City maintenance and liability purposes, and in regard to the street  
24 areas, designate it as open public right-of-way for permit and roadway purposes, subject to  
25 the following conditions:

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

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

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

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

13 (5) acceptance of Subdivider's conditional assignment of all warranties and  
14 guaranties to the City related to the construction of the Public Infrastructure and its warranty  
15 obligations under Street Improvement Permit.

16 (k) In the PW Order, the PW Director also recommended establishment of official  
17 public right-of-way widths, sidewalk widths, and street grades on portions of the streets in  
18 accordance with Map A-17-230 and Drawing Q-20-1209. Further, the PW Director  
19 recommended that the Board amend Ordinance No. 1061 entitled "Regulating the Width of  
20 Sidewalks," regarding official sidewalk widths in accordance with Drawing Q-20-1209.

21 (l) The PW Order also includes a diagram showing the location of the streets that are  
22 designated for City acceptance of maintenance and liability in this legislation, encompassing  
23 portions of the Streets. As part of the Public Infrastructure, the previously dedicated public  
24 right-of-way in Hahn and Harmonia Streets has been improved, and such improvements are  
25 now ready for acceptance for purposes of City maintenance and liability. The PW Order,

1 A-Map, Q-Drawing, and the diagram referenced in the above subsections (1)(j) through (1)(l)  
2 are on file with the Clerk of the Board in File No. 240925 and incorporated herein by  
3 reference.

4  
5 Section 2. Environmental and Land Use Findings.

6 (a) In a letter dated September 18, 2024, the Planning Department found that the  
7 acceptance of the Public Infrastructure, including acceptance of the real property associated  
8 with this Infrastructure, and associated actions comply with the California Environmental  
9 Quality Act (CEQA). For purposes of this ordinance, the Board adopts these findings as its  
10 own. A copy of this letter is on file with the Clerk of the Board in File No. 240925 and  
11 incorporated by reference herein.

12 (b) In the same letter dated September 18, 2024, a copy of which is on file with the  
13 Clerk of the Board in File No. 240925, the Planning Department found that the acceptance of  
14 the Public Infrastructure, including acceptance of the real property associated with this  
15 Infrastructure, and associated actions are, on balance, in conformity with the General Plan  
16 and eight priority policies of Planning Code Section 101.1. For purposes of this ordinance, the  
17 Board adopts these findings as its own.

18  
19 Section 3. Public Works Actions.

20 The Board has reviewed and approves PW Order No. 210976, including the PW  
21 Director's recommendations, as referenced in Section 1 of this ordinance, concerning the  
22 acceptance of Public Infrastructure, and other actions set forth in the PW Order.

23  
24 Section 4. Acceptance of Public Infrastructure and Assumption of Maintenance and  
25 Liability Responsibilities.

1 (a) Pursuant to California Streets and Highways Code Section 1806, San Francisco  
2 Administrative Code Sections 1.51 et seq., and PW Order No. 210976, the Board hereby  
3 accepts the Offer of Improvements and dedicates the Public Infrastructure for public use.

4 (b) The Board hereby accepts the Offer of Dedication for Lot G and its associated  
5 quitclaim deed and authorizes the Director of Real Estate to execute and record said deed.

6 (c) The Board hereby designates or redesignates the Streets for street and roadway  
7 purposes.

8 (d) The Board hereby accepts the Public Infrastructure for City maintenance and  
9 liability purposes.

10 (e) The Public Infrastructure accepted and designated pursuant to subsections 4(a)  
11 through (4)(d) above is subject to the following conditions:

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

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

19 (3) Encroachments that are or will be permitted (including but not limited to  
20 those that will be annexed into the Master Encroachment Permit by separate approval of the  
21 PW Director), not permitted, or both, are excluded from acceptance.

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

25

1                   (5) Subdivider’s conditional assignment of all warranties and guaranties to the  
2 City related to the construction of the Public Infrastructure and their warranty obligations.

3  
4                   Section 5. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and Street  
5 Grades.

6                   (a) In accordance with the PW Order, the Board hereby establishes the official public  
7 right-of-way widths for portions of Sunnydale Avenue as set forth in Public Works Map  
8 A-17-230.

9                   (b) In accordance with the PW Order, Ordinance No. 1061, entitled “Regulating the  
10 Width of Sidewalks,” a copy of which is in the Clerk of the Board Book of General Ordinances,  
11 in effect May 11, 1910, is hereby amended by adding a new section, Section 1645, to read as  
12 follows:

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

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

18                   (d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the  
19 Board, in accordance with Administrative Code Sections 1.51 et seq., chooses to follow the  
20 City’s own procedures for the establishment of street grades. The Board hereby establishes  
21 the street grades for portions Sunnydale Avenue as set forth in Public Works Drawing  
22 Q-20-1209.

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

1           Section 6. Authorization for Implementation.

2           The Mayor, Clerk of the Board of Supervisors, Director of the Real Estate Division, and  
3 PW Director are hereby authorized and directed to take any and all actions which they or the  
4 City Attorney may deem necessary or advisable in order to effectuate the purpose and intent  
5 of this ordinance, including, but not limited to, approving any amended offers of improvements  
6 based on as-built conditions, signing and recording the Lot G quitclaim deed, and filing of the  
7 ordinance, A-17 Map, and Q-20 Drawing in the Official Records of the City and County of San  
8 Francisco.

9

10           Section 7. Effective Date.

11           This ordinance shall become effective 30 days after enactment. Enactment occurs  
12 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not  
13 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the  
14 Mayor’s veto of the ordinance.

15

16 APPROVED AS TO FORM:  
17 DAVID CHIU, City Attorney

18 By:   /s/ JOHN D. MALAMUT  
19       JOHN D. MALAMUT  
20       Deputy City Attorney

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## LEGISLATIVE DIGEST

[Sunnydale HOPE SF - Street and Public Infrastructure Acceptance - Establishing Official Sidewalk Widths and Street Grades]

**Ordinance accepting irrevocable offers of public infrastructure associated with the Sunnydale HOPE SF Project, Phase 2, including an offer of improvements for infrastructure 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; dedicating the public improvements for public use; designating the public improvements for public street and roadway purposes; accepting the public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; amending Ordinance No. 1061 entitled “Regulating the Width of Sidewalks” to establish official sidewalk widths on Sunnydale Avenue and Hahn Street; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1**

### Existing Law

The Board of Supervisors passed Ordinance No. 020-17, which approved a Development Agreement for the Sunnydale HOPE SF project (“Sunnydale HOPE”), a multi-phase development project that includes the complete rebuilding of the existing Sunnydale-Velasco public housing site owned by the Housing Authority of the City and County of San Francisco (“SFHA”). That Ordinance and related legislation established a process by which Sunnydale Development Co. LLC or its affiliate(s) (“Developer”) would construct specified public infrastructure and dedicate this infrastructure to the City. Upon dedication, the City would initiate the local and State law procedures to establish the street areas as open public right-of-way, accept the areas for City maintenance and liability purposes, subject to certain limitations, and take related actions. In addition, Board of Supervisors’ Ordinance No. 1061 established the official sidewalk widths throughout San Francisco. Ordinance No. 1061 is uncodified, but can be located in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, which is on file with the Clerk of the Board of Supervisors.

### Amendments to Current Law

This legislation would accept offers of dedication for public infrastructure including various street improvements that comprise portions of Sunnydale Avenue, Hahn Street, and Harmonia Street and real property for new public right-of-way on Sunnydale Avenue. The public infrastructure generally includes street and sidewalk paving, curbs, underground utilities, streetlights, and related facilities. The Ordinance also would declare the street right-of-way open to the public; dedicate the public infrastructure to public use and designate it for

street and roadway purposes; and accept the public infrastructure for maintenance and liability purposes, subject to specified limitations. The legislation also would establish official right-of-way as shown on Map A-17-230 and Drawing Q-20-1209; establish official street grades and sidewalk widths as shown on Drawing Q-20-1209; and amend Board of Supervisors Ordinance No. 1061 on sidewalk widths consistent with Drawing Q-20-1209. This legislation also authorizes various City departments to take official acts in connection with this Ordinance. These legislative actions would be in accordance with the procedures established in applicable local and State law to accept streets for City maintenance and liability. This Ordinance would make certain findings related to the legislation, including environmental findings, findings that the legislation is consistent with the General Plan, and the priority policy findings of Planning Code Section 101.1.

### Background Information

This legislation would help facilitate Phase 2 of the Sunnydale HOPE project, a public housing transformation collaborative effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents.

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# SUNNYDALE HOPE SF INFRASTRUCTURE PHASE IA3 ACCEPTANCE

LAND USE AND  
TRANSPORTATION COMMITTEE  
JANUARY 13, 2025

RYAN VANZUYLEN,  
SENIOR PROJECT MANAGER

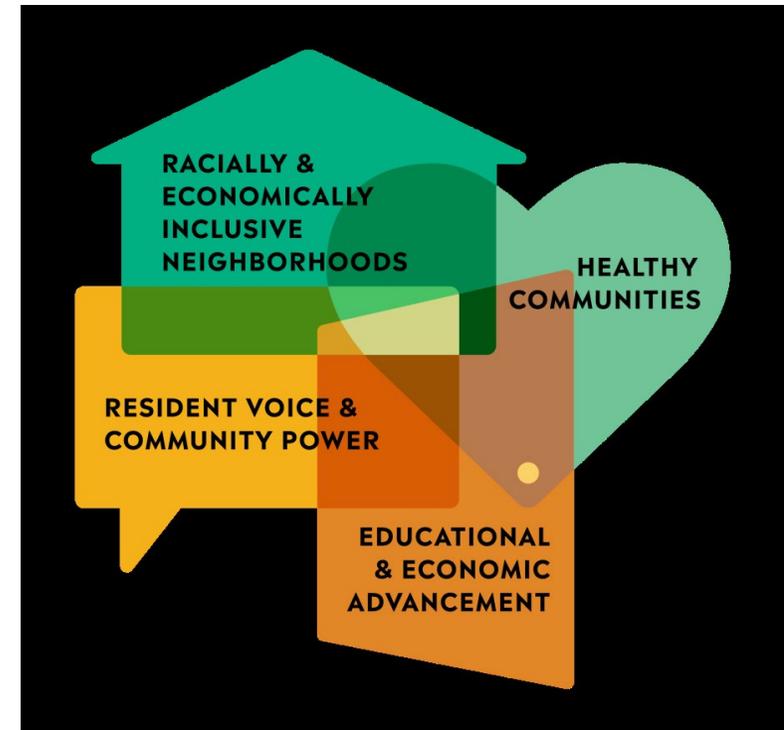
MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

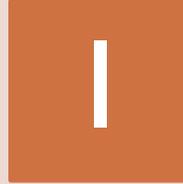
# HOPE SF

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

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

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





**Item #2**  
File #240925

Ordinance accepting offers of public infrastructure associated with Sunnydale HOPE SF Project Phase 2 (aka Infrastructure Phase 1A3)

**Proposed for approval today:**

Accept offers of improvement, City to assume maintenance of public infrastructure improvements, establish street widths and grades

**SUNNYDALE HOPE SF INFRASTRUCTURE PHASE 1A3  
LAND USE AND TRANSPORTATION COMMITTEE AGENDA ITEM**

# SUNNYDALE HOPE SF OVERVIEW

- 50-acre site with up to 1,770 new units of housing, including 775 permanently affordable public housing replacement units, at least 194 new affordable units, and 694 market-rate units
- Community center with childcare facility and Boys and Girls Club (Block I)
- Neighborhood-serving spaces including 9 retail spaces, additional childcare, and wellness center (Blocks 3A and 3B)
- New street grid to better connect Sunnydale with the neighborhood and major streetscape and sidewalk improvements
- All new utility infrastructure utilizing SFPUC power
- 3.6 acres of new public open space and landscaped areas



## SUNNYDALE HOPE SF INFRASTRUCTURE IA3



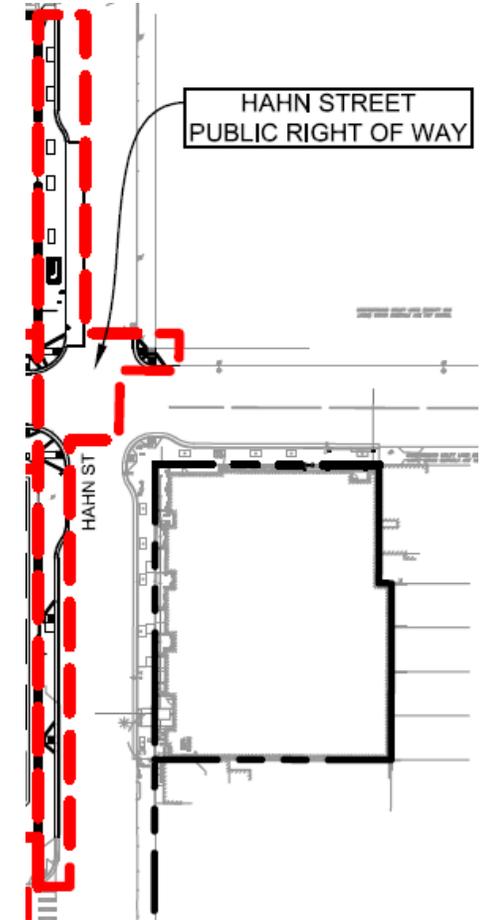
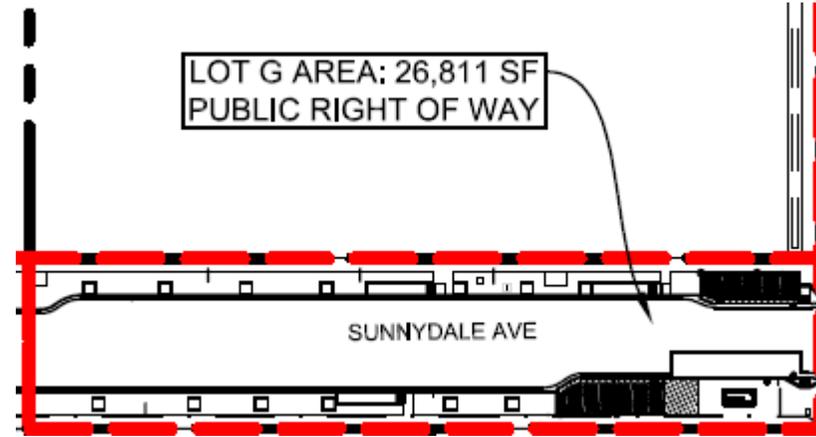
- 2<sup>nd</sup> Infrastructure development phase at Sunnydale HOPE SF
- Development Sponsors are Related California and Mercy Housing California
- 4.14 acres including Block 1/Community Center, affordable buildings 3A and 3B (170 new units), and one acre for Sunnydale Ave public Right of Way

## TIMELINE

- Horizontal construction:  
Spring 2022 – Spring 2024
- Vertical Construction:  
Winter 2023 – Winter 2025

## INFRASTRUCTURE IMPROVEMENTS

- Includes streets, sidewalks, curb ramps, sewer, water, streetlights, trees, bike parking racks
- Public right of ways along Sunnydale Ave, Hahn St, and Harmonia St





Thank you

**RECORDING REQUESTED BY:**  
City and County of San Francisco



Doc # **2024098510**

**WHEN RECORDED MAIL TO:**  
Director of Property  
Real Estate Department  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102

City and County of San Francisco					
Joaquin Torres, Assessor – Recorder					
12/20/2024	9:55:47 AM	Fees		\$0.00	
Pages	5	Title	079 ES	Taxes	\$0.00
Customer	035	Other		\$0.00	
		SB2 Fees		\$0.00	
		Paid		\$0.00	

**Documentary Transfer Tax is Zero;**  
No fee for recording pursuant to  
Government Code § 27383

APN: 6310-004

Space above this line for Recorder's Use

Situs: *Sunnydale Avenue and Hahn Street*

**IRREVOCABLE OFFER OF DEDICATION**  
**(Lot G in Final Map No. 11040 (Phase 2/Infrastructure Phase 1A-3))**

The Housing Authority of the City and County of San Francisco, a public body corporate and politic (the "Authority"), being the fee title owner of record of the herein described property, hereby irrevocably offers to dedicate, by quitclaim deed, to the City and County of San Francisco, a municipal corporation (the "City"), and its successors and assigns, any and all right, title and interest in the real property situated in the City and County of San Francisco, State of California, as described in **Exhibit A** and shown on **Exhibit B** attached hereto and made a part hereof.

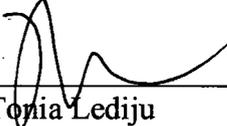
It is understood and agreed that the City, and its successors and assigns, shall incur no liability or obligation whatsoever with respect to such offer of dedication, and except as may be provided by separate instrument, shall not assume any responsibility for the offered parcels of land or any improvements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

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

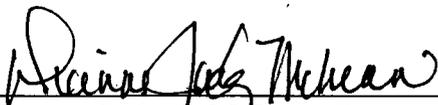
(Signatures on following page)

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this 13<sup>th</sup>  
day of November, 2024.

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

By:   
\_\_\_\_\_  
Germaine Tonia Lediju  
Chief Executive Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Dianne Jackson McLean, Esq.  
Goldfarb & Lipman LLP  
Special Legal Counsel

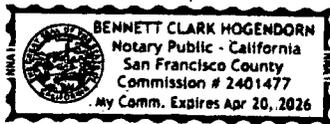
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF San Francisco )

On November 13, 2024, before me, Bennett Hogendorn, Notary Public, personally appeared Germaine Tonia Lediju aka Tonia Lediju, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



B. Hogendorn  
Name: Bennett Hogendorn  
Notary Public

# EXHIBIT A

## LEGAL DESCRIPTION and PLAT of STREET DEDICATION PARCEL

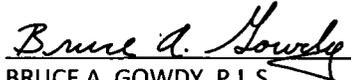
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

**LOT G (SUNNYDALE AVENUE)**, PUBLIC STREET OFFERED FOR DEDICATION, AS SHOWN ON THAT MAP ENTITLED,  
"FINAL MAP 11040", RECORDED APRIL 1, 2022, IN BOOK 2 OF FINAL MAPS, PAGES 95-99, INCLUSIVE, IN THE OFFICE  
OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN'S: 6310-004

END OF DESCRIPTION

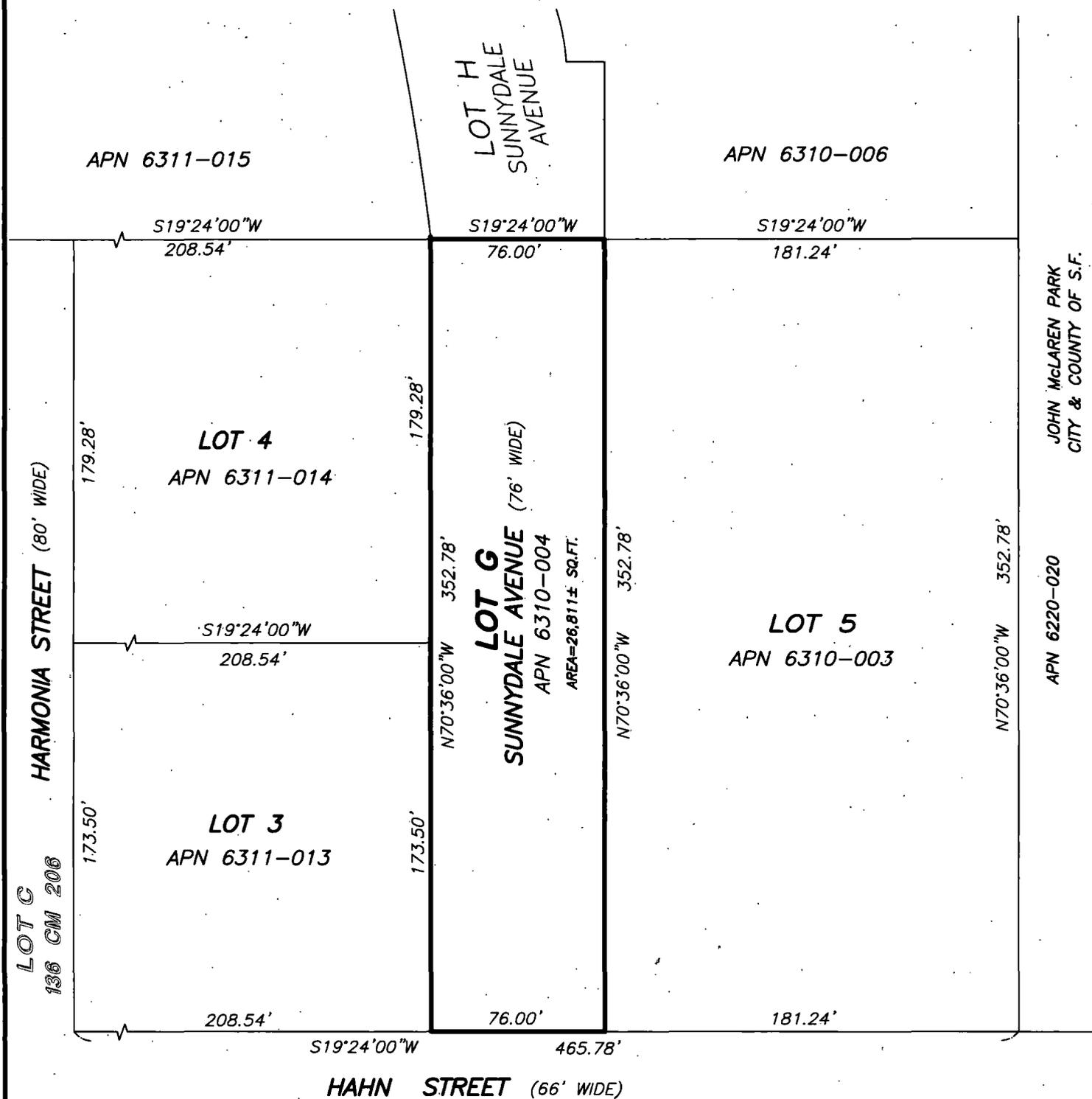
PREPARED BY:  
MARTIN M. RON ASSOCIATES, INC  
July 25, 2024

  
BRUCE A. GOWDY, P.L.S.



