File No. 161162 Committee Item No. 7
Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation **Date** January 9, 2017

Board of Supervisors Meeting **Date** January 24, 2017

Cmte	Board	
☐	☐	Motion
☐	☐	Resolution
☒	☒	Ordinance
☒	☒	Legislative Digest
☐	☐	Budget and Legislative Analyst Report
☐	☐	Youth Commission Report
☒	☒	Introduction Form
☒	☒	Department/Agency Cover Letter and/or Report
☐	☐	Memorandum of Understanding (MOU)
☐	☐	Grant Information Form
☐	☐	Grant Budget
☐	☐	Subcontract Budget
☐	☐	Contract/Agreement
☐	☐	Form 126 - Ethics Commission
☐	☐	Award Letter
☐	☐	Application
☐	☐	Form 700
☐	☐	Vacancy Notice
☐	☐	Information Sheet
☐	☐	Public Correspondence

OTHER (Use back side if additional space is needed)

☒	☒	CEQA Determination
☒	☒	Planning Commission Resolution No. 19787
☒	☒	Planning Commission Motion No. 19790
☒	☒	Design Standards & Guidelines
☒	☒	Notice of Public Hearing
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Completed by: Alisa Somera **Date** January 6, 2017
Completed by: Alisa Somera **Date** January 18, 2017

[Planning Code - Sunnydale HOPE SF Special Use District]

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

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) The Board of Supervisors adopted a companion ordinance related to General Plan amendments for the Sunnydale HOPE SF project. This companion ordinance described the project and included findings under the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), General Plan findings, and the eight priority policies of Planning Code Section 101.1. The Board of Supervisors adopts all of these findings for purposes of this ordinance. The companion ordinance on the General Plan amendments and

the accompanying findings are on file with the Clerk of the Board of Supervisors in File No. 161309 and are incorporated herein by reference.

(b) On November 17, 2016, in Resolution No. 19787, the Planning Commission adopted findings under Planning Code Section 302 determining that this ordinance serves the public necessity, convenience, and general welfare. The Board of Supervisors adopts as its own these findings. The Planning Commission Resolution is on file with the Clerk of the Board of Supervisors in File No. 161162 and is incorporated herein by reference.

Section 2. The Planning Code is hereby amended by adding Section 249.75, to read as follows:

SEC 249.75. SUNNYDALE HOPE SF SPECIAL USE DISTRICT.

*(a) **Purpose.** In order to give effect to the Development Agreement for the Sunnydale HOPE SF development project as approved by the Board of Supervisors in an ordinance in Board File No. __, there shall be a Sunnydale HOPE SF Special Use District as designated on Sectional Map SU-11 of the Zoning Maps of the City and County of San Francisco. The purpose of the Special Use District is to allow a project that will replace the Sunnydale and Velasco public housing projects with a mixed-use and mixed-income development of affordable dwelling units in a number in excess of the existing public housing units, market-rate dwelling units, neighborhood commercial, and community facility uses, and new infrastructure improvements, including streets, sidewalks, utilities, and open spaces.*

*(b) **Definitions.***

"Design Standards and Guidelines " shall mean the Sunnydale HOPE SF Design Standards and Guidelines adopted by the Planning Commission in Resolution No. 19790, approved by the Board of Supervisors as part of this Special Use District, and found in Board File No. 161162, and as may be amended from time to time. The Design Standards and Guidelines is herein incorporated by reference.

"Development Agreement" shall mean the Development Agreement By and Between the City and County of San Francisco and Sunnydale Development Company, LLC, a joint venture of Mercy Housing California and The Related Companies of California, approved by the Board of Supervisors in an ordinance in Board File No. 161164.

"Master Infrastructure Plan " or "MIP" shall mean the Sunnydale HOPE SF approved by the Board of Supervisors as part of the Development Agreement and found in Board File No. 161164, and as may be amended from time to time. The MIP is herein incorporated by reference.

