[General Plan Amendments - Sunnydale HOPE SF Project]

Ordinance amending the General Plan in connection with the Sunnydale HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

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

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

Section 1. Findings.

(a) 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 investments in education, economic mobility, health, and safety. The Sunnydale HOPE SF Project (the "Project") will help realize and further the City's HOPE SF goals.

(b) The Project, which is located in Visitacion Valley, is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east, and Velasco Avenue to the south.

(c) The San Francisco Housing Authority owns and operates Sunnydale-Velasco housing project comprised of 775 units of public housing located on the approximately 50-acre site of the Project.

(d) The Project is a mixed-use, mixed-income development with several components: (1) construction of the public infrastructure to support the Project; (2) development of private, mixed-use affordable housing on affordable parcels in accordance with an affordable housing plan; (3) development of private, mixed-use residential projects on market rate parcels; and (4) development of community improvements (e.g., open space areas, community facilities) throughout the Project. The Sunnydale HOPE master plan consists of a maximum of 1,700 units, of which 775 are replacement units for existing Sunnydale-Velasco households and 200 are additional affordable housing units. There are also up to 694 units that will be for market rate homeownership. The master plan includes new streets and utility infrastructure, 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving spaces.

(e) This ordinance is companion legislation to other ordinances relating to the Project, including Planning Code amendments, Zoning Map amendments, and a Development Agreement adoption.

(f) On July 9, 2015, in Motion No. 19409, the Planning Commission certified as adequate and complete the Sunnydale-Velasco HOPE SF Master Plan Project Environmental Impact Report/Environmental Impact Statement (Planning Case No. 2010.0305E) in accordance with the California Environmental Quality Act (California Public Resources Code

Sections 21000 et seq.) and Administrative Code Chapter 31. Said Motion is on file with the Clerk of the Board of Supervisors in File No. 161309 and is incorporated herein by reference.

(g) On November 17, 2016, in Motion No. 19784, the Planning Commission adopted findings under the California Environmental Quality Act ("CEQA Findings") related to the actions contemplated in this ordinance. The Board adopts these CEQA Findings as its own. Said Motion and the CEQA Findings are on file with the Clerk of the Board of Supervisors in File No. 161309 and are incorporated herein by reference.

(h) On September 15, 2016, in Resolution No. 19738, the Planning Commission initiated the actions contemplated in this ordinance. Said Motion is on file with the Clerk of the Board of Supervisors in File No. 161309.

(i) On November 17, 2016, in Resolution No. 19786, the Planning Commission adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan as proposed for amendment and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 161309, and is incorporated herein by reference.

(j) In this same Resolution, the Planning Commission, in accordance with Planning Code Section 340, determined that this ordinance serves the public necessity, convenience, and general welfare. The Board of Supervisors adopts as its own these findings.

Section 2. The General Plan is hereby amended by revising the Recreation and Open Space Element and the Urban Design Elements as follows:

Recreation and Open Space Element

Map 03 – Existing and Proposed Open Space. Insert indications of new parks within the Sunnydale HOPE SF boundaries pursuant to the Sunnydale HOPE SF Design Standards and Guidelines Document.

Urban Design

Map 4 - Urban Design Guidelines for Height of Buildings. Add shading representative of 41-88 feet height range to the boundaries of the Sunnydale HOPE SF site.

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

By: _____
Robb W. Kapla
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 161309 **Date Passed:** January 31, 2017

Ordinance amending the General Plan in connection with the Sunnydale HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

January 09, 2017 Land Use and Transportation Committee - RECOMMENDED

January 24, 2017 Board of Supervisors - PASSED, ON FIRST READING

January 31, 2017 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 161309

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 1/31/2017 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

2/3/2017
Date Approved