# EXHIBIT B

## PLAT OF STREET DEDICATION



JOHN McLAREN PARK  
CITY & COUNTY OF S.F.

APN 6220-020

**NOTE**

THE LOTS SHOWN HEREON ARE AS SHOWN ON "FINAL MAP 11040", RECORDED APRIL 1, 2022, BOOK 2 FINAL MAPS, PAGES 95-99, UNLESS OTHERWISE INDICATED.

JULY 25, 2024

SCALE: 1"=60'  
0' 60'

This document is exempt from payment of a recording fee pursuant to California Government Code Section 27383

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

Housing Authority of the City and County of San Francisco  
1815 Egbert Street  
San Francisco, CA 94124  
Attn: Germaine Tonia Lediju, Chief Executive Officer

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Block/Lot: 6310-004

Address: 1501 Sunnydale Ave, San Francisco, California

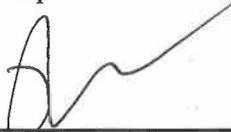
**QUITCLAIM DEED**  
(Sunnydale Phase 2/ Infrastructure Phase 1A-3)  
(Lot G)

In accordance with Section 10.3.3 of the Master Development Agreement dated March 3, 2017, by and between the Housing Authority of the City and County of San Francisco, a public body, corporate and politic (the "Authority"), the City and County of San Francisco, a municipal corporation, and Sunnydale Development Co., LLC, a California limited liability company, recorded in the official records of the City and County of San Francisco on March 3, 2017, as document number 2017-K416598-00, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Authority, the Authority does hereby quitclaim to the City and County of San Francisco, a municipal corporation, all of its right, title and interest in and to all of that real property located in the City and County of San Francisco, California described in Exhibit A and depicted on Exhibit B attached hereto.

***Remainder of Page Left Intentionally Blank***

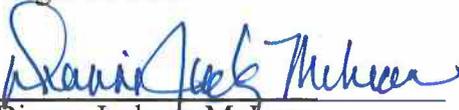
IN WITNESS WHEREOF, the Authority has executed this quitclaim deed as of  
November 13, 2024.

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

By:   
\_\_\_\_\_  
Germaine Tonia Lediju, PhD  
Chief Executive Officer

APPROVED AS TO FORM:

Goldfarb & Lipman LLP  
Special Legal Counsel

By:   
\_\_\_\_\_  
Dianne Jackson McLean

*Notary Acknowledgement and Exhibit A and Exhibit B attached*

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

STATE OF CALIFORNIA )  
 )  
COUNTY OF San Francisco )

On November 13, 2024, before me, Bennett Hogendorn Notary Public, personally appeared Germaine Tonia Lediju aka Tonia Lediju, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



  
Name: Bennett Hogendorn  
Notary Public

# EXHIBIT A

## LEGAL DESCRIPTION and PLAT of STREET DEDICATION PARCEL

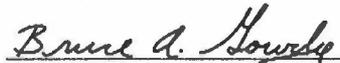
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

**LOT G** (SUNNYDALE AVENUE), PUBLIC STREET OFFERED FOR DEDICATION, AS SHOWN ON THAT MAP ENTITLED,  
"FINAL MAP 11040", RECORDED APRIL 1, 2022, IN BOOK 2 OF FINAL MAPS, PAGES 95-99, INCLUSIVE, IN THE OFFICE  
OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN'S: 6310-004

END OF DESCRIPTION

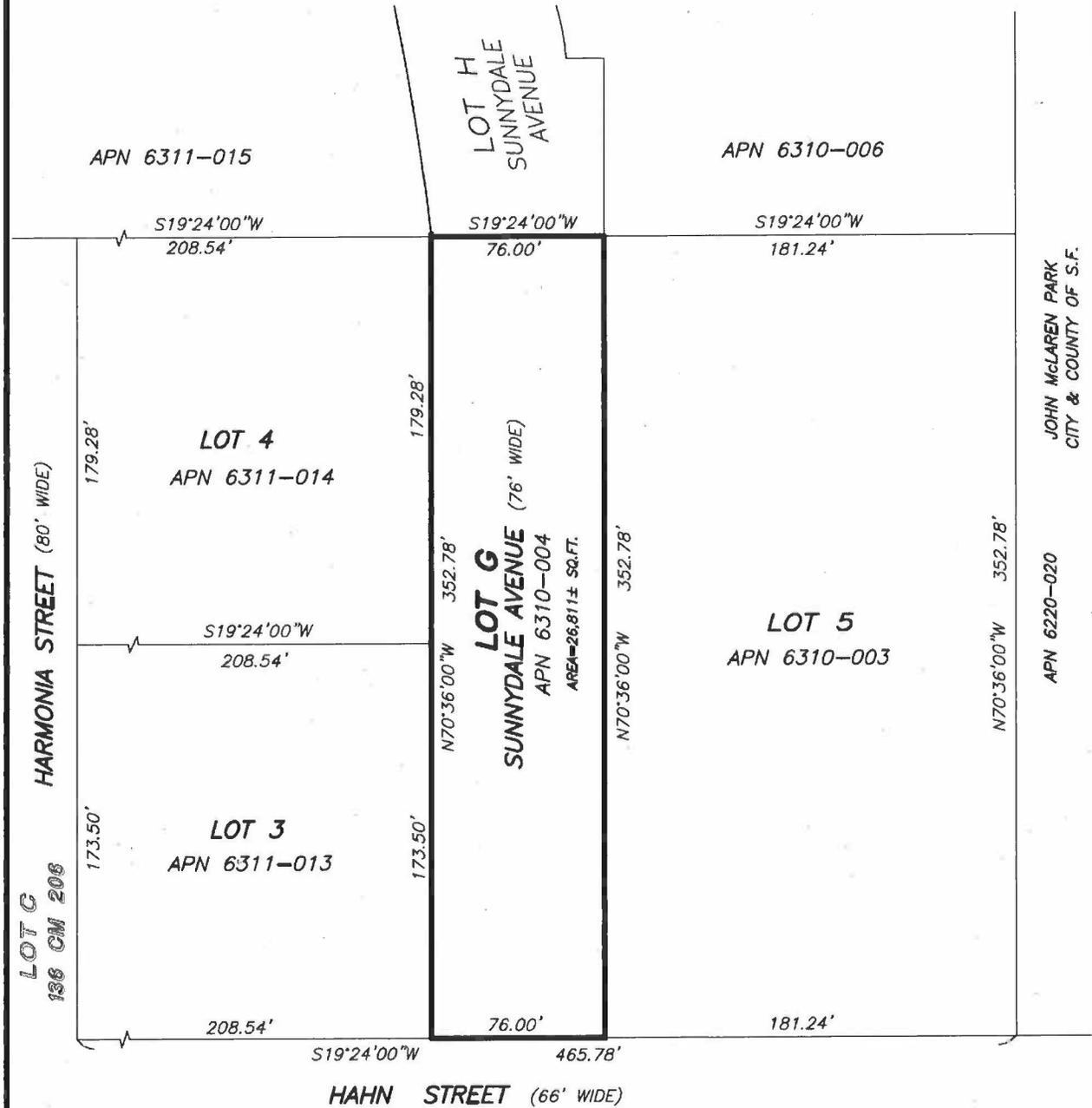
PREPARED BY:  
MARTIN M. RON ASSOCIATES, INC  
July 25, 2024

  
\_\_\_\_\_  
BRUCE A. GOWDY, P.L.S.



# EXHIBIT B

## PLAT OF STREET DEDICATION

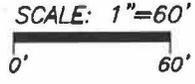


JOHN McLAREN PARK  
CITY & COUNTY OF S.F.  
APN 6220-020

**NOTE**

THE LOTS SHOWN HEREON ARE AS SHOWN ON "FINAL MAP 11040", RECORDED APRIL 1, 2022, BOOK 2 FINAL MAPS, PAGES 95-99, UNLESS OTHERWISE INDICATED.

JULY 25, 2024



**CERTIFICATE OF ACCEPTANCE**

As required under Government Code Section 27281, this is to certify that the interest in real property conveyed by this Quitclaim Deed, dated \_\_\_\_\_, 2025, from the Housing Authority of the City and County of San Francisco, a public body corporate and politic, to the City and County of San Francisco, a municipal corporation, is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 (Series of 1939), approved August 10, 1957, and Board of Supervisors' Ordinance No. \_\_\_\_\_, adopted on \_\_\_\_\_, 2025, and the City consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
Andrico Q. Penick  
Director of Property

APPROVED LEGAL DESCRIPTION:

\_\_\_\_\_  
William E. Blackwell Jr, PLS 8251  
Acting City and County Surveyor

RECORDING REQUESTED BY, AND  
WHEN RECORDED RETURN TO:

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

No fee for recording pursuant to Government  
Code Section 27383



Doc # 2024098522

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

12/20/2024	10:28:40 AM	Fees	\$0.00
Pages 14	Title 087 ES	Taxes	\$0.00
Customer 035		Other	\$0.00
		SB2 Fees	\$0.00
		Paid	\$0.00

APN: 6310-005

[Space Above for Recorder's Use]

Situs: Sunnydale Avenue and Santos St.

**EASEMENT AGREEMENT**

(Sunnydale Avenue (Final Map 11040 Former Lot H))

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body corporate and politic (“Grantor”), grants to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation and its successors and assigns (“City”), a perpetual easement for public street and utility purposes, over, across, and under Grantor’s certain real property, which is located in San Francisco, California and described on attached Exhibit A and depicted on Exhibit B (the “Easement Area”), which shall be referred to hereafter as the “Easement.”

Grantor, as lessor, and Sunnydale Phase 3 Infrastructure, LLC, as lessee (“Developer”), entered into that certain Ground Lease Agreement dated as of December 19, 2024 (the “Ground Lease”). A portion of the leased premises in the Ground Lease includes the Easement Area. Developer hereby consents to the Easement to City as it relates to Developer’s leasehold interest in the Easement Area.

1. Nature of Easement. The Easement is a perpetual, non-exclusive easement in gross for the right to use, and guarantee availability for use, of the Easement Area for public street and utility purposes.

2. Use. The Easement is part of City’s dedicated right of way until terminated (if at all) on the conditions specified in Section 5 below. City’s Easement rights shall include all public street and utility uses, including but not limited to the same City activities and uses in the portion of the City dedicated right of way abutting the Property or are otherwise necessary for the full enjoyment and accomplishment of the purposes of the Easement. City’s Easement rights may be exercised by City’s agents, contractors, subcontractors, suppliers, consultants, employees, or representatives, or by other authorized persons acting for or on behalf of City.

3. Right to Trim and Cut Trees and Vegetation; Full Enjoyment. City shall have the right, but not the obligation, to trim and cut trees and vegetation, if any, that may affect City’s Easement rights or pose a hazard to any existing or future City-owned or requested utilities or

improvements, and the right to do such other things as are necessary for the full enjoyment and accomplishment of the purposes of the Easement, which shall include, where applicable, but are not be limited to, paving, street base, signage, traffic controls, striping, parking meters, water, sewer, power, gas, and communications facilities or any accessories or appurtenances thereto.

4. Non-City Use. Until the Easement is terminated (if at all) pursuant to Section 5 below, any non-City party must obtain all required permits from City's Department of Public Works before installing improvements or performing work within the Easement Area.

5. Termination. The Easement will terminate on issuance of a notice of termination or executed quitclaim deed by the City Public Works Director ("**PW Director**") (i) following City acceptance of replacement street improvements for the realigned Sunnydale Avenue identified as Lot K on Final Map No. 12077; or (ii) on such earlier date in the PW Director's discretion, in consultation with the affected City departments, if the Easement is no longer needed by the City due to adequate alternative public street and utility access.

6. Exhibits. The exhibits referenced in and attached to this Easement Agreement are incorporated into and made a part of this Easement Agreement.

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

[SIGNATURE PAGES FOLLOW]

Executed as of this 13<sup>th</sup> day of November, 2024.

**GRANTOR:**

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

By: \_\_\_\_\_

Name: Germaine Toma Lediju  
Title: Chief Executive Officer

APPROVED AS TO FORM AND  
LEGALITY:

By: \_\_\_\_\_

Dianne Jackson McLean  
Goldfarb & Lipman LLP  
Special Counsel to Authority

**DEVELOPER:**

SUNNYDALE INFRASTRUCTURE LLC,  
a California limited liability company

By: \_\_\_\_\_

Name: ~~Elizabeth Kuwada~~ Ramie Dare  
Title: Vice President

**Accepted and agreed:  
CITY:**

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_

Andrico Q. Penick  
Director of Property

**RECOMMENDED:**

By: \_\_\_\_\_

Carla Short  
Director, San Francisco Public Works

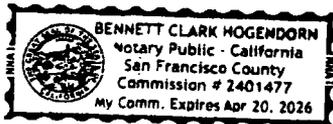
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF San Francisco )

On November 13, 2024, before me, Bennett Hogendorn, Notary Public, personally appeared Germaine Tonia Lediju aka Tonia Lediju who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



B. Hogendorn  
Name: Bennett Hogendorn  
Notary Public

Executed as of this 16<sup>th</sup> day of December 2024.

**GRANTOR:**

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

APPROVED AS TO FORM AND  
LEGALITY:

By: \_\_\_\_\_  
Name: Germaine Tonia Lediju  
Title: Chief Executive Officer

By: \_\_\_\_\_  
Dianne Jackson McLean  
Goldfarb & Lipman LLP  
Special Counsel to Authority

**DEVELOPER:**

SUNNYDALE INFRASTRUCTURE PHASE 3, LLC,  
a California limited liability company

By: New Grid 2, LLC,  
a California limited liability company

By: Mercy Housing Calwest,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: Ramie Dare  
Ramie Dare  
Vice President

By: Related/Sunnydale Infrastructure, LLC,  
a California limited liability company,  
its member

By: Ann Silverberg  
Ann Silverberg  
Vice President

**Accepted and agreed:  
CITY:**

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

**RECOMMENDED:**

By: \_\_\_\_\_  
Andrico Q. Penick  
Director of Property

By: \_\_\_\_\_  
Carla Short  
Director, San Francisco Public Works

**NOTARY ACKNOWLEDGMENT**

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

State of California )

) ss

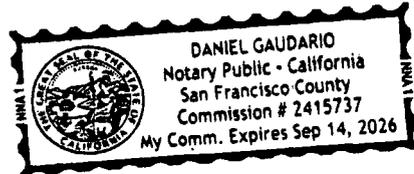
County of San Francisco )

On December 16, 2024, before me, Daniel Gaudario, a notary public in and for said State, personally appeared Ramie Davu, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Daniel Gaudario (Seal)



**NOTARY ACKNOWLEDGMENT**

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

State of California )

) ss

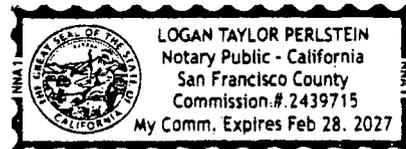
County of San Francisco )

On October 2, 2024, before me, Logan Taylor Perlstein, a notary public in and for said State, personally appeared Ann Silverberg, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *L. Pelt* (Seal)



Executed as of this 17<sup>th</sup> day of December, 2024.

**GRANTOR:**

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

APPROVED AS TO FORM AND  
LEGALITY:

By: \_\_\_\_\_  
Name: Germaine Tonia Lediju  
Title: Chief Executive Officer

By: \_\_\_\_\_  
Dianne Jackson McLean  
Goldfarb & Lipman LLP  
Special Counsel to Authority

**DEVELOPER:**

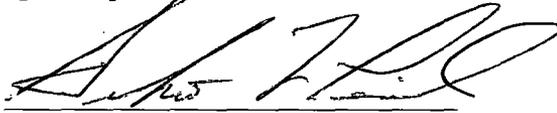
SUNNYDALE INFRASTRUCTURE LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: Elizabeth Kuwada  
Title: Vice President

**Accepted and agreed:**

**CITY:**

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

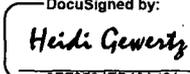
By:   
Andrico Q. Penick  
Director of Property

**RECOMMENDED:**

By:   
Carla Short  
Director, San Francisco Public Works

APPROVED AS TO FORM:

DAVID CHIU,  
City Attorney

By:   
for Jessie Alfaro-Cassella  
Deputy City Attorney

DESCRIPTION CHECKED/APPROVED:

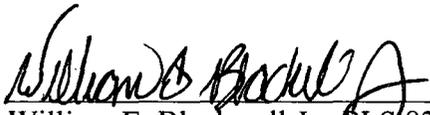
By: William E. Blackwell Jr., PLS 8251  
Acting City & County Surveyor

APPROVED AS TO FORM:

DAVID CHIU,  
City Attorney

By: \_\_\_\_\_  
Jessie Alfaro-Cassella  
Deputy City Attorney

DESCRIPTION CHECKED/APPROVED:

By:   
William E. Blackwell Jr., PLS 8251  
Acting City & County Surveyor

# EXHIBIT A

## LEGAL DESCRIPTION AND PLAT OF EASEMENT AREA

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**ALL OF LOT H**, AS LOT H IS SHOWN ON THAT MAP ENTITLED, "FINAL MAP 11040", RECORDED APRIL 1, 2022, IN BOOK 2 OF FINAL MAPS, PAGES 95 THROUGH 99, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

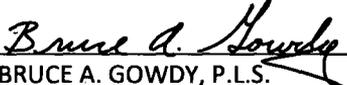
**BEGINNING AT** NORTHWESTERLY CORNER OF LOT G, AS SAID LOT IS SHOWN ON FINAL MAP 11040; THENCE ALONG THE WESTERLY LINE OF LOT G, SOUTH 19°24'00" WEST 76.00 FEET; THENCE NORTH 70°36'00" WEST 1.18 FEET; THENCE WESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS SOUTH 12°48'03" WEST 1132.00 FEET, THROUGH A CENTRAL ANGLE OF 09°26'03", AN ARC LENGTH OF 186.39 FEET; THENCE WESTERLY ALONG A COMPOUND CURVE WITH A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°42'21", AN ARC LENGTH OF 44.35 FEET; THENCE NORTH 04°35'00" EAST 70.44 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS NORTH 05°04'18" EAST 255.00 FEET, THROUGH A CENTRAL ANGLE OF 02°08'58", AN ARC LENGTH OF 9.57 FEET; THENCE EASTERLY ALONG A REVERSE CURVE, CONCAVE TO THE SOUTH, WITH A RADIUS OF 831.00 FEET, THROUGH A CENTRAL ANGLE OF 07°08'52", AN ARC LENGTH OF 103.67 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS NORTH 01°45'43" WEST 43.50 FEET, THROUGH A CENTRAL ANGLE OF 11°25'55", AN ARC LENGTH OF 8.68 FEET; THENCE EASTERLY ALONG A REVERSE CURVE, CONCAVE TO THE SOUTH, WITH A RADIUS OF 96.50 FEET, THROUGH A CENTRAL ANGLE 29°01'52", AND ARC LENGTH OF 48.90 FEET; THENCE NORTH 19°24'00" EAST 16.69 FEET; THENCE SOUTH 70°36'00" EAST 78.76 TO THE POINT OF BEGINNING.