*(c) **Development Controls.** The controls contained in the Design Standards and Guidelines shall regulate development in the Sunnydale HOPE SF Special Use District, except for those controls specifically enumerated in this Section 249.75. Where not explicitly superseded by definitions established in the Design Standards and Guidelines, the definitions in this Code shall apply. All procedures and requirements in Article 3 of the Planning Code shall apply to development in this Special Use District to the extent that they are not in conflict with this Special Use District or the Development Agreement. The Planning Commission may amend the Design Standards and Guidelines upon initiation by the Planning Department or upon application by an owner of property within this Special Use District (or his or her authorized agent), or any party to the Development Agreement, to the extent that such amendments are consistent with this Special Use District, the General Plan, and the Development Agreement. The Zoning Administrator may approve minor amendments to the Design Standards and Guidelines upon initiation by the Planning Department or upon application by an owner of property within this Special Use District (or his or her authorized agent), or any party to the Development Agreement. For the purposes of this subsection (c), "minor amendments" shall be defined as amendments necessary to clarify omissions or correct inadvertent mistakes in the Design Standards and Guidelines and are consistent with the intent of the Design Standards and Guidelines, this Special Use District, the General Plan, and the Development Agreement.*

*(1) **Zoning Designation.** The applicable zoning designation shall be as set forth in Zoning Map ZN-11, consisting of the Residential, Mixed, Low Density (RM-1) district. The Planning Code provisions for the underlying RM-1 use district shall control except to the extent they conflict with the provisions of this Section 249.75. Notwithstanding the foregoing sentence, this Special Use District and the Design Standards and Guidelines shall apply only to construction and other activities that further implement the Sunnydale HOPE SF development project. For proposed activities other than implementation of the Sunnydale HOPE SF development project (e.g., changes of use in existing buildings, alterations to existing buildings prior to commencement of the project), the underlying RM-1 controls shall continue to apply.*

*(2) **Uses.***

*(A) **Permitted Uses.** In addition to the uses permitted in the RM-1 district, those uses that are principally or conditionally permitted in a Small-Scale Neighborhood Commercial District (NC-2) use district shall be permitted in this Special Use District to the same extent as in a NC-2 district; provided, however, that liquor stores and medical cannabis dispensaries shall not be permitted in this Special Use District and that Conditional Use size thresholds pursuant to Planning Code Section 711.21 shall not apply to Medical Uses, Large Institutions, Small Institutions, Public Uses. Public Uses shall be principally permitted.*

*(B) **Ground Floor Uses.** Notwithstanding anything in this Section 249.75 to the contrary, "active uses" as defined in Section 145.1(b)(2) or Medical Services as defined in Section 790.114 shall be required at the ground floor frontages along the west side of Hahn Street between Sunnydale Avenue and Center Street, as identified in the Development Agreement, and the south side of Sunnydale Avenue between Hahn Street and A Street, as identified in the Development Agreement; provided, however, that for purposes of this Section of the Special Use District, active uses shall exclude ground floor residential units.*

*(3) **Dwelling Unit Density.** The controls set forth in the underlying RM-1 use district shall govern dwelling unit density within the Special Use District. However, greater dwelling unit density than permitted by the underlying RM-1 use district may be provided on individual lots, as long as the overall density of the Special Use District does not exceed the density allowed by the underlying RM-1 zoning for the entire Special Use District, accounting for density that could be permitted as a Planned Unit Development pursuant to Section 304. The overall density limit shall be determined by the size and configuration of the lots within this Special Use District as they exist at the time of the adoption of this Special Use District.*

*(4) **Building Standards.***

*(A) **Building Height.** The applicable height limits for this Special Use District shall be as set forth on Section Map HT-11 of the Zoning Map of the City and County of San Francisco. Height shall be measured and regulated as provided in the Design Standards and Guidelines and not as provided in Article 2.5 of the Planning Code, except that the exemptions to height limits set forth in Section 260(b) shall apply. Measurement of height may be modified through a Major Modification process.*

*(B) **Building Bulk.** Except as described in the Design Standards and Guidelines, there are no bulk limitations for this Special Use District.*

*(C) **Building Setbacks.** The applicable building setback requirements for this Special Use District shall be as set forth in the Design Standards and Guidelines and not as provided in Article 1.2 of the Planning Code.*

