

LEGISLATIVE DIGEST

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

Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-11 and HT-11 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 302.

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property across the City. Assessor's Block 6356, Lots 061, 062, 063, 064, 065, 066, 067 and 068 are designated as Neighborhood Commercial, Cluster (NC-1). Assessor's Block 6310, Lot 001; Block 6311, Lot 001; Block 6312, Lot 001; Block 6313, Lot 001; Block 6314, Lot 001; Block 6315, Lot 001 are designated as Residential, Mixed Districts, Low Density (RM-1). All of the parcels are set at 40-X height and bulk. Together, these properties encompass the Sunnydale HOPE SF (Housing Opportunities for People Everywhere San Francisco) project ("Project").

Amendments to Current Law

This Ordinance would amend the Zoning Map to accommodate the Project by first rezoning the NC-1 designated parcels to RM-1, then rezoning all the parcels to the Sunnydale Hope SF Special Use District and altering the height and bulk limits to 40/65-X.

Background Information

The Project 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 Project involves replacing all 775 existing public housing units and integrating 200 additional affordable housing units and up to 730 market-rate homes into the community for a total of approximately 1,770 units. The master plan includes all new streets and utility infrastructure, 3.6 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving spaces.

The Project is part of the City's HOPE SF program. HOPE SF is the nation's first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a human and real estate capital commitment by the City. HOPE SF, the City's signature anti-poverty and equity

initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investments in education, economic mobility, health and safety.

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

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