APN: 6310-005

PLAT (EXHIBIT B), ATTACHED AND MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY:  
MARTIN M. RON ASSOCIATES, INC  
July 23, 2024

  
BRUCE A. GOWDY, P.L.S.

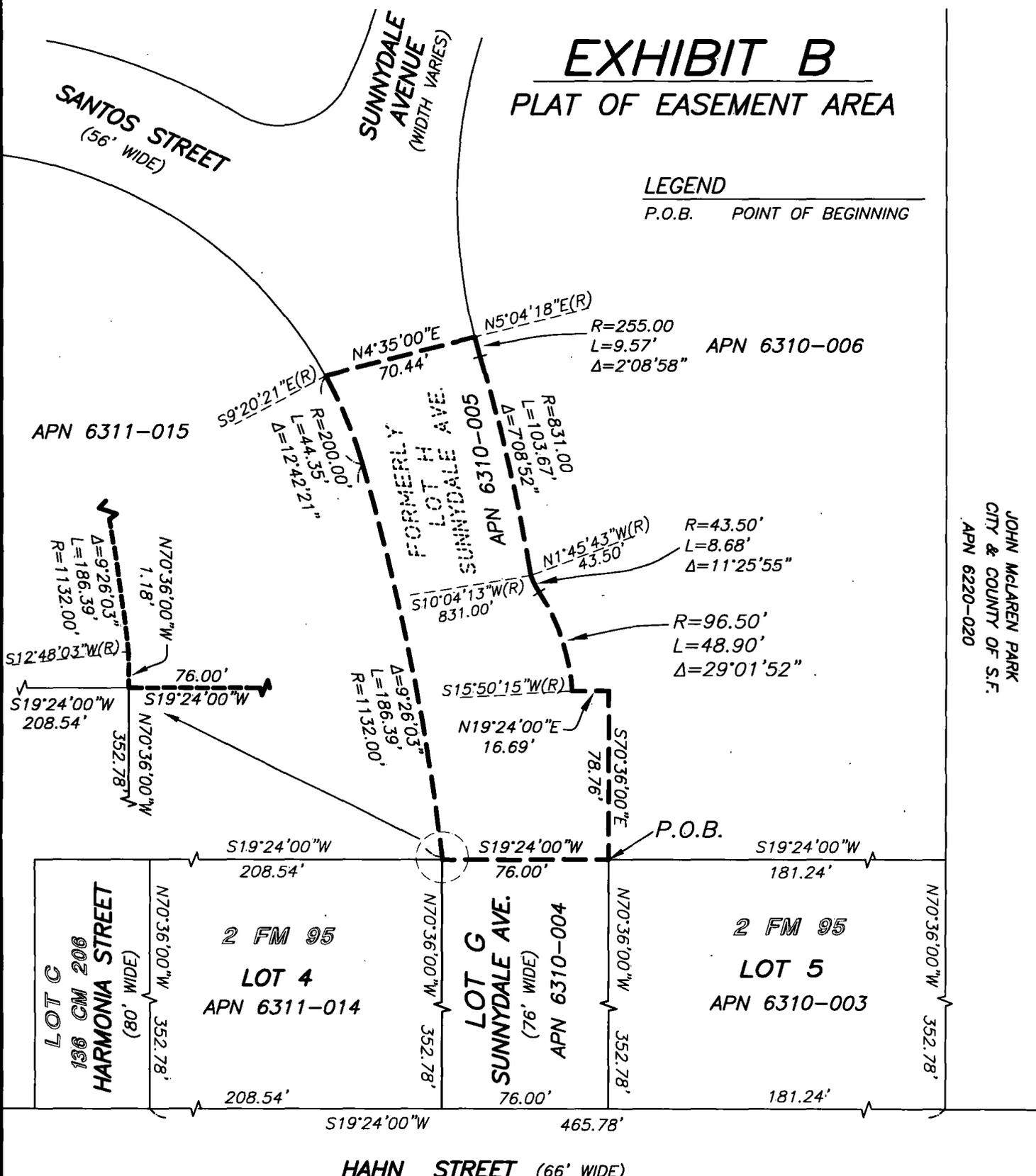


# EXHIBIT B

## PLAT OF EASEMENT AREA

### LEGEND

P.O.B. POINT OF BEGINNING



JOHN McLAREN PARK  
CITY & COUNTY OF S.F.  
APN 6220-020

### NOTE

THE LOTS SHOWN HEREON ARE AS SHOWN ON "FINAL MAP 11040", RECORDED APRIL 1, 2022, BOOK 2 OF FINAL MAPS, PAGES 95-99, UNLESS OTHERWISE INDICATED.



SCALE: 1"=60'

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by this Easement Agreement, dated December 17, 2024, to the City and County of San Francisco, is hereby accepted pursuant to Board of Supervisors' Ordinance No. 18-17, approved Feb 1, 2017, and the City consents to recordation thereof by its duly authorized officer.

Dated: December 17, 2024

CITY AND COUNTY OF SAN  
FRANCISCO,  
a municipal corporation

By:



Andrico Q. Penick  
Director of Property

**NOTARY ACKNOWLEDGMENT**

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

State of California )

) ss

County of San Francisco )

On 12/17/24, before me, Sandi Levine, a notary public in and for said State, personally appeared Andrico Penick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Sandi Levine*

(Seal)



**RECORDING REQUESTED BY:  
City and County of San Francisco**

**WHEN RECORDED MAIL TO:  
Director of Property  
Real Estate Department  
City and County of San Francisco  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102**

**Documentary Transfer Tax is Zero;  
No fee for recording pursuant to  
Government Code § 27383**

APN: 6310-004 and 005

Space above this line for Recorder's Use

**AMENDED AND RESTATED  
IRREVOCABLE OFFER OF IMPROVEMENTS  
(Phase 2/Infrastructure Phase 1A-3)**

Sunnydale Infrastructure Phase 1A3, LLC, a California limited liability company, hereby irrevocably offers to the City and County of San Francisco, a municipal corporation (the "City"), and its successors and assigns, those certain public improvements described in **Exhibit A** and as shown on **Exhibit B** attached hereto, which improvements are described and depicted in Public Works Permit No. 211E-00667.

This Amended and Restated Offer of Improvements replaces in its entirety the previous Irrevocable Offer of Improvements recorded as Document #2022033867 in the Official Records of the City and County of San Francisco and made by Sunnydale Infrastructure Phase 1A3, LLC, in connection with the recording of Final Subdivision Map 11040. Because certain of the improvements and their locations have changed during construction, the City acknowledges and agrees it is necessary and desirable to update the offer of improvements with this Amended and Restated Offer of Improvements.

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

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

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this \_\_\_\_ day of 09-18-, 2024.

SUNNYDALE INFRASTRUCTURE PHASE 1A3, LLC,  
a California limited liability company

By: New Grid 2, LLC,  
a California limited liability company, its member

By: Mercy Housing Calwest,  
a California nonprofit public benefit corporation, its sole member

By: Ramie Dare  
Ramie Dare  
Vice President

By: Related/Sunnydale Infrastructure, LLC,  
a California limited liability company, its member

By: \_\_\_\_\_  
Ann Silverberg  
Vice President

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

State of California )  
County of San Francisco )

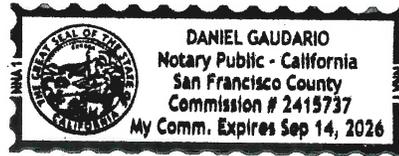
On September 19, 2024, before me, Daniel Gaudario, a Notary Public, personally appeared Ramie Dan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Daniel Gaudario



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

IN WITNESS WHEREOF, the undersigned has executed this instrument as of this \_\_\_\_ day of \_\_\_\_\_, 2024.

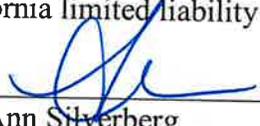
SUNNYDALE INFRASTRUCTURE PHASE 1A3, LLC,  
a California limited liability company

By: New Grid 2, LLC,  
a California limited liability company, its member

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a California nonprofit public benefit corporation, its sole member

By: \_\_\_\_\_  
Ramie Dare  
Vice President

By: Related/Sunnydale Infrastructure, LLC,  
a California limited liability company, its member

By:   
Ann Silverberg  
Vice President

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

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

State of California }  
County of San Francisco

On September 18, 2024 before me, Logan Taylor Perlstein, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared Ann Silverberg  
*Name(s) of Signer(s)*

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



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

WITNESS my hand and official seal.

Signature [Signature]  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

## Exhibit A

### Description of Improvements

Improvements as permitted in Street Improvement Permit # 21IE-00667, generally including but not limited to:

#### Sunnydale Avenue

- Install new curb, sidewalk, street section, irrigation, street trees, and streetlights from Hahn Street to Santos Street.
- Replace combined sewer system and water system from Hahn Street to Santos Street.
- Install approximately 365' new AWSS mainline and hydrants from Hahn Street to end of permanent improvements.
- Protect in place existing PG&E gas line and construct new joint trench under North sidewalk.
- Install new electrical vaults and conduits along North side of Sunnydale Avenue between Hahn Street and Harmonia Street.
- Install new eastbound bus pad at intersection with Hahn Street.
- Install bioretention facilities near Hahn Street intersection, and permeable pavers in furnishing zone along both sidewalks, to provide stormwater management.
- Install new ADA accessible curb ramps at intersection of Sunnydale Avenue and Hahn Street and accessible loading ramps on both North and South side of Sunnydale Avenue fronting Blocks 1, 3A, 3B

#### Hahn Street

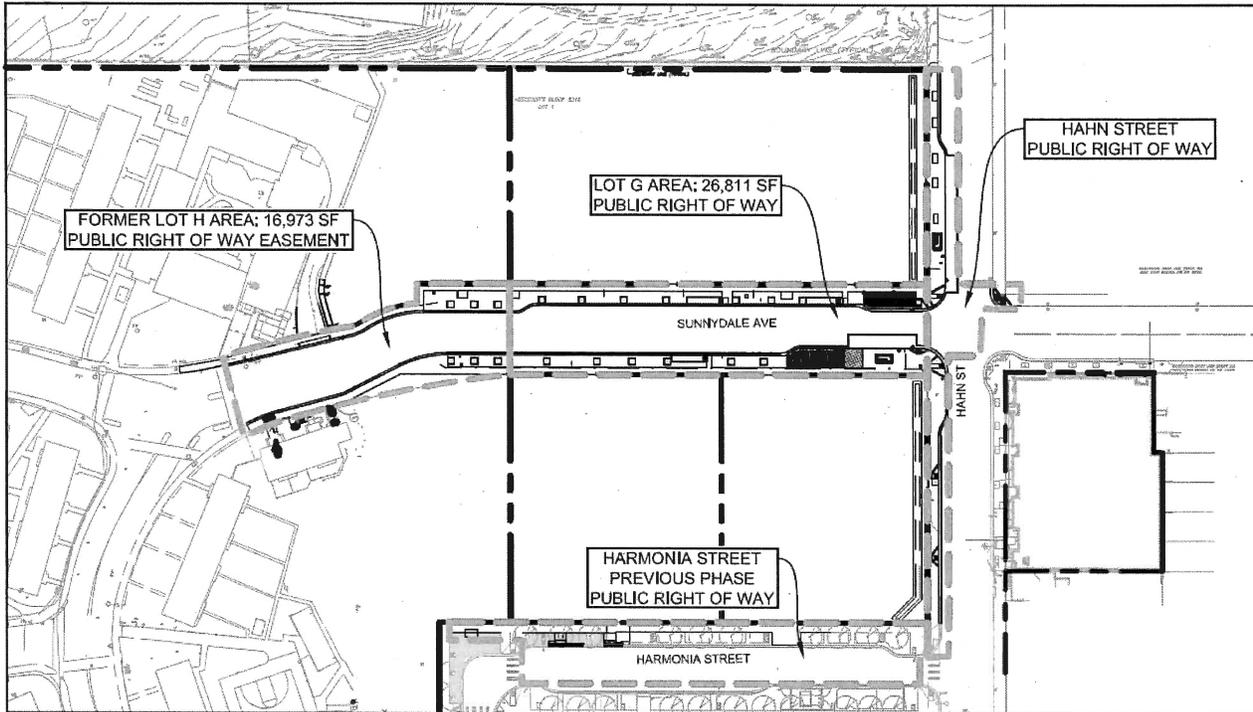
- Install new curb, gutter, sidewalk, irrigation, street trees, and streetlights along West side of Hahn Street between Sunnydale Avenue and Harmonia Street.
- Install new curb, gutter, sidewalk, street trees, and streetlights along West side of Hahn Street from Sunnydale Avenue to approximately 180 feet north.
- Install new combined sewer manhole and lateral on West side of Hahn Street approximately 10-feet north of Sunnydale Avenue.
- Install new electrical vaults and conduits along West side of Hahn Street between Sunnydale Avenue and Harmonia Street.
- Widen sidewalk and install new southbound bus pad at North side of intersection with Sunnydale Avenue.
- Widen sidewalk south of intersection with Sunnydale Avenue.

#### Harmonia Street

- Install new water and fire water laterals and new combined sewer manhole and lateral on North side of Harmonia Street between Hahn Street and Malosi Street
- Install new electrical vaults and conduits on North side of Harmonia Street between Hahn Street and Malosi Street
- Install new roadway paving from Hahn Street and Malosi Street

Exhibit "B"

Site Map



**DIAGRAM OF PERMIT LOCATION**

SUNNYDALE PHASE 1A-3



**kpff**

45 Fremont Street, 28th Floor  
San Francisco, CA 94105  
415.989.1004 | kpff.com

JOB NUMBER: 1900035

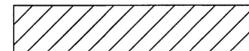
DATE: 7.19.2024

**REFERENCE:**

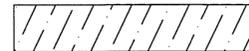
FINAL MAP 11040 SUNNYDALE HOPE SF PROJECT, RECORDED APR 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95-99, OFFICE OF THE CITY AND COUNTY RECORDER.

**LEGEND**

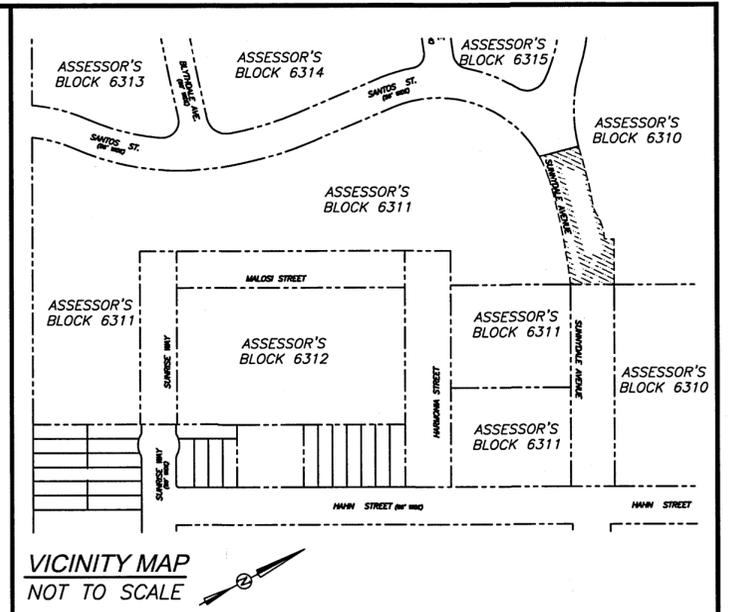
APN XXXX-XXX



ASSESSORS BLOCK AND LOT NUMBER  
PROPERTY LINE  
RIGHT OF WAY EASEMENT



AREA TO BE DEDICATED AS A PUBLIC STREET  
EASEMENT AREA FOR PUBLIC STREET AND UTILITY PURPOSES,  
RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: *RJ Beaton*

RYAN J. BEATON  
RCE 82786



DATE: 9/17/2024

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

BY: *William E. Blackwell Jr.*

WILLIAM E. BLACKWELL JR. PLS 8251  
ACTING CITY & COUNTY SURVEYOR



APPROVED THIS 13th DAY OF NOVEMBER, 2024

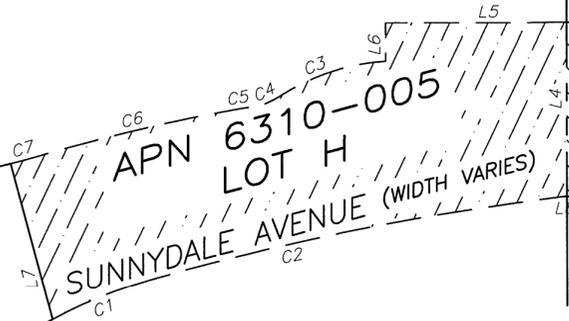
THIS MAP COMPRISING OF 2 SHEETS, IS APPROVED AND MADE OFFICIAL AND THE PARCELS SHOWN HEREON ARE DECLARED TO BE AN OPEN PUBLIC STREET, DEDICATED TO PUBLIC USE TO BE KNOWN BY THE NAME AS SHOWN ON THIS MAP BY ORDINANCE NO. \_\_\_\_\_ OF THE BOARD OF SUPERVISORS ADOPTED THE \_\_\_\_TH DAY OF \_\_\_\_\_, 2024.

RIGHT OF WAY DEDICATION DEEDED TO THE CITY AND COUNTY OF SAN FRANCISCO BY \_\_\_\_\_, DEED RECORDED \_\_\_\_\_

APN 6310-006

APN 6310-003

HAHN STREET (66' WIDE)



APN 6310-004  
LOT G

SUNNYDALE AVENUE (76' WIDE)

APN 6311-015

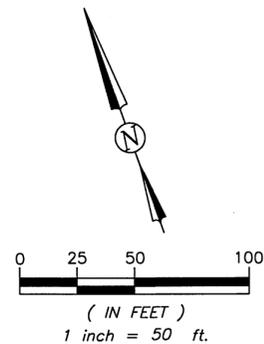
APN 6311-014 APN 6311-013

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF SURVEY MAPS, AT PAGES \_\_\_\_\_, INCLUSIVE,

AT THE REQUEST OF SFPW-BUREAU OF STREET USE AND MAPPING.