*(D) **Open Space.** The usable open space requirement shall be set at 80 square feet per unit. The Design Standards and Guidelines shall set forth the methods for satisfying the open space requirement.*

*(E) **Sign controls.** Sign controls for NC-2 Districts shall apply to the Special Use District for commercial establishments in-lieu of sign controls for the underlying use district.*

*(5) **Off-Street Automobile Parking.** There is no minimum off-street parking requirement for any use in this Special Use District. Upon completion of the Sunnydale HOPE SF Project, the number of off-street parking spaces within this Special Use District shall not exceed: one parking space per residential dwelling unit and one parking space per 500 square feet of occupied commercial, institutional, and community facility space. Car share parking spaces shall be provided in the amounts set forth in Section 166. Collective off-street parking pursuant to Section 160(a) shall be permitted such that the amount of parking on a particular lot may exceed the maximum parking allowed for uses on that lot so long as the amount of parking for the entire Special Use District does exceed the overall maximum amount allowed.*

*(6) **Bicycle Parking.** Bicycle parking shall be provided as required by the Planning Code.*

*(7) **Streetscape and Public Realm Requirements.** In lieu of the requirements of Section 138.1, each building shall include the design and construction of the appropriate adjacent and related street and public realm infrastructure, consistent with the Development Agreement, Design Standards and Guidelines, and other supporting documents to the Development Agreement. Construction of such improvements shall be subject to approval and review by the Planning Department and other relevant City agencies as provided by the Development Agreement.*

*(8) **Residential Affordable Housing Requirement.** The provisions of Section 415 shall not apply, except as otherwise stipulated in the Development Agreement.*

*(d) **Modifications to Building Standards.** Modification of the Building Standards, including measurement of height, set forth in subsection (c) above and as outlined in the Design Standards and Guidelines may be approved on a project-by-project basis and according to the procedures of subsection (e).*

The following Controls as provided in the Design Standards and Guidelines document cannot be modified:

DSG Control No. or Nos.	*Topic*
4.1 control 1, 2 and 3	*Land Use*
7.1.1 control 1	*Height*
6.1 control 1 and 2	*Open Space*
7.1.7 control 2	*Blank Facades*
7.1.8 control 1	*Meters, Utilities and Trash*
7.1.9 controls 2 and 3	*Gates and Fences*
7.1.11 control 1	*Roof Design*
7.1.13 control 1	*Parking, Parking Entrances and Curb Cuts*
7.2.2 control 1	*Block 3*

The following Controls as provided in the Design Standards and Guidelines can only be modified through the Major Modification process as described in subsection (e)(4)(b), below:

DSG Control No. or Nos.	*Topic*
7.1.5 controls 1, 2, 3, and 4	*Residential Entrances*
7.1.7 controls 1 and 3	*Blank Facades*
7.1.10 controls 1, 2, and 5	*Retail Facades*
7.1.12 control 1	*Building Lighting*
7.1.13 control 2	*Parking, Parking Entrances and Curb Cuts*
7.1.14 control 1	*Usable Open Space*
7.2.1 control 1	*Block 1*

7.2.11 controls 1, 2, and 3	*Block 15 & 16, 19 & 20, 23 & 24, and 28 & 29*
7.2.12 controls 1, 2, and 3	*Blocks 17 & 18 and 26 & 27*
7.3 control 1 and 2	*Townhouse blocks*

If a modification for any of the Controls in the Design Controls and Guidelines that are listed below is sought such that the modification would deviate by 10% or more from the quantitative standard, the Major Modification process described in subsection (e)(4)(B) would be required.

DSG Control No. or Nos.	***Topic***
7.1.1 controls 2 and 3	*Building Heights*
7.1.2 controls 1 and 2	*Building Massing*
7.1.3 controls 1 and 2	*Lot Coverage / Rear Yard*
7.1.4 controls 1 and 3	*Setback Lines*
7.1.5 control 4	*Residential Entries*
7.1.9 control 1	*Gates and Fences*
7.1.10 control 3	*Retail Facades*
7.1.13 control 3, 4, and 5	*Parking, Parking Entrances and Curb Cuts*

For any other modification being sought from the Controls in Chapters 4, 6 and 7 of the Design Standards and Guidelines document, the Minor Modification process described in subsection (e)(4)(A), below, would be required.