SIGNED: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA



**CITY AND COUNTY OF SAN FRANCISCO**

**SAN FRANCISCO PUBLIC WORKS**

MAP SHOWING DEDICATION AND OPENING OF SUNNYDALE AVENUE

FILE: A-17-230

SHEET 1 OF 2

SCALE: 1" = 50'

REVISION

**LEGEND**

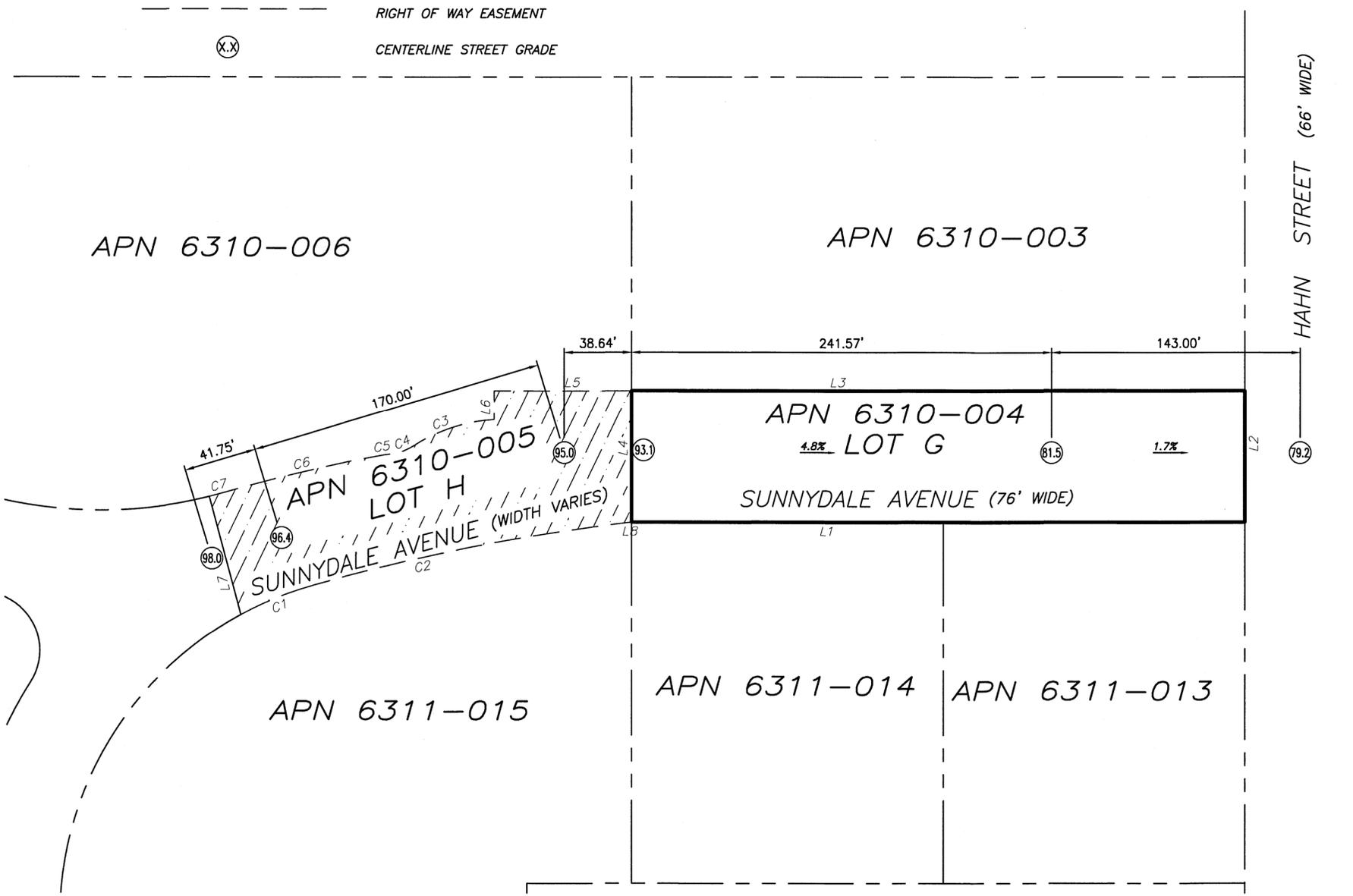
- APN XXXX-XXX      ASSESSORS BLOCK AND LOT NUMBER
- PROPERTY LINE
- =====      DEDICATED STREET RIGHT OF WAY LINE
- - - - -      RIGHT OF WAY EASEMENT
- (X.X)      CENTERLINE STREET GRADE



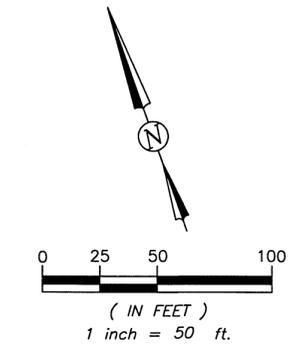
EASEMENT AREA FOR PUBLIC STREET AND UTILITY PURPOSES,  
RECORDED \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS

Line Table		
Line #	Length	Direction
L1	352.776'	N70° 36' 00.34"W
L2	76.000'	S19° 23' 59.66"W
L3	352.776'	N70° 36' 00.34"W
L4	76.000'	S19° 23' 59.66"W
L5	78.760'	N70° 36' 00.34"W
L6	16.687'	S19° 23' 57.73"W
L7	70.441'	S04° 35' 00.37"W
L8	1.177'	N70° 36' 00.34"W

Curve Table			
Curve #	Length	Radius	Delta
C1	44.351'	200.000'	12°42'21"
C2	186.393'	1132.000'	9°26'03"
C3	48.892'	96.500'	29°01'44"
C4	8.679'	43.500'	11°25'55"
C5	17.389'	831.000'	1°11'56"
C6	86.281'	831.000'	5°56'56"
C7	9.566'	255.000'	2°08'58"



LOT INFORMATION TABLE			
NEW STREET NAME	STREET LOT	ABUTTING PROPERTY LOT	ABUTTING PROPERTY APN
SUNNYDALE AVE	LOT G	5	APN 6310-003
		3	APN 6311-013
		4	APN 6311-014
SUNNYDALE AVE	LOT H	B	APN 6310-006
		C	APN 6311-015

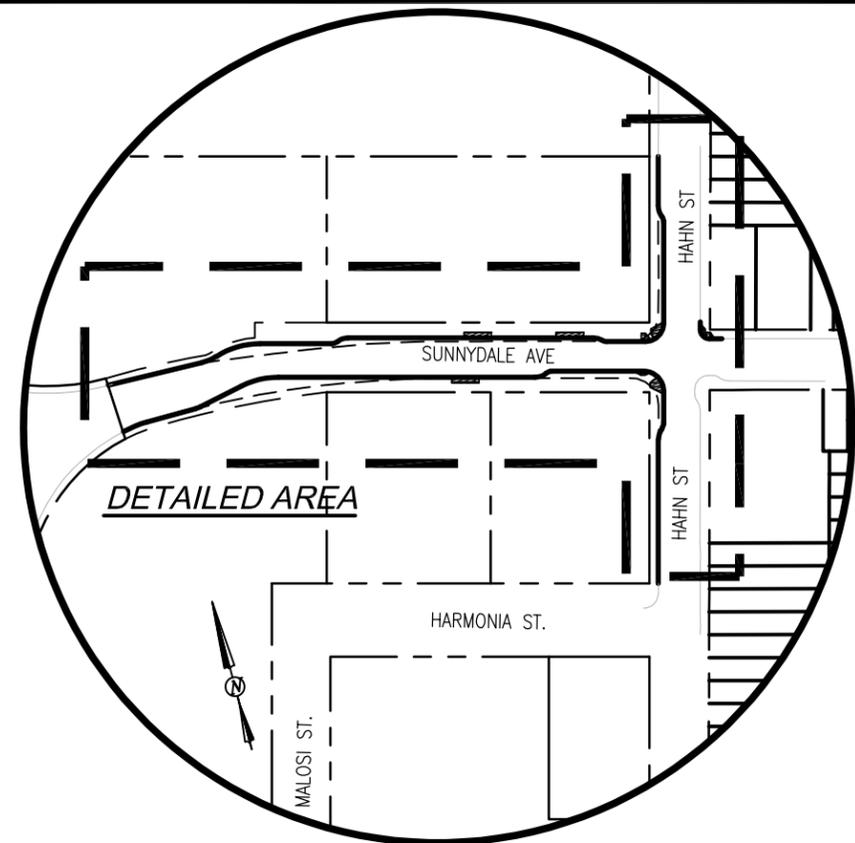


**CITY AND COUNTY OF SAN FRANCISCO**  
**SAN FRANCISCO PUBLIC WORKS**

MAP SHOWING DEDICATION AND OPENING OF SUNNYDALE AVENUE

FILE: A-17-230	SHEET 2 OF 2	SCALE: 1" = 50'	REVISION
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Janderson Jul 23, 2024 - 12:42pm U:\1900035 Sunnydale 1A-3 Infrastructure Improvements\DWG EXHIBITS\2023-05-01 020 Maps\1900035 020 Map.dwg



**VICINITY MAP**  
1"=200'

**LEGEND**

- XXXX XXX ASSESSORS BLOCK AND LOT NUMBERS
- NEW CURB LINE
- PROPERTY LINE
- EXISTING OFFICIAL CURB TO REMAIN
- EXISTING OFFICIAL CURB TO BE REMOVED
- RIGHT OF WAY EASEMENT

REFERENCE:

GM 248

A-17-230

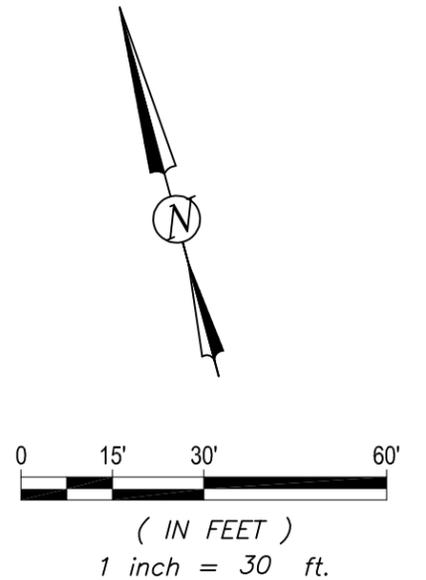
FINAL MAP 11040 SUNNYDALE HOPE SF PROJECT, RECORDED APR 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95-99, OFFICE OF THE CITY AND COUNTY RECORDER

LINE TABLE	
LINE #	LENGTH
L2	54.80'
L3	50.38'
L4	280.17'
L5	100.43'
L6	34.14'
L7	157.40'
L8	13.41'

LINE TABLE	
LINE #	LENGTH
L10	8.33'
L11	53.68'
L12	110.06'
L13	42.47'
L14	267.74'
L15	78.18'
L16	105.51'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	28.51'	116.00'	14°05'01"
C2	5.11'	25.00'	11°43'11"
C3	42.27'	90.00'	26°54'35"
C4	13.42'	20.00'	38°25'58"
C5	6.71'	10.00'	38°26'00"
C6	34.56'	22.00'	90°00'00"
C7	6.76'	10.50'	36°52'12"
C8	12.55'	19.50'	36°52'12"
C9	15.71'	10.00'	90°00'00"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	12.87'	20.00'	36°52'12"
C11	6.44'	10.00'	36°52'12"
C12	31.42'	20.00'	90°00'00"
C13	5.22'	10.00'	29°55'36"
C14	10.37'	20.00'	29°42'15"
C15	13.42'	20.00'	38°26'00"
C16	6.71'	10.00'	38°26'00"
C17	51.20'	90.00'	32°35'37"
C18	16.61'	50.00'	19°02'21"



APPROVED:

\_\_\_\_\_  
WILLIAM E. BLACKWELL JR., PLS 8251  
ACTING CITY & COUNTY SURVEYOR

\_\_\_\_\_  
DATE

**CITY AND COUNTY OF SAN FRANCISCO**  
DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE AT THE INTERSECTION OF HAHN STREET AND SUNNYDALE AVENUE, FRONTING AB 6310 LOTS 003, 006 AND AB 6311 LOTS 013, 014, 015

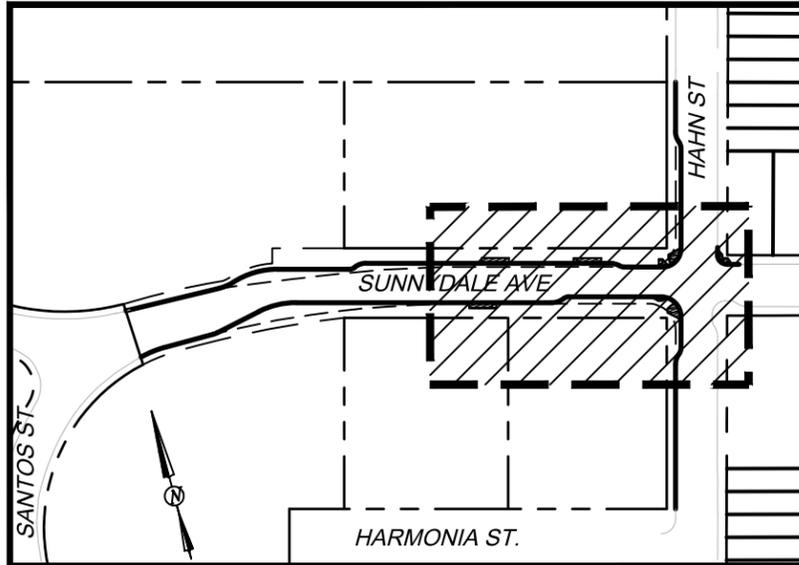
FILE: Q-20-1209

SHEET 1 OF 5

SCALE: 1"=30'

REVISION

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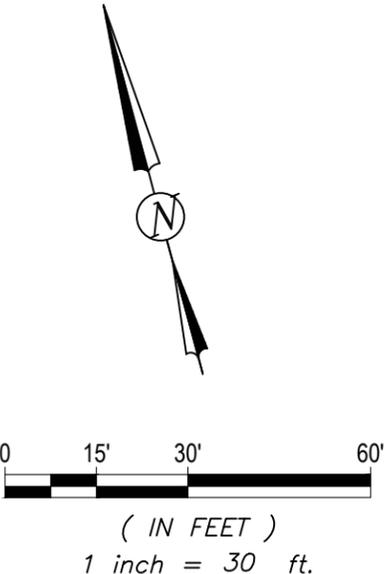
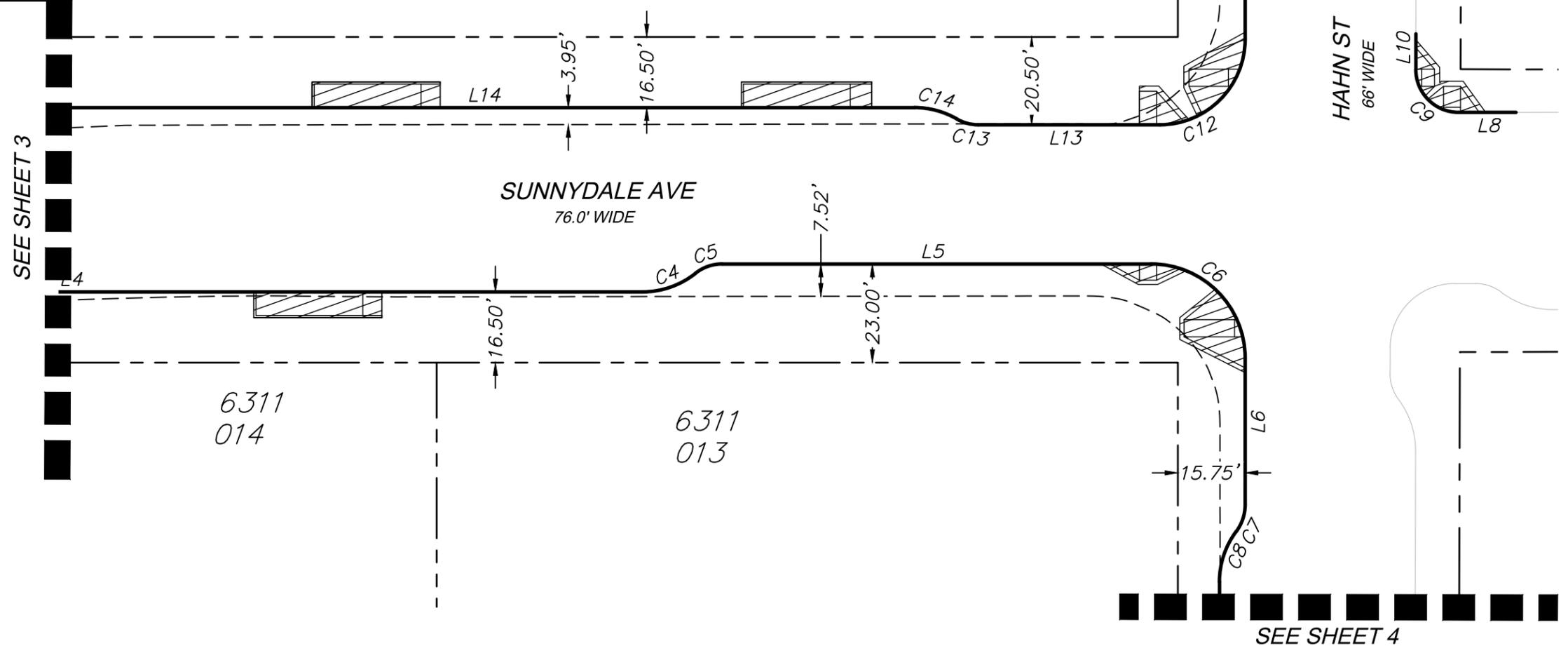
VICINITY MAP  
1"=200'

**LEGEND**

- XXXX XXX ASSESSORS BLOCK AND LOT NUMBERS
- NEW CURB LINE
- - - - - PROPERTY LINE
- EXISTING OFFICIAL CURB TO REMAIN
- - - - - EXISTING OFFICIAL CURB TO BE REMOVED
- RIGHT OF WAY EASEMENT
- ▨ NEW CURB RAMP

**REFERENCE:**

GM 248  
 A-17-230  
 FINAL MAP 11040 SUNNYDALE HOPE SF PROJECT, RECORDED APR 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95-99, OFFICE OF THE CITY AND COUNTY RECORDER  
 SEE SHEET 5



SEE SHEET 3

SEE SHEET 4



**APPROVED:**  
 \_\_\_\_\_  
 WILLIAM E. BLACKWELL JR., PLS 8251  
 ACTING CITY & COUNTY SURVEYOR

\_\_\_\_\_ DATE

**CITY AND COUNTY OF SAN FRANCISCO**  
 DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE AT THE INTERSECTION OF HAHN STREET AND SUNNYDALE AVENUE, FRONTING AB 6310 LOTS 003, 006 AND AB 6311 LOTS 013, 014, 015

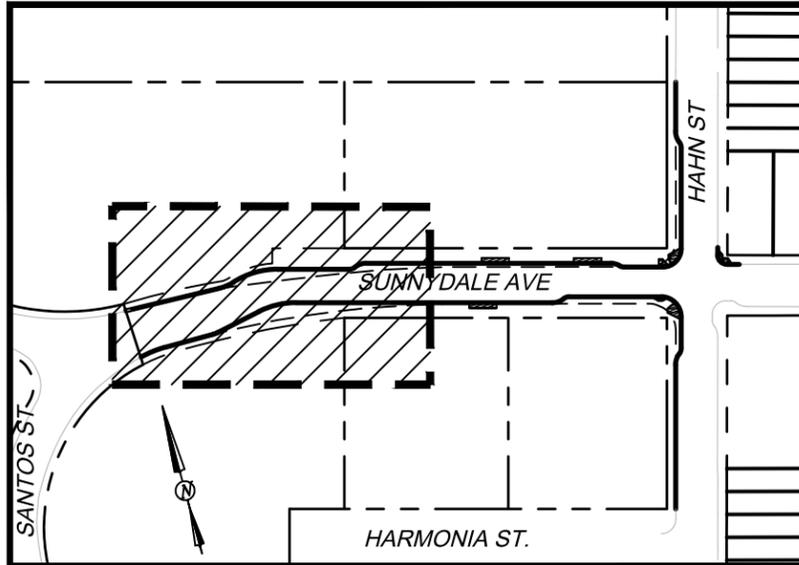
FILE: Q-20-1209

SHEET 2 OF 5

SCALE: 1"=30'

REVISION

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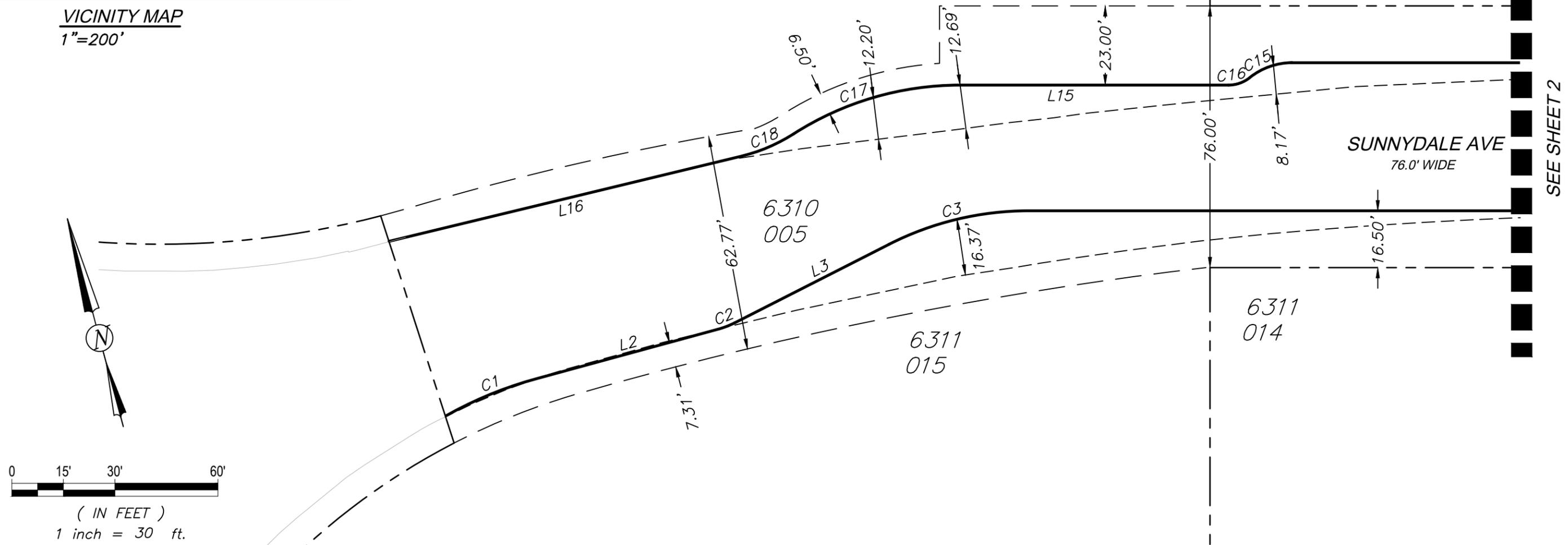
VICINITY MAP  
1"=200'

**LEGEND**

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- EXISTING OFFICIAL CURB TO REMAIN
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- ▨ NEW CURB RAMP

**REFERENCE:**

GM 248  
 A-17-230  
 FINAL MAP 11040 SUNNYDALE HOPE SF PROJECT, RECORDED APR 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95-99, OFFICE OF THE CITY AND COUNTY RECORDER



SEE SHEET 2



APPROVED:

WILLIAM E. BLACKWELL JR., PLS 8251  
ACTING CITY & COUNTY SURVEYOR

DATE

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE AT THE INTERSECTION OF HAHN ST AND SUNNYDALE AVENUE, FRONTING AB 6310 LOTS 003, 006 AND AB 6311 LOTS 013, 014, 015

FILE: Q-20-1209

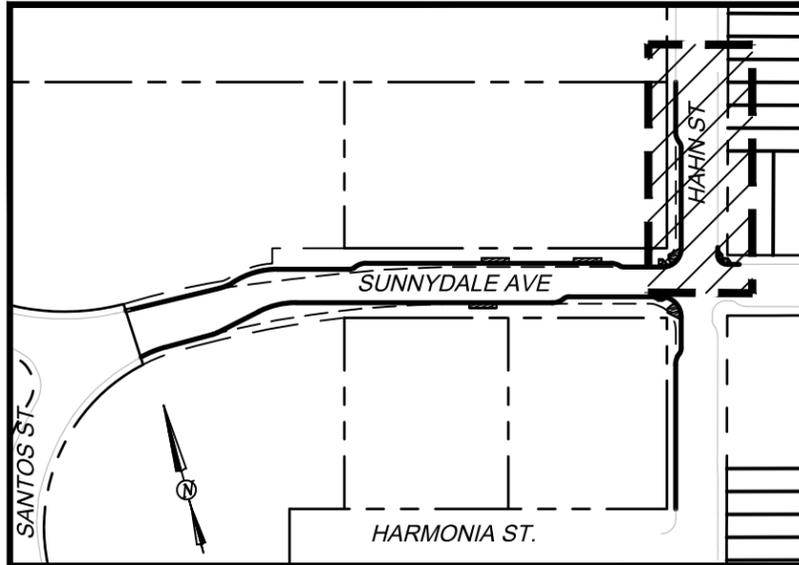
SHEET 3 OF 5

SCALE: 1"=30'

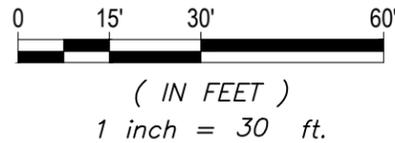
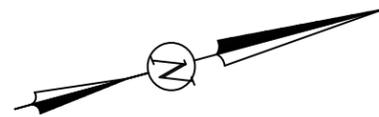
REVISION



Jul 23, 2024 - 12:32pm U:\1900035 Sunnydale 1A-3 Infrastructure Improvements\DWG\EXHIBITS\2023-05-01 020 Maps\1900035 020 Map.dwg Janderson



VICINITY MAP  
1"=200'

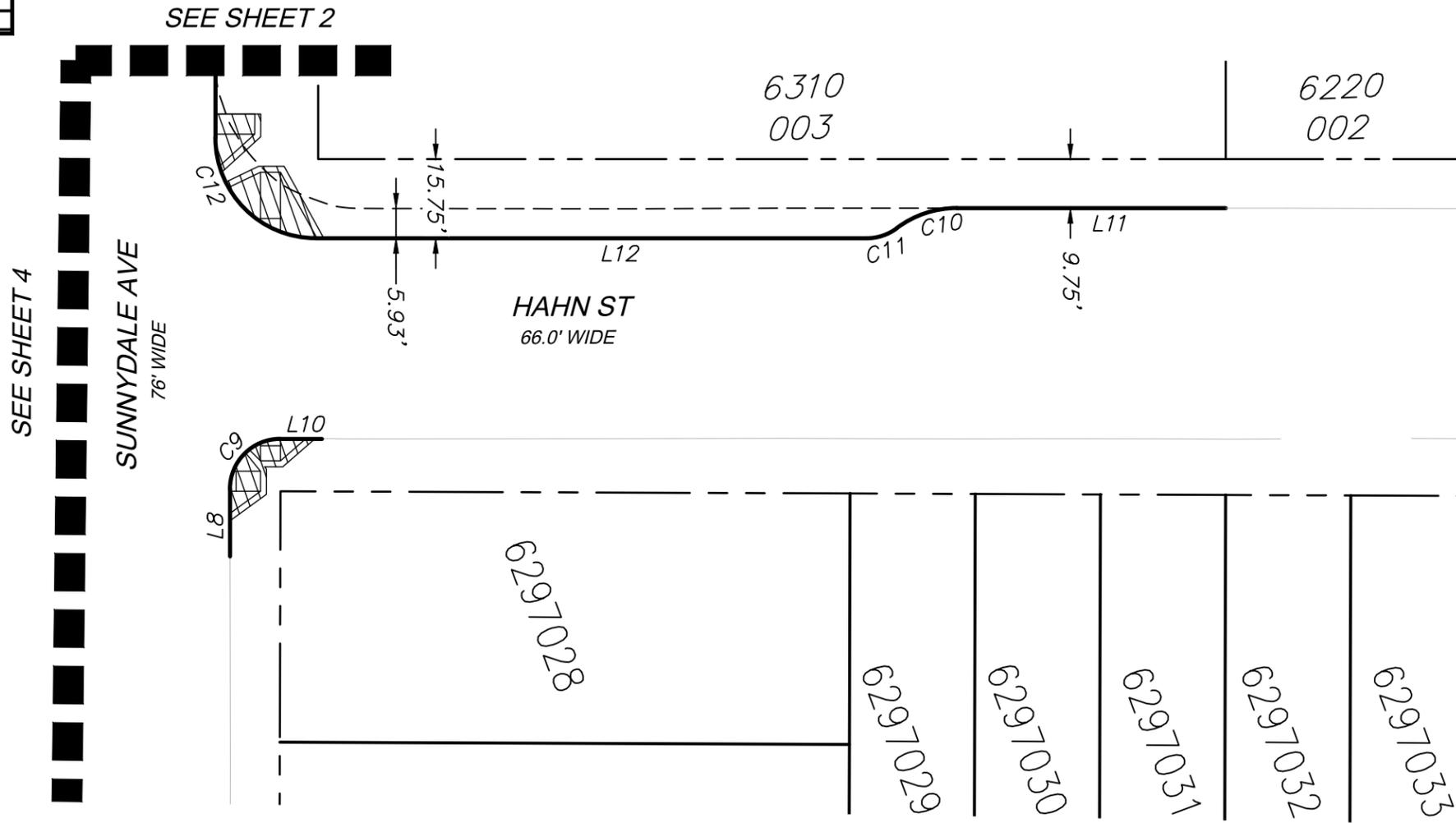


**LEGEND**

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- NEW CURB LINE
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- ▨ NEW CURB RAMP

**REFERENCE:**

GM 248  
 A-17-230  
 FINAL MAP 11040 SUNNYDALE HOPE SF  
 PROJECT, RECORDED APR 1, 2022 IN BOOK  
 2 OF FINAL MAPS, PAGES 95-99, OFFICE  
 OF THE CITY AND COUNTY RECORDER



**APPROVED:**

\_\_\_\_\_  
 WILLIAM E. BLACKWELL JR., PLS 8251  
 ACTING CITY & COUNTY SURVEYOR

\_\_\_\_\_  
 DATE

**CITY AND COUNTY OF SAN FRANCISCO**  
 DEPARTMENT OF PUBLIC WORKS

OFFICIAL SIDEWALK CHANGE AT THE INTERSECTION OF HAHN STREET AND SUNNYDALE AVENUE, FRONTING AB 6310 LOTS 003, 006 AND AB 6311 LOTS 013, 014, 015

FILE: Q-20-1209	SHEET 5 OF 5	SCALE: 1"=30'	REVISION
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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.

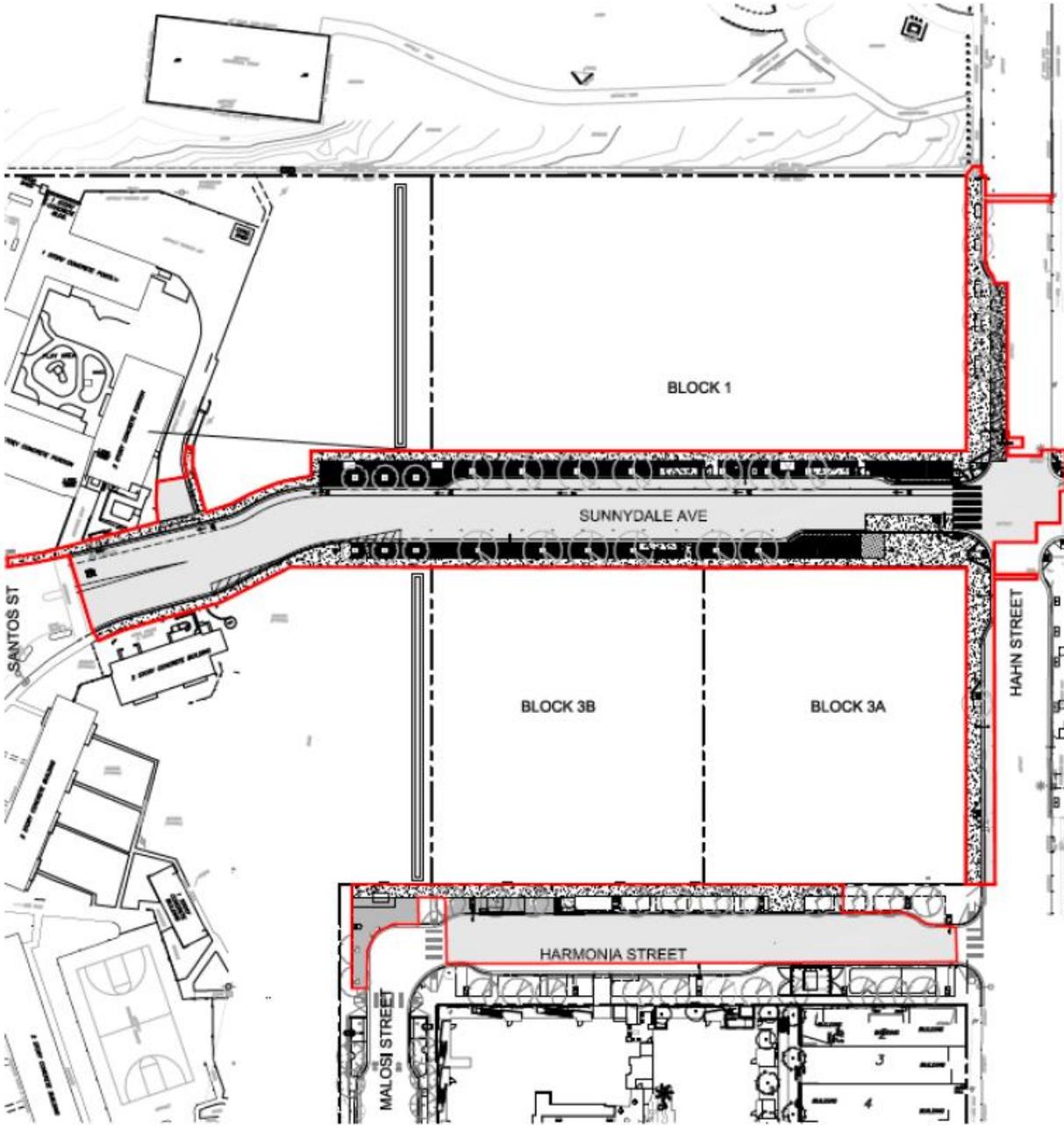
- F. The Director further recommends that the Board of Supervisors approve the legislation to amend Board of Supervisors Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board of Supervisors Book of General Ordinances, in effect May 11, 1910, by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



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: 205428**

**Director’s Finding for Sunnydale HOPE SF Project Phase 1A3 (Final Map Phase 2):  
Conditionally Approving Certain Requests for Exceptions to the Subdivision Regulations and  
Excavation Code and Request for Deferrals**

WHEREAS, pursuant to the Subdivision Map Act of California, Title 7, Division 2 of the Government Code, commencing with Section 66410, the Board of Supervisors adopted the San Francisco Subdivision Code (Division 1) (the “Subdivision Code”) and the Department of Public Works adopted the 2015 Subdivision Regulations by Public Works Order No. 183447 (the “Regulations”); and

WHEREAS, the Director of Public Works is the Advisory Agency for all purposes of the Subdivision Code and the Regulations; and

WHEREAS, pursuant to the Subdivision Code and the Regulations, Subdivider has submitted Tentative Subdivision Map No. 9537 (“Tentative Map”) and will submit one or more phased final subdivision maps (each a “Final Map”), for the proposed development of the Property; and

WHEREAS, the Subdivision Code and the Regulations apply to all subdivisions made within the Sunnydale HOPE SF project area that is the subject of the Tentative Map (the “Property”); and

WHEREAS, the Subdivision Code requires that before a Final Map is approved by the Board of Supervisors, the Subdivider shall have either (i) installed and completed all of the public improvements required by the City as detailed in the plans and specifications approved by the City Engineer, or (ii) entered into a Public Improvement Agreement (“PIA”) with the City to install and complete, free of liens, all of such public improvements within a definite period of time and provided appropriate security to ensure satisfactory completion of the work; and

WHEREAS, Subdivider seeks to commence installation and construction of the Public Improvements and such installation and construction requires exceptions and modifications under the Subdivision Regulations and Excavation Code; and

WHEREAS, on July 9, 2015, the Planning Commission by Motion No. 19409 as lead agency, certified the completion of the Final Environmental Impact Report (“FEIR”) for the Sunnydale HOPE SF Project (the “Project”), and on June 16, 2016, the Planning Department issued an Addendum to the FEIR, including the addition of Parcel Q to the Sunnydale HOPE SF Description and determined that no additional or greater environmental impacts or impacts of greater severity would occur as a result of this addition, and that the analysis and conclusions from the FEIR remained valid and November 17, 2016 by Motion No. 19784 adopted certain environmental findings under the California Environmental Quality Act (“CEQA”), including a mitigation and monitoring and reporting program (the “MMRP”); and

WHEREAS, on November 17, 2016, the Planning Commission by Motion No. 19785 and Resolution Nos. 19786, 19787, 19788, and 19789, made findings that the Project and its approvals associated therewith are each on balance, consistent with the General Plan and Planning Code Section 101.1 (the “Consistency Findings”), and recommended that the Board of Supervisors approve General Plan Amendments, Planning Code Text Amendments, Zoning Map Amendments, and a Development Agreement between the City, the San Francisco Housing Authority (“SFHA”), and Sunnydale Development Co, LCC; and

WHEREAS, on February 3, 2017, the Board of Supervisors adopted Ordinance No. 18-17 approving a Development Agreement between the City and County of San Francisco and Sunnydale Developments Co. LLC and adopted the environmental findings set forth Resolution No. 19789; and

WHEREAS, on February 3, 2017, the Board of Supervisors adopted Ordinance Nos. 2-17, 16-17, 17-17 and 18-17 approving General Plan Amendments, Planning Code Text Amendments, Zoning Map Amendments, and a Development Agreement between the City and County of San Francisco and Sunnydale Developments Co. LLC and adopted the environmental findings set forth Resolution No. 19789; and

WHEREAS, on November 5, 2018, the Planning Department approved the Tentative Final Map as compliant with the applicable provisions of the Planning Code Section 101.1 (the “Consistency Findings”) subject to M-19784-CEQA Findings and M-19785-General Plan Findings; and

WHEREAS, the actions contemplated in this Public Works Order fall within the scope of the FEIR and the Director of Public Works adopts the CEQA Findings and other findings set forth above for purposes of this Order; and

WHEREAS, no additional environmental review is required because there are no substantial changes to the project analyzed in the FEIR, no change in circumstances under which the project is being undertaken, and no new information of substantial importance indicating that new significant impacts would occur, that the impacts identified in the FEIR as significant impacts would be substantially more severe, or that mitigation or alternatives previously found infeasible are now feasible; and

WHEREAS, pursuant to the Code and Section III(A) of the Regulations, the Director may approve exceptions to any of the substantive requirements set forth in the Subdivision Code and the Regulations, upon the finding that (i) the application of the referenced provision of the Subdivision Regulations would result in practical difficulties or unnecessary hardships affecting the property inconsistent with the project approvals or City regulations, (ii) the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the area, and (iii) the granting of the exception is not contrary to the project approval or City regulations; and

WHEREAS, the Code specifies that the Director shall designate the conditions under which such exceptions are granted; and

WHEREAS, on June 28, 2021 Developer submitted to the Director, a final exceptions request (the “Exceptions Request”) related to Sunnydale HOPE SF Phase 1A3 (Final Map Phase 2), seeking

exceptions from the Subdivision Regulations and Excavation Code attached hereto as Attachment 1, which Exceptions Request was circulated by the Director to all affected City Agencies for review and comment; and

WHEREAS, the Director published notice of a public hearing in the San Francisco Examiner on July 7, 2021; and

WHEREAS, the Director held a virtual public hearing on the proposed Exceptions and Deferrals Request on July 14, 2021 and received no public comment; and

WHEREAS, the Hearing Officer reviewed the presentation and provided recommendation for approval to the Director of Public Works.