(e) ***Project Review and Approval.***

(1) ***Purpose.*** *The design review process for this Special Use District is intended to ensure that new buildings within this Special Use District are designed to complement the aesthetic*

quality of the development, exhibit high quality architectural design, and promote the purpose of this Special Use District.

*(2) **Development Phase Approval.** The Planning Department shall only approve applications for individual building projects that are consistent with and described in an approved Development Phase Application. The Development Phase Approval process, as set forth in greater detail in the Development Agreement, is intended to ensure that all buildings within a phase as well as new infrastructure, utilities, open space and all other improvements promote the purpose of the HOPE SF Program, the Special Use District and meet the requirements of the Sunnydale Development Agreement. The Planning Director shall act on a Development Phase Application within 60 days after a Development Phase Application is deemed complete upon his or her determination that the Development Phase Application is complete.*

*(3) **Building Design Review and Approval.** The construction, expansion, or major alteration of, or additions to, all structures within this Special Use District requires applications for design review described in this Section 249.75. Applications for design review may be submitted concurrently with or subsequent to a Development Phase Design Review Application. The owner or authorized agent of the owner of the property for which the design review is sought may file applications for design review. Department staff shall review the application for completeness and advise the applicant in writing of any deficiencies within 30 days after receipt of the application or, if applicable, within 15 days after receipt of any supplemental information requested pursuant to this section. If Department staff does not so advise the applicant, and if the related Phase Application has been approved, the application will be deemed complete. The application shall include the documents and materials necessary to determine consistency with this Special Use District, the Design Standards and Guidelines, and the applicable requirements of the Development Agreement, including site plans, sections, elevations, renderings, landscape plans, and exterior material samples to illustrate the overall concept design of the proposed buildings, and conformance with any phasing plan. If any requests for a*

Major Modification or Minor Modification are sought in accordance with the allowances of this Section 249.75, the application shall contain a narrative for each modification sought that describes how the proposed project meets the full intent of the Design Standards and Guidelines and provides architectural treatment and public benefit that are equivalent to or superior to strict compliance with the standards.

*(A) **Pre-application Meeting.** Not more than 6 months prior to filing a Building Design Review application, the project sponsor shall conduct a minimum of one pre-application meeting with the public. The meeting shall be conducted at, or within a one-mile radius of, the project site, but otherwise subject to the Planning Department's pre-application meeting procedures, including but not limited to the submittal of required meeting documentation.*

*(B) **Staff Design Review**. The Department shall perform administrative design review for each application as further detailed in the Development Agreement. Department staff shall review the project to determine if it complies with this Special Use District, the Design Standards and Guidelines, the Development Agreement, an approved Development Phase Application, and any applicable mitigation measures. The Department shall complete the initial review and respond to the project sponsor within 60 days of receiving a complete application. The Department staff shall have 30 days to respond to any modifications or revisions submitted by the project sponsor after the submission of the initial application. Upon completing review, Department staff may draft a staff report to the Planning Director or Planning Commission, as appropriate, including a recommendation regarding any modifications to the project. The staff report shall be delivered to the applicant no less than 14 days prior to Planning Director or Planning Commission action on the application, and shall be kept on file for public review. The Department shall provide public notice of the staff report and recommendation no less than 14 days prior to action on the application by the Planning Director or Planning Commission. Written notice shall be mailed to the notification group which shall include the project sponsor, tenants of the subject property, relevant neighborhood organizations as maintained by*

the Planning Department, and all individuals having made a written request for notification for the project site pursuant to Planning Code Section 351.

*(4) **Approvals and Public Hearings.***

*(A) **Projects Not Seeking Major Modifications.** Except for projects seeking a Major Modification, the Planning Director may approve or disapprove the project design and any Minor Modifications based on its compliance with this Special Use District, the Design Standards and Guidelines, the Development Phase Design Review approval, and the findings and recommendations of the staff report. If the project is consistent with the quantitative Standards set forth in this Special Use District and the Design Standards and Guidelines, the Planning Director's discretion to approve or disapprove the project shall be limited to the project's consistency with the qualitative elements of the Design Standards and Guidelines and the General Plan. Prior to making a decision, the Planning Director, in his or her sole discretion, may seek comment and guidance from the public and Planning Commission on the design of the project, including the granting of any Major Modifications, in accordance with the procedures of subsection (B) below. If a Major Modification is not sought, any Planning Commission review will be informational only, will be limited to the project's consistency with the qualitative elements of the Design Standards and Guidelines, and will not result in any action by the Planning Commission.*

*(B) **Projects Seeking Major Modifications.** The Planning Commission shall hold a public hearing for all projects seeking one or more Major Modifications and for any project seeking one or more Minor Modifications that the Planning Director, in his or her sole discretion, refers to the Commission as a Major Modification. The Planning Commission shall consider all comments from the public and the recommendations of the staff report and the Planning Director in making a decision to approve or disapprove the project design, including the granting of any Major or Minor Modifications.*

*(C) **Notice of Hearings.** The Department shall provide notice of hearings required by subsections (A) and (B) above as follows: (i) mail notice to the project applicant, property owners within 300 feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the names and addresses as shown on the citywide assessment roll in the Office of the Tax Collector, and residents within 150 feet of the exterior boundaries of the property that is the subject of the application, and any person who has requested notice by mail not less than 20 days prior to the date of the hearing; and (ii) post notice on the subject property at least 10 days prior to the date of the hearing.*

*(5) **Design Review and Approval of Community Improvements.** To ensure that any Community Improvements (as defined in the Development Agreement) meet the Design Standards and Guidelines and the Master Infrastructure Plan requirements, the project sponsor shall submit an application and receive approval from the Planning Department, or the Planning Commission if required, prior to obtaining any permits for the construction of any Community Improvement within or adjacent to the Special Use District. Design approval for major open space Community Improvements (not associated with an individual building or block development and not improvements that are to be owned and operated by the Recreation and Park Department on behalf of the City and County of San Francisco), along with any stand alone community center building shall be subject to the Design Review procedure set forth in subsection (e)(3), above. The Recreation and Park Department shall conduct Design Review for improvements owned and operated by, and under the jurisdiction of, that Department.*

*(6) **Building Permit Approval by the Planning Department.** The project sponsor shall notify the Department of Building Inspection when submitting a building permit application that the application must be routed to the Planning Department for review. Planning Department staff shall review the building permit application for consistency with the authorizations granted pursuant to this Section 249.75. The Department of Building Inspection shall not issue a building permit for work*

within this Special Use District unless Planning Department staff determines such permit is consistent with the standards set forth in the Design Standards and Guidelines, as they may be modified by a Minor Modification or a Major Modification, to the extent such standards regulate building design. The Design Review process described in this Special Use District and the Development Agreement shall supersede the review and notification process otherwise required by Section 311.

*(7) **Discretionary Review.** The Planning Department shall not accept, and the Planning Commission shall not hear, requests for discretionary review for projects subject to this Section 249.75.*

*(8) **Demolition of Dwelling Units.** No mandatory discretionary review or Conditional Use authorization pursuant to Section 317 shall be required for the demolition of any residential dwelling unit within the Sunnydale HOPE SF Special Use District.*

*(9) **Appeal and Decision on Appeal.** Any person aggrieved by the decision of the Planning Director to grant or deny any project, including any Minor Modification, or of the Planning Commission to grant or deny any Major Modification, may appeal the decision to the Board of Appeals within 10 days after the date of the decision by filing a written notice of appeal with that body. Such notice must set forth the alleged error in the interpretation of the provisions of this Code or the Design Standards and Guidelines or the alleged abuse of discretion on the part of the Planning Director or Planning Commission, which error or abuse is the basis for the appeal. Upon the hearing of an appeal, the Board of Appeals may, subject to the same limitations placed on the Planning Commission or Planning Director by Charter, this Code, and the Development Agreement, approve, disapprove, or modify the appealed decision by a vote of four of its members. Notwithstanding anything to the contrary in the Business and Tax Regulations Code, if the determination of the Board differs from that of the Planning Director or Planning Commission, the Board of Appeals shall, in a written decision, make findings specifying the error of interpretation or abuse of discretion on the part of the Planning Director or Planning Commission, and the specific facts relied upon, that are the basis for the Board's*

determination. As set forth in Section 308.1, the Board of Supervisors shall hear appeals of the Planning Commission's Conditional Use decisions.