NOW THEREFORE BE IT ORDERED THAT,

The Director conditionally approves Subdivider's requests for exceptions, including deferral of certain obligations, from the Subdivision Regulations and Excavation Code as more particularly described below.

**Request for Exception No. 1**

*Request for Exception to Subdivision Regulations, App. B §XV.B.3 "Sewers 6" to 21" in diameter shall be vitrified clay pipe (VCP) (ASTM C-700 Extra Strength). Sewers 24" to 36" diameter may be of VCP (ASTM C-700 Extra Strength) with construction modifications, or of reinforced concrete pipe subject to the approval of the Director with the consent of the SFPUC. Requesting approval for use of HDPE Pipe for Combined Sewer System in Lieu of VCP Pipe and reduction in pipe diameter downstream to accommodate differing pipe materials (VCP v. HDPE)*

- With concurrence from the San Francisco Public Utilities Commission ("SFPUC"), the Director approves said request for exception, consistent with approvals granted for the previous project Phase 1A1-1A2.

**Request for Exception No. 2**

*Request for Exception to Subdivision Regulations, App. B §XV.B.3 "Sewers larger than 36" diameter may be of monolithic reinforced concrete or of reinforced concrete pipe subject to the approval of the Director with the consent of the SFPUC." Requesting approval for use of HDPE Pipe for Combined Sewer Pipe Greater than 36" I.D. in Lieu of RCP Pipe*

- With concurrence from the SFPUC, the Director approves said request for exception, consistent with approvals granted for the previous project phase.

**Request for Exception No. 3**

*Request for Exception to Excavation Code, §2.9A "The Excavation Code establishes a 5-year moratorium on excavating streets that have been reconstructed, repaved or resurfaced in the preceding 5-years." Requesting*

***approval to allow construction work in Harmonia Street which would otherwise fall under Public Works Excavation Moratorium Requirements***

- Harmonia Street was completed in the previous project Phase 1A1-1A2. Due to necessary utility work, for the current Phase 1A3, excavation within Harmonia Street must occur. With concurrence from Public Works Bureau of Street Use & Mapping (SFPW-BSM), the Director conditionally approves said request, with the requirement that all affected concrete road base panels are replaced from joint to joint, and the street is repaved from property line to property line for all affected lanes. Final approval will be via an excavation permit issued by SFPW-BSM.

**Request for Exception No. 4**

***Request for Exception to Subdivision Regulations Appendix B- Technical Specifications for City approval of exceptions and design modifications as shown in the Street Improvement Permit plans for Final Map Phase 2 that would be effective when the City approves the Street Improvement Permit plans.***

- Exception has no significant effects on the public and allows for minor modifications through the Street Improvement Permit. The Director approves said request for exception, consistent with approvals granted for the previous project phase.

**Request for Deferral No. 1**

***Request for Deferral of Tentative Map Condition of Approval SFPW-BSM Condition #7: “A Street Improvement Permit shall not be approved and issued until all other City design requirements and agency requirements, including but not limited to sidewalk legislation, approval from SFPUC, approval from Public Works Hydraulics, approval from SFFD, approval from SFMTA, approval from Public Works Structural, and approval from the Public Works Disability Access Coordinator are granted unless otherwise stated by Public Works.” Request is for deferral of Sidewalk Legislation to until such time as the Offer of Improvements is submitted to the Board of Supervisors for acceptance.***

- With concurrence from SFPW-BSM, the Director approves said request for deferral.

**Request for Deferral No. 2**

***Request for Deferral of submittal of the Master Homeowner Association Covenants, Conditions and Restrictions (CCRs) that are customarily submitted at the time of the Public Improvement Agreement, to prior to the earlier of the first Temporary Certificate of Occupancy (TCO) or first Notice of Completion (NOC) in this Phase. This will enable the Developer to complete development of a master association for the entire Sunnydale HOPE SF development, including an association budget and structure.***

- The Director conditionally approves said request for deferral requesting submittal to the City prior to first NOC, first TCO, or no later than 30 days prior to submission of condominium plans and related documents to the State Department of Real Estate.

**Request for Deferral No. 3**

*Request for Deferral of obtaining a Master Major Encroachment Permit and Maintenance Agreement to the first Notice of Completion (NOC) in this Phase instead of at the time of approval of the Public Improvement Agreement (PIA). This will enable the Developer to complete a Master Major Encroachment Permit pursuant to Ordinance No. 35-18, and obtain Board of Supervisors approval.*

- The Director approves said request for deferral. Draft of Master Encroachment Permit document is in progress.

**Request for Deferral No. 4**

*Request for Deferral of finalizing the Operations & Maintenance (O&M) responsibility matrix pursuant to the Tentative Map Condition of Approval CAO #1: “Prior to City issuing any street improvement or excavation permit for a discrete public improvement or facility or the Subdivider's submission of 100% improvement plans, whichever first occurs, Subdivider shall provide a Utility Acceptance Plan and Maintenance Matrix showing which facilities are intended to remain private and which will be offered for City acceptance as well as designating the responsible party for maintenance.” Request for deferral is for completion of O&M matrix until final comments are provided by the Infrastructure Task Force.*

- With concurrence from the San Francisco City Attorney's Office, the Director conditionally approves said request for deferral, requiring said O&M matrix to be finalized prior to the first NOC of the subject phase.

Public Works does not grant any other exceptions or deferrals not previously approved or included in this Order.

**Attachments**

1. Attachment 1: Developer’s Request for Exceptions and Deferrals

X DocuSigned by:  
*Albert Ko*  
Ko, Albert -281DC30E04CF41A...  
City Engineer

X DocuSigned by:  
*Carla Short*  
Short, Carla -073CF73A4EA6486...  
Interim Director



June 28, 2021

Jim Rems  
Chief Surveyor  
City and County Surveyor  
1155 Market Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94103

Alaric Degrafinreid  
San Francisco Department of Public Works  
30 Van Ness, Suite 4200  
San Francisco CA 94102

Re: Sunnydale HOPE SF Phase 1A-3 (Phase 2 Final Map) Request for Design Modifications and Exceptions

Dear Jim and Alaric:

As you know, Sunnydale Development Co., LLC filed a tentative map to subdivide the existing Sunnydale/Velasco public housing site for the Sunnydale HOPE SF Project. On June 16, 2021, we submitted the check print of the Final Map for Phase 2, which encompasses development Phases 1A-3 of infrastructure, housing Blocks 3A and 3B and Community Center Block 1 of the Sunnydale Hope SF improvement project.

The purpose of this letter is to request the City's approval of exceptions to the 2015 Subdivision Regulations or DPW Order and deferrals as further described below.

Exceptions requested are as follows:

1. Use of HDPE Pipe for Combined Sewer System in Lieu of VCP Pipe and reduction in pipe diameter downstream to accommodate differing pipe materials (VCP v. HDPE)
2. Use of HDPE Pipe for Combined Sewer System Pipe Greater than 36" I.D. in Lieu of RCP Pipe
3. Allowing construction work in Harmonia Street which would otherwise fall under DPW excavation moratorium requirements
4. City approval of exceptions and design modifications as shown in the Street Improvement Permit plans for Final Map Phase 2 that would be effective when the City approves the Street Improvement Permit plans.

**Exception #1 – Subdivision Regulations, App. B §XV.B.3 “Sewers 6” to 21” in diameter shall be vitrified clay pipe (VCP) (ASTM C-700 Extra Strength). Sewers 24” to 36” diameter may be of VCP (ASTM C-700 Extra Strength) with construction modifications, or of reinforced concrete pipe subject to the approval of the Director with the consent of the SFPUC.**

**Request: Use of HDPE Pipe for Combined Sewer System in Lieu of VCP Pipe and reduction in pipe diameter downstream to accommodate differing pipe materials (VCP v. HDPE)**

Based upon coordination with SFPUC, the Sunnydale Phase 1A-1 and 1A-2 Infrastructure Improvement project was approved to install HDPE piping in lieu of VCP piping for the new Combined Sewer system. It was noted that the pipe material ultimately chosen for Phase 1A-1 and 1A-2 would need to be used for all subsequent phases in the Sunnydale HOPE SF redevelopment. Therefore, the team has reflected the inner diameters of the HDPE pipe based on specifications for the product that was installed in the previous phase on the Utility Plan sheets C7.1 and C7.2. We request exception to above Subdivision Regulation to allow for this change in material.

In addition, due to the difference in sizing of HDPE and VCP piping and providing the minimum inner diameters used in the hydraulic analysis of the combined sewer network in the approved Master Combined Sewer Plan dated May 30, 2018, the inner diameter of the HDPE pipe at the east end of the Phase 1A-3 project limits (36.76") is larger than the existing VCP pipe (33") downstream of the point of connection. We request that this exception be allowable at this tie-in location.

**Exception #2 - Subdivision Regulations, App. B §XV.B.3 "Sewers larger than 36" diameter may be of monolithic reinforced concrete or of reinforced concrete pipe subject to the approval of the Director with the consent of the SFPUC."**

**Request: Use of HDPE Pipe for Combined Sewer Pipe Greater than 36" I.D. in Lieu of RCP Pipe**

Based upon the request for Exception #1 noted above, the Sunnydale Hope SF redevelopment proposes the use of HDPE piping in the Combined Sewer System. The pipe sizing required in Phase 1A-3 is 36.76" based on HDPE pipe sizing, which is marginally larger than the threshold for transitioning to RCP pipe. Since the regulations are written in reference to VCP piping and the threshold is set for that material, we request an exception for the use of HDPE piping greater than 36" I.D. for this project.

**Exception #3 - Excavation Code, §2.9A "The Excavation Code establishes a 5-year moratorium on excavating streets that have been reconstructed, repaved or resurfaced in the preceding 5-years."**

**Request: Allow construction work in Harmonia Street which would otherwise fall under DPW excavation moratorium requirements**

P1A3 is being developed under the Planning Department's Sunnydale HOPE SF Design Standards and Guidelines which require utility rooms be along this Harmonia frontage, so utility service from Sunnydale Ave is not feasible. Water demands for future Block 3 development were unknown at the time of Harmonia Street construction in Phase 1A-1 & 1A-2, and existing occupied buildings were located and had utility services along the Harmonia Street frontage, new utilities were not stubbed out to Blocks 3A and 3B during that phase of construction. With the development of these blocks forthcoming, we request an exception to perform street excavation within Harmonia Street to provide utility services. To restore the street after excavation, we propose to replace concrete road base that is impacted by the work to the full extent of the affected panels, and perform asphalt re-paving from property line to property line for all affected lanes.

**Exception #4 – City approval of exceptions and design modifications as shown in the Street Improvement Permit plans for Final Map Phase 2 that would be effective when the City**

**approves the Street Improvement Permit plans.** This will allow for the timely construction of the improvements per the City approved Street Improvement Permit plans. Our timeline for infrastructure construction effects our ability to start construction on Block 1 Community Center and Blocks 3A and 3B affordable housing. This request would be an exception to the Subdivision Regulations Appendix B- Technical Specifications related to the Engineering Documents as applicable.

In addition to the above request for exceptions, we request the City approve the deferral of the items as described below:

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

We are working towards the start of infrastructure improvements per an approved Street Improvement Permit and other permits. We are also planning for a Public Improvement Agreement for this work to be brought to the Board of Supervisors for approval in September 2021. The scope includes the construction of bulbouts on the northeast and northwest corners of Sunnydale & Hahn. We request a deferral of the sidewalk legislation until such time as the offer of improvements are submitted to the Board of Supervisors for acceptance. We anticipate submitting the sidewalk legislation application in Summer 2021.

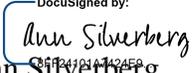
2. **Master Homeowner Association Covenants, Conditions and Restrictions (CCRs):** Customarily, CCRs are submitted concurrently with the Public Improvement Agreement. However, we request a deferral of the CCRs prior to the earlier of the first Temporary Certificate of Occupancy (TCO) or first Notice of Completion (NOC) in this Phase. We are working to develop a master association for the entire Sunnydale HOPE SF development, which will require us to develop an association budget and structure. We need to conduct some conceptual design of privately-owned open spaces in future phases and to develop a governance structure in partnership with MOHCD and the HOPE SF Director. A deferral of the CCR’s to the earlier of the first TCO or first NOC in this Phase will allow us time to develop the appropriate CCRs for this mixed income development.
3. **Deferral of obtaining a Master Major Encroachment Permit and Maintenance Agreement to the Notice of Completion for infrastructure improvements for Phase Two Final Map.** The deferral will provide the Subdivider of the Prior Infrastructure Phase additional time to complete work on the master major encroachment permit application, which is a new City process pursuant to Ordinance No. 35-18, to complete the maintenance agreement and to schedule the MMEP for Board of Supervisors approval.
4. **Operation & Maintenance (O&M) Responsibility Matrix:** The Tentative Map Conditions of Approval include the following CAO Condition #1: “Prior to City issuing any street improvement or excavation permit for a discrete public improvement or facility or the Subdivider's submission of 100% improvement plans, whichever first occurs, Subdivider shall

provide a Utility Acceptance Plan and Maintenance Matrix showing which facilities are intended to remain private and which will be offered for City acceptance as well as designating the responsible party for maintenance.”

Coordination of the O&M Responsibility Matrix is ongoing with the Infrastructure Task Force. We request a deferral of the approved O&M Responsibility Matrix until such as time as final comments are received from the Infrastructure Task Force and implemented for acceptance.

Please contact Thu Nguyen, Project Manager, at [tnguyen@related.com](mailto:tnguyen@related.com) or (415) 653-3167 if you require additional information to address this request. Thank you very much.

Sincerely,

DocuSigned by:  
  
Ann Silverberg  
CEO, NorCal Affordable  
Related California

**Certificate Of Completion**

Envelope Id: 5C833D0977564D6CA031ED3C3A854054	Status: Completed
Subject: Order 205428 - Sunnydale HOPE SF Ph 1A3 - Conditional Approval of Requested Exceptions and Deferrals	
Source Envelope:	
Document Pages: 9	Signatures: 2
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	DPW DocuSign
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	49 S Van Ness Ave
	San Francisco, CA 94103
	dpw-docusign.service@sfdpw.org
	IP Address: 208.121.36.177

**Record Tracking**

Status: Original	Holder: DPW DocuSign	Location: DocuSign
9/13/2021 9:12:11 AM	dpw-docusign.service@sfdpw.org	

**Signer Events**

Albert Ko  
 Albert.J.Ko@sfdpw.org  
 Public Works  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 281DC30E04CF41A...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 208.121.33.161

**Timestamp**

Sent: 9/13/2021 9:12:12 AM  
 Viewed: 9/17/2021 8:37:45 AM  
 Signed: 9/17/2021 8:41:01 AM

**Electronic Record and Signature Disclosure:**  
 Not Offered via DocuSign

Short, Carla  
 Carla.Short@sfdpw.org  
 Interim Director  
 Public Works  
 Security Level: Email, Account Authentication (None)

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 Signature Adoption: Uploaded Signature Image  
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Sent: 9/17/2021 8:41:02 AM  
 Viewed: 9/17/2021 3:07:15 PM  
 Signed: 9/17/2021 3:10:22 PM

**Electronic Record and Signature Disclosure:**  
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/13/2021 9:12:12 AM
Certified Delivered	Security Checked	9/17/2021 3:07:15 PM
Signing Complete	Security Checked	9/17/2021 3:10:22 PM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Completed	Security Checked	9/17/2021 3:10:22 PM
<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>



# GENERAL PLAN CONSISTENCY DETERMINATION AND CEQA FINDINGS

September 18, 2024

Ms. Carla Short  
Interim Director  
San Francisco Public Works  
49 South Van Ness Avenue  
San Francisco, CA 94103

**Project Title:** Sunnydale HOPE SF – Acceptance and Permitting of Public Improvements  
**Assessor’s Blocks(s)/Lot(s):** 6310-004, 6310-005, and 6311-010, and adjacent portions of existing Hahn Street and Sunnydale Avenue  
**Design Review Approval No.(s):** 2010.0305PRJ, E, GPA, PCT, PCM, DEV, GEN, SHD  
**Zoning District(s):** RM-1 - Residential- Mixed, Low Density (RM-1) and Residential- House, One Family (RH-1) Zoning Districts, 40-65X and 40X Height/Bulk Districts  
**Staff Contact:** Elizabeth Purl, 628.652.7529, elizabeth.purl@sfgov.org

Dear Ms. Short:

This letter addresses the proposed acceptance of public improvements, approval of an annexation application to the master encroachment permit previously approved by Resolution 338-22, and related actions within the Sunnydale HOPE SF Master Plan project (“Project”) area, located on Assessor’s Blocks/Lots 6310-004, 6310-005, and 6311-010, and adjacent portions of existing Hahn Street and Sunnydale Avenue. The public improvements are shown in the plans (“Plans”) for Street Improvement Permit (“SIP”) No. 22IE-00183, approved by Public Works Street Use and Mapping on May 9, 2022.

The actions addressed in this letter are more specifically described as:

- Acceptance Ordinance: Board of Supervisors acceptance of Phase 2/Infrastructure Phase 1A-3 infrastructure and associated actions including:
  - Acceptance of the infrastructure shown in the Plans that the City and County of San Francisco (“City”) will maintain, including street and utility improvements.
  - Acceptance of the offer of dedication for Lot G and associated City execution of the quitclaim deed; and
- Master Encroachment Permit Annexation: Approval to annex the Phase 2 encroachments and area into the existing Sunnydale Master Encroachment Permit approved by the Board of Supervisors in Resolution 338-22.

Annexation would be approved administratively by the Director of Public Works;

On July 9, 2016 and November 17, 2016, the San Francisco Planning Commission issued a series of approvals for the Sunnydale HOPE SF Master Plan Project (Planning Department Records 2010.0305E, GPA, PCT, PCM, DEV, GEN, SHD, the “Project”). These approval actions included certification of the Final Environmental Impact Report (“FEIR”) through Motion No. 19409, adoption of California Environmental Quality Act (“CEQA”) findings through Motion No. 19784, and adoption of General Plan and Planning Section 101.1 consistency findings through Motion Nos. 19785 and 19786. The Board of Supervisors subsequently adopted the CEQA Findings on January 24, 2017 through Resolution No. 20-17 (amending the General Plan for the Project), on January 31, 2017 through Ordinance No. 18-17 (approving a Development Agreement for the Project), and on July 19, 2022 through Resolution No. 338-22 (approving the Master Encroachment Permit).