*(10) **Interim Uses**. An interim use may be authorized by the Planning Director, pursuant to the Design Review procedures outlined in subsection (e)(3) of this Special Use District for a period not to exceed 5 years, if the Director finds that such use: (A) will not impede orderly development within the Special Use District; (B) is consistent with intent Special Use District and Development Agreement; and (C) would not pose a nuisance to surrounding residential uses. In addition to those uses set forth in Section 205, such interim uses may include, but are not limited to: farmers' markets, arts or concert uses, and rental or sales offices incidental to new development. Temporary or semi-temporary structures may be permitted under this subsection (10) for resident-serving community facilities such as wellness centers, or other improvements intended to facilitate phased development of the Project. An authorization granted pursuant to this subsection (10) shall not exempt the applicant from obtaining any other permit required by law. Additional time for such uses may be authorized only if the Planning Director approves the action after receiving a new application.*

Section 3. The Planning Code is hereby amended by adding Section 263.30, to read as follows:

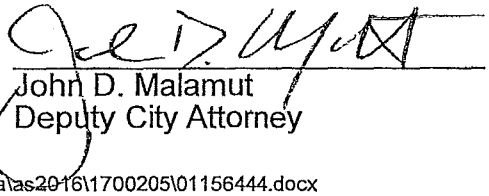
SEC. 263.30. SUNNYDALE HOPE SF SPECIAL USE DISTRICT AND THE 40/65-X HEIGHT AND BULK DISTRICT.

In the Sunnydale HOPE SF Special Use District and the 40/65-X Height and Bulk District, heights are more specifically prescribed on a block-by-block basis pursuant to the Sunnydale HOPE SF Design Standards and Guidelines document as referenced by Planning Code Section 249.75, the Sunnydale HOPE SF Special Use District. The Sunnydale HOPE SF Design Standards and Guidelines also provide specific provisions for height measurement, and exceptions. Where there is a conflict

between such provisions in the Sunnydale Hope Design Standards and Guidelines and those otherwise provided in the Planning Code, the Sunnydale Hope SF Design Standards and Guidelines shall govern.

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

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

By: 
John D. Malamut
Deputy City Attorney

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FILE NO. 161162

REVISED LEGISLATIVE DIGEST
(Substituted, 12/13/2016)

[Planning Code - Sunnydale HOPE SF Special Use District]

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

Existing Law

The Sunnydale HOPE SF (Housing Opportunities for People Everywhere San Francisco) project ("Project") is located on parcels that are designated as Residential, Mixed Districts, Low Density (RM-1) use.

Amendments to Current Law

This Ordinance adds sections 249.75 and 263.30 to the Planning Code. The new sections establish the Sunnydale HOPE SF Special Use District ("SUD"). The SUD overlays the existing zoning to create an additional set of controls on top of and taking precedence over the RM-1 zoning.

Background Information

The Sunnydale HOPE SF 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 establishing the SUD 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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BOARD of SUPERVISORS

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

November 1, 2016

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

Dear Ms. Gibson:

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

File No. 161162

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

File No. 161163

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.

File No. 161164

Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and Sunnydale Development Co., LLC, for the Sunnydale

HOPE SF Project at the approximately 50-acre site located in Visitacion Valley and generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east, and Velasco to the south; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with the Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

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

Attachment

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

CEQA clearance under Planning Department Case No. 2010.0305E, for the Sunnydale HOPE SF EIR, certified July 9, 2015 (PC Motion 19409).