Planning Department Staff has reviewed the Plans and considered the other actions comprising the Board of Supervisors legislation and finds them consistent with the Planning Commission’s approvals for the Project . Therefore, the Planning Department Staff finds that the Board of Supervisors actions are covered within the scope of the FEIR and the CEQA findings of Planning Commission Motion Nos. 19409 and 19784 and there is no need for subsequent environmental analysis. In addition, the Planning Department Staff finds that these actions are, on balance, consistent with and covered within the scope of the General Plan and Planning Code Section 101.1 Consistency Findings of Planning Commission Motion Nos. 19785 and 19786. For purposes of the Board of Supervisors actions identified in this letter, the Planning Department Staff relies on and incorporates by reference these Planning Commission Motions and their associated findings, copies of which are attached to this letter.

Sincerely,



Elizabeth Purl  
Senior Planner

*cc: (via email)*  
Shawna Gates, Public Works

*Attachments:*  
Planning Commission Motion Nos. 19409, 19784, 19785, 19786



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion

HEARING DATE: JULY 9, 2015

*Hearing Date:* July 9, 2015  
*Case No.:* **2010.0305E**  
*Project Name:* **Sunnydale-Velasco HOPE SF Master Plan Project**  
*Zoning:* RM-1 (Residential, Mixed - Low Density) Use District  
40-X Height and Bulk District  
*Block/Lot:* 6310/001, 6311/001, 6312/001, 6313/001, 6314/001, and 6315/001  
*Project Sponsor:* Sunnydale Development Co., LLC  
1360 Mission Street, Suite 300  
San Francisco, CA 94103  
*Staff Contact:* Kansai Uchida – (415) 575-9048  
kansai.uchida@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED DEMOLITION OF THE EXISTING SUNNYDALE AND VELASCO PUBLIC HOUSING COMPLEXES AND CONSTRUCTION OF REPLACEMENT PUBLIC HOUSING UNITS, NEW HOUSING UNITS, INFRASTRUCTURE, OPEN SPACE, AND COMMUNITY AMENITIES.**

The environmental document for this project is a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) which satisfies both the California Environmental Quality Act and the National Environmental Policy Act.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2010.0305E, Sunnydale-Velasco HOPE SF Master Plan Project (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
  - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on December 19, 2012.
  - B. On December 19, 2014, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning

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

Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on December 18, 2014.
  - D. On December 17, 2014, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
  - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on December 19, 2014.
2. Two duly advertised public hearings on said DEIR were held. Planning Department staff held a duly advertised public hearing on January 20, 2015 in the community room at the Sunnydale housing complex, at which opportunity for public comment was given, and public comment was received on the DEIR. The Commission held a duly advertised public hearing on January 22, 2015 at which opportunity for public comment was given, and no public comment was received on the DEIR. The period for acceptance of written comments ended on February 17, 2015.
  3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 60-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on June 24, 2015, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
  4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
  5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
  6. On July 9, 2015, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
  7. The Planning Commission hereby does find that the FEIR concerning File No. 2010.0305E, Sunnydale-Velasco HOPE SF Master Plan Project, reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments

and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.

8. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR:
  - A. Will have no significant project-specific effect on the environment; and
  - B. Will have a significant cumulative effect on the environment in that it, in combination with past, present, and reasonably foreseeable future projects, would cause levels of service at intersections to deteriorate and would conflict with applicable congestion management programs as well as plans, ordinances, or policies establishing measures of effectiveness for the performance of the circulation system.
9. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 9, 2015.

Jonas Ionin  
Commission Secretary

AYES: Wu, Fong, Antonini, Johnson, Moore, Richards

NOES:

ABSENT: Hillis

ADOPTED: July 9, 2015



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 19784

SUNNYDALE CEQA FINDINGS

HEARING DATE: NOVEMBER 17, 2016

*Case No.:* 2010.0305 E GPA PCT PCM DEV GEN SHD  
*Project Address:* **Sunnydale Hope SF Master Plan Project**  
*Zoning:* RM-1 (Residential – Mixed, Moderate Density)  
40-X Height and Bulk Districts  
*Block/Lot:* Assessor's Block/Lots: 6356/ 061, 062, 063 ,064, 065, 066, 067 and 068; 6310/  
001; 6311/001; 6312/ 001; 6313/001; 6314/ 001; 6315/001  
*Project Sponsor:* 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)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### ADOPTING ENVIRONMENTAL FINDINGS (AND A STATEMENT OF OVERRIDING CONSIDERATIONS) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE SUNNYDALE HOPE SF MASTER PLAN PROJECT AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PLANS.

#### Preamble

In 2008, Mercy Housing, ("Project Sponsor") was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Sunnydale and Velasco and surrounding Visitacion Valley communities to create a Master Plan for the complete redevelopment of the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure ("The Sunnydale HOPE SF Master Plan Project" or "Project"). As a part of the HOPE SF selection process, the Project Sponsor was also selected to act as the Master Developer for the Project.

As the selected Master Developer, the Project Sponsor applied to the Planning Department to enter a Development Agreement with the City under Administrative Code Chapter 56. The Project Sponsor also submitted an application for environmental review. On December 12, 2012, the Department issued a Notice of Preparation of an Environmental Impact Report ("NOP") for the Project. On December 19, 2014, the Department published the Draft Environmental Impact Report / Draft Environmental Impact Statement ("DEIR/DEIS") for the Project and provided public notice in a newspaper of general circulation of the availability of the DEIR/DEIS for public review and comment. The DEIR/DEIS was available for public comment from December 12, 2014 through February 17, 2015. The Planning Commission held a public hearing on January 22, 2015 on the DEIR/DEIS at a regularly scheduled meeting to solicit public comment regarding the DEIR/DEIS.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR/DEIS, prepared revisions to the text of the DEIR/DEIS in response to comments received or based on additional information that became available during the public review period. This material was presented in a Response to Comments document, published on June 24, 2015, distributed to the Planning Commission and all parties who commented on the DEIR/DEIS, and made available to others upon request at the Department.

A Final Environmental Impact Report / Final Environmental Impact Statement ("FEIR/FEIS" or "Final EIR/EIS") was prepared by the Department, consisting of the Draft EIR/EIS and the Response to Comments document.

Project Environmental Impact Report files WAS made available for review by this Commission and the public. These files were available for public review at the Planning Department at 1650 Mission Street, and are part of the record before this Commission.

On July 9, 2015, the Planning Commission reviewed and considered the Final EIR/EIS and found that the contents of the report and the procedures through which the Final EIR/EIS was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), 14 California Code of Regulations sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission 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 July 9, 2015, by Motion No. 19704, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA").

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2008.0305E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the Project and these materials were made available to the public and this Commission for this Commission's review, consideration and action.

#### **Project Description**

By this action, the Planning Commission adopts Environmental Findings (and a Statement of Overriding Considerations) under the California Environmental Quality Act and State Guidelines in connection with the adoption of the Potrero Hope SF Master Plan Project and related actions necessary to implement such plans. The Project is generally described below here.

The Sunnydale HOPE SF Master Plan Project is part of the City's Hope SF Program, which looks to transform several of the City's Housing Authority sites to revitalized mixed-use mixed-income well integrated neighborhoods.

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 largely below grade. Approximately 60,000 gross square feet of community serving uses, including retail, would also be constructed.

In 2008, Mercy Housing was selected by the Mayor's Office of Housing and Community Development (hereinafter "MOHCD") (then, the Mayor's Office of Housing) and the San Francisco Housing Authority to work with the local Sunnydale and Velasco and surrounding Visitacion Valley community to create a Master Plan for the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure. Mercy Housing is also the Master Developer for the site.

On top of the Development Agreement, project approvals will include General Plan Amendments, Planning Code Text Amendments, Planning Code Map Amendments, Approval of a Design Standards and Guidelines document, and Adoption of Shadow findings pursuant to Planning Code Section 295.

Other than those actions described above, several actions will be required for the project over its multi-year buildout. These actions include but are not limited to approval of subdivisions, right-of-way dedications and vacations.

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of Project site, using the legal tools available through the Planning and Administrative Codes, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods.

MOVED that the Planning Commission has reviewed and considered the Final EIR and the record associated herewith, including but not limited to the comments and submissions made to this Planning Commission and the Planning Department's responses to those comments and submissions, and based thereon, hereby adopts the Project Findings required by CEQA attached hereto as Attachment A including a statement of overriding considerations, and adopts the MMRP, that shall be included as a condition of approval for each and all of the approval actions set forth in the Motions described above.

Motion No. 19784  
November 17, 2016

2010.0305 E GPA PCT PCM DEV GEN SHD  
Sunnydale HOPE SF Master Plan Project  
Adoption of CEQA Findings

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



Jonas P. Ionin  
Commission Secretary

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

NOES: None

ABSENT: Fong

ADOPTED: November 17, 2016



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion No. 19785

SUNNYDALE GENERAL PLAN FINDINGS

HEARING DATE: NOVEMBER 17, 2016

*Case No.:* 2010.0305 E GPA PCT PCM DEV GEN SHD  
*Project Address:* **Sunnydale Hope SF Master Plan Project**  
*Zoning:* RM-1 (Residential – Mixed, Moderate Density)  
 40-X Height and Bulk Districts  
*Block/Lot:* Assessor’s Block/Lots: 6356/ 061, 062, 063 ,064, 065, 066, 067 and 068; 6310/  
 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001; 6315/001  
*Project Sponsor:* 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)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### ADOPTING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 101.1 OF THE CITY PLANNING CODE FOR THE SUNNYDALE HOPE SF MASTER PLAN PROJECT.

#### Preamble

San Francisco Charter Section 4.105 and Administrative Code Section 2A.53 of the Administrative Code requires General Plan referrals to the Planning Commission for certain matters so that the Commission may determine if such actions are in conformity with the General Plan and Section 101.1 of the Planning Code. Actions, including but not limited to legislative actions, subdivisions, right-of-way dedications and vacations, and the purchasing of property are required to be in conformity with the General Plan and Planning Code Section 101.1.

In 2008, Mercy Housing, (“Project Sponsor”) was selected by the Mayor’s Office of Housing and Community Development (hereinafter “MOHCD”) (then, the Mayor’s Office of Housing) and the San Francisco Housing Authority to work with the local Sunnydale and Velasco and surrounding Visitacion Valley communities to create a Master Plan for the complete redevelopment of the site that would not only include reconstructed Housing Authority units, but additional affordable units along with market rate units, neighborhood serving retail, community service, new parks and open space, and new streets and infrastructure (“The Sunnydale HOPE SF Master Plan Project” or “Project”). As a part of the HOPE SF selection process, the Project Sponsor was also selected to act as the Master Developer for the 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 Sunnydale HOPE SF Master Plan Project ("The Project") is a 50-acre site located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the East and Velasco to the south. The San Francisco Housing Authority currently owns and operates 775 units on approximately 50 acres (including streets) site. The site currently consists of 775 affordable units and is owned and operated by the San Francisco Housing Authority.

As the selected Master Developer, the Project Sponsor applied to the Planning Department to enter a Development Agreement with the City under Administrative Code Chapter 56. The Project Sponsor also submitted an application for environmental review. On December 12, 2012, the Department issued a Notice of Preparation of an Environmental Impact Report ("NOP") for the Project. On December 19, 2014, the Department published the Draft Environmental Impact Report / Draft Environmental Impact Statement ("DEIR/DEIS") for the Project and provided public notice in a newspaper of general circulation of the availability of the DEIR/DEIS for public review and comment. The DEIR/DEIS was available for public comment from December 12, 2014 through February 17, 2015. The Planning Commission held a public hearing on January 22, 2015 on the DEIR/DEIS at a regularly scheduled meeting to solicit public comment regarding the DEIR/DEIS.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR/DEIS, prepared revisions to the text of the DEIR/DEIS in response to comments received or based on additional information that became available during the public review period. This material was presented in a Response to Comments document, published on June 24, 2015, distributed to the Planning Commission and all parties who commented on the DEIR/DEIS, and made available to others upon request at the Department.

A Final Environmental Impact Report / Final Environmental Impact Statement ("FEIR/FEIS" or "Final EIR/EIS") was prepared by the Department, consisting of the Draft EIR/EIS and the Response to Comments document.

On July 9, 2015, the Planning Commission reviewed and considered the Final EIR/EIS and found that the contents of the report and the procedures through which the Final EIR/EIS was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), 14 California Code of Regulations sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission 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.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2010.0305E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the Project and these materials were made available to the public and this Commission for this Commission's review, consideration and action.

On September 15, 2016, the Planning Commission adopted Resolution No. 19738 initiating General Plan amendments to further the Project. The initiated amendments would (1) amend Map 4 of the Urban Design Element, "Urban Design Guidelines for the Heights of Buildings", by designating the Sunnydale site within the 40-88 height designation area; and (2) amend Map 03 of the Recreation and Open Space Element, "Existing and Proposed Parks and Open Space", providing indications of the new parks within the site on the map.

On October 24, 2016, the Board of Supervisors initiated Planning Code Text and Map amendments that would create the Sunnydale HOPE SF Special Use District ("SUD") and provisions regarding it. The Map amendments would map the subject site within the SUD and within a 40/65-X Height and Bulk District.

By this action, the Planning Commission adopts General Plan Consistency findings, including a finding that the Project, as identified in the Final EIR, is consistent with Planning Code Section 101.1.

Other than those actions described above, several actions will be required for the project over its multi-year buildout. These actions include but are not limited to approval of subdivisions, right-of-way dedications and vacations.

The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of Project site, using the legal tools available through the Planning and Administrative Codes, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods. The Commission wishes to enable implementing actions.

The Sunnydale HOPE SF Master Plan Project provides for a type of development, intensity of development and location of development that is consistent with the overall goals and objectives and policies of the General Plan as well as the Eight Priority Policies of Section 101.1, as expressed in the findings contained in Attachment A to this Motion.

**NOW, THEREFORE, BE IT RESOLVED**, That the Planning Commission hereby adopts the CEQA Findings set forth in Motion No. 19784 and finds that the Project and approval actions thereto are consistent with the General Plan, and with Section 101.1 of the Planning Code as described in Attachment A to this Motion.

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



Jonas P. Ionin  
Commission Secretary

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

NOES: None

ABSENT: Fong

ADOPTED: November 17, 2016

## **Attachment A**

### **To Planning Commission Motion No.**

**Case No. 2010.0305 E GPA PCT PCM DEV GEN SHD**

### **The Sunnydale HOPE SF Master Plan Project General Plan Findings**

**and**

### **Planning Code Section 101.1 Findings**

The following constitute findings that the Sunnydale HOPE SF Master Plan Project (Project) and approval actions thereto are, on balance, consistent with the General Plan and Planning Code Section 101.1. The SUNNYDALE Master Plan Project is described within the Final EIR, Certified by the Planning Commission on July 9, 2015, with Planning Commission Motion No. 19409.

Approval actions that will be required to implement the Project include, but are not limited to: (1) Adoption of General Plan, Planning Code Text, and Map Amendments that would establish a Sunnydale HOPE SF Special Use District and associated Design Standards and Guidelines Document, and would increase heights in some locations; (2) Approval of a Development Agreement between the City of County of San Francisco, the Master Developer, and the San Francisco Housing Authority; (3) shadow impact findings; and (4) various mapping, street vacation and street dedication actions; and (5) the purchase of the site at Sunnydale and Hahn for the development of affordable housing.

#### **HOUSING ELEMENT**

*The principle objectives of the Housing Element are to provide new housing; retain the existing supply; enhance physical conditions and safety without jeopardizing use or affordability; support affordable housing production by increasing site availability and capacity; increase the effectiveness and efficiency of the affordable housing production system; protect the affordability of existing housing; expand financial resources for permanently affordable housing; ensure equal access; avoid or mitigate hardships imposed by displacement; reduce homelessness and the risk of homelessness in coordination with relevant agencies and providers; pursue place making and neighborhood building principles in increasing the supply of housing; and strengthen citywide affordable housing programs through coordinated regional and state efforts.*

*The Project is consistent with and implements the following objectives and policies of the Housing Element:*

- OBJECTIVE 1 Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.
- POLICY 1.1 Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.
- POLICY 1.3 Work proactively to identify and secure opportunity sites for permanently affordable housing.
- Objective 4 Foster a housing stock that meets the needs of all residents across lifecycles.
- POLICY 4.1 Develop new housing, and encourage the remodeling of existing housing, for families with children.
- POLICY 4.2 Provide a range of housing options for residents with special needs for housing support and services.
- POLICY 4.5 Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.
- Objective 5 Ensure that all residents have equal access to available units.
- POLICY 5.5 Minimize the hardships of displacement by providing essential relocation services.
- POLICY 5.6 Offer displaced households the right of first refusal to occupy replacement housing units that are comparable in size, location, cost, and rent control protection.
- Objective 7 Secure funding and resources for permanently affordable housing, including innovative programs that are not solely reliant on traditional mechanisms or capital.
- POLICY 7.5 Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

- Objective 8                      Build public and private sector capacity to support, facilitate, provide and maintain affordable housing.
- POLICY 8.1                      Support the production and management of permanently affordable housing.
- POLICY 8.3                      Generate greater public awareness about the quality and character of affordable housing projects and generate communitywide support for new affordable housing.
- Objective 9                      Preserve units subsidized by the federal, state or local sources.
- POLICY 9.3                      Maintain and improve the condition of the existing supply of public housing, through programs such as HOPE SF.
- POLICY 11.1                      Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.
- POLICY 11.2                      Ensure implementation of accepted design standards in project approvals.
- POLICY 11.3                      Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.
- POLICY 11.6                      Foster a sense of community through architectural design, using features that promote community interaction.
- Objective 12                      Balance housing growth with adequate infrastructure that serves the City's growing population.
- POLICY 12.1                      Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.
- POLICY 12.2                      Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.
- POLICY 12.3                      Ensure new housing is sustainably supported by the City's public infrastructure systems.

*The Hope SF initiative, including the Sunnydale Hope SF Master Development Project, is a central affordable housing and community development program for the City and County of San Francisco. Through the Hope SF initiative, existing affordable housing sites for very low income residents will be rebuilt with better connected mixed-income, complete neighborhoods that increase the permanent affordable housing stock of the City as well as provides a range of housing options for residents with special needs and for a range of income levels.*

*The Sunnydale HOPE SF Master Development Project will take advantage of the underutilized site to create both additional affordable housing and market rate housing thereby furthering Policies 1.1 and 1.4 provided above. The Sunnydale HOPE SF Master Development Project will seek to minimize displacement of existing residents and will provide essential relocation services that include maintenance of subsidized housing opportunities and the right to return as provided in the Right to Return Ordinance. The proposed funding of this large scale project is creative and leverages extensive public and private sources of capital. The project will receive zoning and priority approval processes to encourage the production of affordable housing.*

*The high visibility of this project will increase capacity of builders and owners of affordable and mixed income communities as well as raise greater public awareness of the high quality design and character of affordable housing. Policy 9.3 specifically names HOPE SF as leading initiative to maintain and improve the condition of existing supply of public housing in the Plan Area. As a site that is currently well under the Planning Code's density limit, the Hope SF also looks to take advantage of the additional allowed density to construct both affordable and market-rate units. The market-rate development will both create a mixed-income neighborhood and will cross-subsidizing the cost of reconstructing the existing dilapidated affordable housing. Also central to the Hope SF initiative, is the construction of new infrastructure including new streets and parks that meet -- and in some cases exceed -- current City standards for ecological performance, safety, and comfort.*

## COMMERCE AND INDUSTRY

*The principle objectives for Commerce & Industry are to manage economic growth and change, maintain a sound and diverse economic base and fiscal structure, provide expanded employment opportunities for city residents particularly the unemployed and underemployed in a wide range of fields and levels, improve viability of existing businesses as well as attract new businesses – particularly in new industries, and assure entrepreneurial opportunities for local businesses.*

*The following objectives and policies are relevant to the Project:*

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

POLICY 6.1            Ensure and encourage the retention and provision of neighborhood-  
serving goods and services in the city's neighborhood commercial  
districts, while recognizing and encouraging diversity among the  
districts.

POLICY 6.2            Promote economically vital neighborhood commercial districts which  
foster small business enterprises and entrepreneurship and which are  
responsive to economic and technological innovation in the marketplace  
and society.

POLICY 6.4            Encourage the location of neighborhood shopping areas throughout the  
city so that essential retail goods and personal services are accessible to  
all residents.

POLICY 6.7            Promote high quality urban design on commercial streets.

*The Project meets and furthers the Objectives and Policies of the Commerce and Industry Element by reinforcing the typical San Francisco pattern of including resident serving uses along with residential development. The Project will generally permit small scale retail and community related uses throughout and requiring ground floor non-residential uses on a portion of Sunnydale and Hawn Streets, which will serve as a part of the neighborhood's "Hub". Design and Land Use regulations for the development will require that neighborhood commercial retail be established in a pedestrian-oriented active environment typical of San Francisco neighborhoods and specifically called for in the Commerce and Industry Element. The possible provision of retail space will provide entrepreneurial opportunities for local residents and workers. Of course, new development will provide construction business opportunities, especially with outreach to small businesses through the City's SBE program, along with opportunities for property management and maintenance.*

**RECREATION AND OPEN SPACE ELEMENT**

*The principle objectives of the Recreation and Open Space Element are to preserve large areas of open space sufficient to meet the long-range needs of the Bay Region, develop and maintain a diversified and balanced citywide system of high quality public open space, provide a continuous public open space along the shoreline, and provide opportunities for recreation and the enjoyment of open space in every neighborhood.*

- OBJECTIVE 1            ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM
  
- POLICY 1.1            Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.
  
- POLICY 1.11           Encourage private recreational facilities on private land that provide a community benefit, particularly to low and moderate-income residents.
  
- OBJECTIVE 2           INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION
  
- POLICY 2.7            Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.
  
- POLICY 2.8            Consider repurposing underutilized City-owned properties as open space and recreational facilities.
  
- OBJECTIVE 3           IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE
  
- POLICY 3.1            Creatively develop existing publicly-owned right-of-ways and streets into open space.
  
- POLICY 3.2            Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.
  
- POLICY 3.6            Maintain, restore, expand and fund the urban forest.

*The Project meets and furthers the Objectives and Policies of the Recreation and Open Space by creating a new street and open space network within an area that is currently characterized by wide disconnected streets, steep unoccupied terrain, and lack of recreational opportunities. Altogether, 3.5 acres of new parks and open space are proposed for the site. Further, the new street network will improve connectivity from existing residential neighborhoods, parks and open spaces.*

**TRANSPORTATION ELEMENT**

*The Transportation Element is largely concerned with the movement of people and goods. It addresses the need for multi-modal streets and facilities, implementation of the City's transit-first policy, the need to limit parking and auto capacity on the roads, and ways to incentivize travel by transit, bike and by foot. It also addresses the relationship between transportation and land use and how the two should be coordinated to reduce the need for auto trips.*

*The following objectives and policies are relevant to the Project:*

- OBJECTIVE 1            MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.
- POLICY 1.2            Ensure the safety and comfort of pedestrians throughout the city.
- POLICY 1.6            Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.
- POLICY 2.5            Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.
- OBJECTIVE 18           ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.
- POLICY 18.2           Design streets for a level of traffic that serves, but will not cause a detrimental impact on adjacent land uses, or eliminate the efficient and safe movement of transit vehicles and bicycles.
- POLICY 18.4           Discourage high-speed through traffic on local streets in residential areas through traffic "calming" measures that are designed not to disrupt transit service or bicycle movement, including:
- Sidewalk bulbs and widenings at intersections and street entrances;
  - Lane off-sets and traffic bumps;

- Narrowed traffic lanes with trees, landscaping and seating areas; and
- colored and/or textured sidewalks and crosswalks.

POLICY 20.5 Place and maintain all sidewalk elements, including passenger shelters, benches, trees, newsracks, kiosks, toilets, and utilities at appropriate transit stops according to established guidelines.

OBJECTIVE 23 IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.1 Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

POLICY 23.2 Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested and where residential densities are high.

POLICY 23.3 Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

POLICY 23.6 Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

OBJECTIVE 24 IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

POLICY 24.2 Maintain and expand the planting of street trees and the infrastructure to support them.

POLICY 24.3 Install pedestrian-serving street furniture where appropriate.

POLICY 24.5 Where consistent with transportation needs, transform streets and alleys into neighborhood-serving open spaces or "living streets", especially in neighborhoods deficient in open space.

OBJECTIVE 26 CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE SYSTEM.

- OBJECTIVE 27           ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.
- OBJECTIVE 28           PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.
- POLICY 28.1            Provide secure bicycle parking in new governmental, commercial, and residential developments.
- OBJECTIVE 34           RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.
- POLICY 34.3            Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.
- OBJECTIVE 35           MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD SHOPPING DISTRICTS CONSISTENT WITH PRESERVATION OF A DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

*The Project meets and furthers the Objectives and Policies of the Transportation Element by requiring the creation of a new fine-grained street grid in place of the curvilinear configured and disconnected street and block pattern that exists today. The Project accommodates the creation of a new mixed-use predominately development in a pattern that encourages walking and using transit. The Project also calls for streetscape improvements that will calm auto traffic while assuring pedestrian and bicyclist comfort and enjoyment.*

**URBAN DESIGN ELEMENT**

*The Urban Design Element addresses the physical character and order of the City. It establishes objectives and policies dealing with the city pattern, conservation (both of natural areas and historic structures), major new developments, and neighborhood environment. It discusses meeting “human needs”, largely by assuring quality living environments, and by protecting and enhancing those characteristics of development that make San Francisco special.*

The following objectives and policies are relevant to the Project:

OBJECTIVE 1            EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.1            Recognize and protect major views in the city, with particular attention to those of open space and water.

POLICY 1.2            Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

POLICY 1.3            Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

POLICY 1.5            Emphasize the special nature of each district through distinctive landscaping and other features.

POLICY 1.6            Make centers of activity more prominent through design of street features and by other means.

POLICY 1.7            Recognize the natural boundaries of districts, and promote connections between districts.

POLICY 2.9            Review proposals for the giving up of street areas in terms of all the public values that streets afford.

POLICY 2.10           Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

OBJECTIVE 3           MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

- POLICY 3.3 Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.
- POLICY 3.4 Promote building forms that will respect and improve the integrity of open spaces and other public areas.
- POLICY 3.5 Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.
- POLICY 3.7 Recognize the special urban design problems posed in development of large properties.
- POLICY 3.8 Discourage accumulation and development of large properties, unless such development is carefully designed with respect to its impact upon the surrounding area and upon the city.
- OBJECTIVE 4 IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY .
- POLICY 4.3 Provide adequate lighting in public areas.
- POLICY 4.4 Design walkways and parking facilities to minimize danger to pedestrians.
- POLICY 4.5 Provide adequate maintenance for public areas.
- POLICY 4.6 Emphasize the importance of local centers providing commercial and government services.
- POLICY 4.8 Provide convenient access to a variety of recreation opportunities.
- POLICY 4.10 Encourage or require the provision of recreation space in private development.
- POLICY 4.12 Install, promote and maintain landscaping in public and private areas.
- POLICY 4.13 Improve pedestrian areas by providing human scale and interest.

*On balance, the Project is consistent with and furthers the Urban Design Element. The project enables the establishment of a new vibrant mixed-use-predominately-residential neighborhood on currently underutilized land. The Project will connect to the Visitacion Valley street grid and block pattern where*

*it currently does not today, thereby reinforcing Visitacion Valley's street pattern. The Project's compact urban development of modulated buildings will step along the site's topography; open spaces and green streets will punctuate the new block pattern. Taken together, these characteristics will enable the revitalized Sunnydale Hope SF neighborhood to be both individually distinctive and better integrated into the larger Visitacion Valley neighborhood. Streets will be designed to Better Streets standards and will be safe, comfortable, and inviting. While the proposal includes allowing heights of buildings to be as tall as 65-feet at some locations (taller than what's allowed within other residentially portions of Visitacion Valley), design standards will require that they be broken down both vertically and horizontally and be designed to the human scale. The portion of the site that allows the tallest heights will be reserved for the center of the neighborhood's planned commercial and community-serving center, thereby demarking the Project's civic heart. While the view across the site will change in nature with additional buildings in the foreground, other views will be improved and protected by aligning new streets with existing streets allowing continual views down them and assuring they are not blocked in the future. On balance, the urban design character of the site will be significantly improved; therefore, the Project is consistent with the Urban Design Element.*

**ENVIRONMENTAL PROTECTION ELEMENT**

*The Environmental Protection Element is concerned with protecting the natural environment within San Francisco's urban context. The element provides objectives and policies for the following topics: the Bay, ocean and shoreline, air, fresh water, land, flora and fauna, transportation noise, and energy.*

*The following objectives and policies are relevant to the Project:*

OBJECTIVE 1           ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

Policy 1.4             Assure that all new development meets strict environmental quality standards and recognizes human needs.

OBJECTIVE 15         INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

POLICY 15.3          Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

*The Project is consistent with and implements the Environmental Protection Element in that it calls for mixed-use, moderate density, transit-friendly, sustainable development. The Project and all related City approvals are consistent with the Environmental Protection Element as the Project satisfies and implements the preponderance of Element's objectives and policies: the Project furthers the Element's emphasis on the need for compact, and sustainable development.*

**COMMUNITY FACILITIES ELEMENT**

*The Community Facilities element addresses police facilities, neighborhood center facilities, fire facilities, library facilities, public health facilities, and touches upon educational facilities, institutional facilities (colleges, etc.) wastewater facilities, and solid waste facilities.*

The following objectives and policies are relevant to the Project:

OBJECTIVE 3            ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO  
NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD  
ACTIVITIES

POLICY 3.6            Base priority for the development of neighborhood centers on relative  
need.

OBJECTIVE 4            PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO  
THE COMMUNITY SERVED.

POLICY 4.1            Assure effective neighborhood participation in the initial planning,  
ongoing programming, and activities of multi-purpose neighborhood  
centers

*The Project is consistent with and implements the Community Facilities Element. The Project allows for community serving uses on the ground floor throughout the development. A community center and senior housing development is planned for "The Hub" portion of the site, that among other community-based uses will include child care. Whether or not community uses will eventually establish themselves in other permitted locations will depend on community needs and demands as well as broader market factors as the Project gets built out.*

**PUBLIC SAFETY ELEMENT**

OBJECTIVE 2           REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.

POLICY 2.1           Assure that new construction meets current structural and life safety standards.

POLICY 2.3           Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.

POLICY 2.9           Consider information about geologic hazards whenever City decisions that will influence land use, building density, building configurations or infrastructure are made.

POLICY 2.12          Enforce state and local codes that regulate the use, storage and transportation of hazardous materials in order to prevent, contain and effectively respond to accidental releases.

*The Project is consistent with and implements the Community Safety Element. All improvements, including infrastructure, buildings and open space improvements will be constructed to local seismic standards, taking into account, among other considerations, the geological condition of the soil and where applicable, any remediation activity.*

**AIR QUALITY ELEMENT**

*The Air Quality Element is concerned, in part, with reducing the level of pollutants in the air, thus protecting and improving public health, welfare and the quality of life of the citizens of San Francisco and the residents of the metropolitan region. It emphasizes that opportunities for economic growth in the area can be enhanced through implementation of transportation, land use and other policies in harmony with clean air goals.*

*The following objectives and policies are relevant to the Project:*

- OBJECTIVE 3            DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.
- POLICY 3.1            Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.
- POLICY 3.2            Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.
- POLICY 3.6            Link land use decision making policies to the availability of transit and consider the impacts of these policies on the local and regional transportation system.
- POLICY 3.9            Encourage and require planting of trees in conjunction with new development to enhance pedestrian environment and select species of trees that optimize achievement of air quality goals

*The Project is consistent with and implements the Air Quality Element in that it calls for mixed-use predominately residential, moderate density, sustainable development that will enable efficient use of land and encourage travel by transit and by foot, thereby reducing auto use. The Project will be built to LEED Neighborhood Development standards. The Project is consistent with the Air Quality Element because it satisfies and implements the preponderance of Element's objectives and policies; most importantly, the Project furthers the Element's emphasis on efficient and compact development.*

### **General Plan Priority Finding**

(Planning Code Section 101.1 Findings)

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. As described below, the Project is consistent with the eight priority policies set forth in Planning Code Section 101.1(b).

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

*The Project will preserve and enhance existing neighborhood serving retail uses. The Project would potentially accommodate roughly 15,000 square feet of new retail uses. The retail uses are envisioned to be local serving. The project does not include the removal of any existing neighborhood serving retail and is not expected to unduly compete against long established Visitacion Valley neighborhood commercial districts along Leland Avenue.*

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

*The Project accommodates new development on land that is underutilized and improvements that are dilapidated. While it would remove existing housing, the housing will be replaced by significantly improved housing in a neighborhood pattern much more similar to the rest of Visitacion Valley than what exists today. Existing tenants will be actively engaged in the relocation planning process and will be offered on-site relocation opportunities as part of a larger community building strategy employed by HOPE SF to preserve the cultural and economic diversity of the neighborhood. . Outside of the boundaries of the Housing Authority site*

3. That the City's supply of affordable housing be preserved and enhanced.

*The Project is a part of the Hope SF, the Mayor's signature anti-poverty initiative aimed at eradicating intergenerational poverty. As noted above, existing affordable units will be demolished and replaced with significantly improved units at the same affordable levels as the units removed. Along with replacement units for extremely low income households, about 295 additional affordable units for low income households are also proposed.*

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

*The Project anticipates and accommodates new transit as planned through the City's Muni Forward Project. Design of streets and bus stops will include bus bulbs and bus shelters; street cross sections and corner design will assure sufficient space for bus travel. Moreover, the Project includes the creation of a pedestrian-oriented street and open space network that will encourage alternative modes of transportation. The Project will provide less than one-to-one parking, further encouraging travel by other modes of travel other than by single-occupancy vehicle.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project would not adversely affect the industrial sector or service sectors. No such uses would be displaced by the Project. Construction activity generated by the Project, however, will support these sectors.*

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*All new construction would be subject to the City's Building Code, Fire Code and other applicable safety standards. Thus, the Project would improve preparedness against injury and loss of life in an earthquake by prompting development that would comply with applicable safety standards.*

7. That landmarks and historic buildings be preserved.

*The Project would not accommodate the removal, demolition, or of any known landmark or historic building.*

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

*On balance, the Project would improve the City's open space and park system and would not adversely effect parks access to sunlight and vistas. The project includes providing roughly 3.5 acres of additional parks to the City's overall park system. The site is immediately adjacent to and downslope to Herz Playground and McLaren Park. Because the proposal does include constructing buildings immediately across the street from the park, new shadows will be created on the park.. However, the EIR has shown that the new shadows would not cause a significant adverse effect. Given that additional parks and accessible green space is being added by the*

*Project, and the impacts of the proposed development on Herz Playground and McLaren Park are limited, on balance, the Project is consistent with this General Plan Priority Finding.*



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 19786 Sunnydale - General Plan Amendments

HEARING DATE: NOVEMBER 17, 2016

*Case No.:* 2010.0305 E GPA PCT PCM DEV GEN SHD  
*Project Address:* **Sunnydale Hope SF Master Plan Project**  
*Zoning:* RM-1 (Residential – Mixed, Moderate Density)  
 40-X Height and Bulk Districts  
*Block/Lot:* Assessor’s Block/Lots: 6356/ 061, 062, 063 ,064, 065, 066, 067 and 068; 6310/  
 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001; 6315/001  
*Project Sponsor:* Mercy Housing  
 1360 Mission Street, #300  
 San Francisco, CA 94103  
  
*Staff Contact:* Mat Snyder – (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

APPROVING AMENDMENTS TO MAP 03, “EXISTING AND PROPOSED OPEN SPACE” OF THE RECREATION AND OPEN SPACE ELEMENT; AND MAP 4, “URBAN DESIGN GUIDELINES FOR HEIGHTS OF BUILDINGS” OF THE URBAN DESIGN ELEMENT, 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 340(c), the Planning Commission requested that the General Plan be amended on behalf of the Hope SF projects. On September 15, 2016, at their duly noticed Regular Hearing, the Planning Commission initiated the General Plan Amendments with Resolution No 19738.

The General Plan Amendments would enable the Sunnydale 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 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 largely below grade. 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.

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

This General Plan Amendment would amend Map 03, "Existing and Proposed Open Space" of the Recreation and Open Space Element; and Map 4, "Urban Design Guidelines for Heights of Buildings" of the Urban Design Element. The "Existing and Proposed Open Space" map would be amended to include the new parks and open spaces now proposed for Sunnydale. The "Urban Design Guidelines for Heights of Buildings" Map would be amended so the Sunnydale area is included within the 41-88 foot height designations.

On July 9, 2016, the Planning Commission reviewed and considered the Final EIR/EIS for the Sunnydale 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 July 9, 2016, 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 November 17, 2016, by Motion No. 19784, 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 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

A draft ordinance, substantially in the form **attached hereto as Exhibit A**, approved as to form, would amend Map 03, "Existing and Proposed Open Space" of the Recreation and Open Space Element and Map 4, "Urban Design Guidelines for Heights of Buildings" of the Urban Design Element of the General Plan.

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

1. The Planning Code Text Amendments would help implement the City's HOPE SF Initiative, 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 Text Amendments would help implement the City's HOPE SF Initiative, 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 Text 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 General Plan Amendments for the Urban Design Elements Heights map would allow greater heights within the subject site, enabling the construction of a greater amount of housing, especially affordable housing and improve the urban design quality of the site by enabling buildings that are well proportioned to the site's streets and open spaces. The location of buildings over 40-feet (the previous height limit) would be subject to design controls outlined in the Sunnydale Design Standards and Guidelines document, which would provide specific controls to assure buildings are well designed and relate well to the current built context.
5. The General Plan amendments for the Recreation and Open Space Map would provide indications of new parks and open spaces that would be available not only to the residents of Sunnydale HOPE SF but to the neighborhood and City as well.

**AND BE IT FURTHER RESOLVED**, That the Planning Commission finds the General Plan amendments are in general conformity with the General Plan as set forth in Planning Commission Motion 19785;

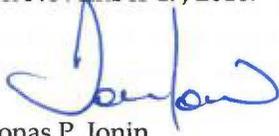
**AND BE IT FURTHER RESOLVED**, That the Planning Commission finds the General Plan amendments in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Motion 19785:

**AND BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 340, the Planning Commission recommends to the Board of Supervisors **approval** the General Plan amendments.

Resolution No. 19786  
November 17, 2016

Case No. 2010.0305 E GPA PCT PCM DEV GEN SHD  
Sunnydale HOPE SF Master Plan Project  
General Plan Amendments

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



Jonas P. Ionin  
Commission Secretary

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

NOES: None

ABSENT: Fong

ADOPTED: November 17, 2016