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US
Date: 2016.11.17 10:03:06 -08'00'

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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415.558.6409

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November 28, 2016

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

Re: **Transmittal of Planning Department Case Number:**
2010.0305 E GPA PCT PCM DEV GEN SHD
Sunnydale HOPE SF Master Plan Project
BOS File No: _____ (pending)
Planning Commission Recommendation: *Approval*

Dear Ms. Calvillo and Supervisor Cohen,

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

The 50-acre HOPE SF site is 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 subject amendments to the General Plan, Planning Code Text, Planning Code Map, and Development Agreement will enable the complete rehabilitation of this Housing Authority site, which include the following components: (1) construction of the public infrastructure to support the Project; (2) development of private, affordable housing on affordable parcels in accordance with an affordable housing plans to replace the existing Housing Authority affordable units and add additional affordable units; (3) development of private, market rate residential projects on market rate parcels; and (4) development of community improvements (e.g. open space areas, community facilities) throughout the Project. At completion, the Project would consist of up to 1,770 units (replacement affordable units, additional affordable units, and new market-rate units), completely reconfigured and reconstructed streets and new utility infrastructure, 3.6 acres of new open space and approximately 60,000 gsf of new neighborhood serving space. The Project would be constructed in multiple phases over 10 to 15 years.

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

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

2. **Planning Code Text Amendments:** The Planning Code Text Amendments would add Section 249.75 to establish the Sunnydale HOPE SF Special Use District ("SUD"); and add Section 263.30 to establish Special Height Provisions for the Sunnydale HOPE SF Special Use District. Provisions in these new Planning Code sections would provide land use, building, and public improvement standards and design review procedures for the Project. The SUD would refer to a separate Design Standards and Guidelines ("DSG") document for fine-grained requirements for the project's build out.

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

3. **Zoning Map Amendments**: The Map Amendments would (1) rezone the parcels on the southwest corner of Hahn and Sunnydale from NC-1 (Neighborhood Commercial, Cluster) to RM-1(Residential, Mixed, Low Density), (2) amend Sectional Map SU11 of the Zoning Map to assign the all of subject parcels to the new Sunnydale HOPE SF Special Use District, and (3) amend Sectional Map HT11 of the Zoning Map to reassign the all of the subject parcels from 40-X and 50-X to 40/65-X height designation.

4. **The Development Agreement.** The Development Agreement would be between the Project Sponsor, the City and County of San Francisco and the San Francisco Housing Authority and would establish development vesting rights on behalf of the Project Sponsor in exchange for the requirement to construct and operate community benefits, including but not limited to all new streets, 3.6 acres of open space, 60,000 gsf of community serving uses including retail.

The proposed Amendments were analyzed in *the Potrero HOPE SF Environmental Impact Report / Environmental Impact Statement* (the "EIR/EIS"). The Commission certified the EIR/EIS on July 9, 2015 with Motion No. 19704 and adopted CEQA findings on November 17, 2016 with Motion No. 19784.

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

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

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc:
Yoyo Chan, Aide to Supervisor Malia Cohen
Robb Kapla, Deputy City Attorney
Alisa Somera, Office of the Clerk of the Board
John Carroll, Office of the Clerk of the Board
Leigh Lutenski, Office of Economic and Workforce Development

Attachments (one copy of the following):

Planning Commission Resolution No. 19786	(General Plan Amendments)
Planning Commission Resolution No. 19787	(Planning Code Text Amendments)
Planning Commission Resolution No. 19788	(Zoning Map Amendments)
Planning Commission Resolution No. 19789	(Development Agreement)

Planning Commission Executive Summary for Case No. 2010.0305 E GPA PCT PCM DEV GEN SHD
General Plan Draft Ordinance
Planning Code Text Draft Ordinance
Zoning Map Draft Ordinance

Planning Commission Motion No. 19785 (CEQA Findings)

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SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
HEARING DATE: NOVEMBER 17, 2016

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

SUMMARY

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

For both Projects:

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

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

For Sunnydale only:

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

PROJECT BACKGROUND – HOPE SF

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

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

PROJECT DESCRIPTION – SUNNYDALE

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

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

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

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

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

PROJECT DESCRIPTION – POTRERO

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

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

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

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

vehicular traffic.

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

PLANNING COMMISSION REQUIRED ACTIONS FOR THE PROJECTS

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

General Plan Amendments

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

Planning Code Text Amendments

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

(a) *Phase Review:* an overarching "phase" review is proposed to occur prior (or at least concurrently with) design of actual buildings and community facilities. The Phase review would assure that the Master Developers are moving forward with infrastructure and community improvement development at the same time as development of buildings per the established phasing plan and schedule of improvements.

(b) *Design Review – Buildings:* the design review of buildings would be similar to typical Planning Department review except that in-lieu of including 311 Notification and DR procedures, the Master Developers will be required to hold regular meetings with the community on the projects' ongoing progress. Consistent with other DA design review processes established for Treasure Island, ParkMerced, and Schlage Lock, the design review will include procedures for "Minor" and "Major" modifications, with only applications for Major Modifications being brought before the Planning Commission for approval. (The Director would also have the discretion of bringing Design Review applications to the Commission for review and comment.)

(c) *Design Review – Community Improvements:* the design review of parks, opens spaces, and community facilities would have a similar design review process as that for buildings. However, for parks that would be owned the Recreation and Parks Department, the design process would be led by RPD staff and Planning's review process would be superseded by RPD's process. It

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

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

Proposed Changes to the SUDs since the Board of Supervisors Introduction

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

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

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

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

Finally, minor miscellaneous clarifications are provided.

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

Planning Code Map Amendments

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

Design Standards and Guidelines (DSG)

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

Development Agreements

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

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

Shadow Impact Finding

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

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

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

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

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

ENVIRONMENTAL REVIEW

Environmental review has been completed for both Projects.

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

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

HEARING NOTIFICATION AND PUBLIC COMMENT

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

HEARING NOTIFICATION

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

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

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

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

BASIS FOR RECOMMENDATION

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

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

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

Attachments:

<u>For Sunnydale</u>

1. Sunnydale Project Description Summary, Site Map and Phasing Map

2. Draft Motion adopting CEQA Findings
   - Exhibit A – CEQA Findings

3. Draft Motion Adopting General Plan Findings and Findings of Consistency with Planning Code Section 101.1
    - Exhibit A - General Plan and Planning Code Section 101.1 Findings

4. Draft Resolution Approving General Plan Amendments
    - Legislative Digest
    - Draft Ordinance Amending Map 4 of the Urban Design Element and Map 03 or the Recreation and Open Space Element
    - Revised Map 4 of the Urban Design Element
    - Revised Map 03 of the Recreation and Open Space Element

5. Draft Resolution Approving Planning Code Text Amendments
    - Legislative Digest
    - Draft Ordinance Amending the Planning Code by Adding Planning Code Section 249.75 and 263.30, the Sunnydale HOPE SF SUD

6. Draft Resolution Approving Map Amendments
    - Legislative Digest
    - Draft Ordinance Amending Map ZN11, SU11 and HT11
    - Maps Showing Revised Zoning

7. Draft Motion Approving the Sunnydale Design Standards and Guidelines Document
    - Draft Sunnydale Standards and Guidelines Document

8. Draft Motion Adopting Section 295 Findings
    - Shadow Analysis for Sunnydale

9. Draft Resolution Approving the Development Agreement
    - Draft Sunnydale Development Agreement between the City, and San Francisco Housing Authority, and Sunnydale Development Company, LLC including Exhibits

For Potrero

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

3. Draft Resolution Approving Planning Code Text Amendments
    - Legislative Digest

- Draft Ordinance Amending the Planning Code by Adding Planning Code Section 249.75 and 263.30, the Potrero HOPE SF SUD

4. Draft Resolution Approving Map Amendments
   - Legislative Digest
   - Draft Ordinance Amending Map SU08 and HT08
   - Maps Showing Revised Zoning

5. Draft Motion Approving the Potrero Design Standards and Guidelines Document
   - Draft Potrero Standards and Guidelines Document

6. Draft Motion Adopting Shadow Findings
   - Shadow Analysis for Potrero

7. Draft Resolution Approving the Development Agreement
   - Draft Potrero Development Agreement between the City, and San Francisco Housing Authority, and Bridge Housing, including Exhibits

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Planning Commission Resolution No. 19787

Sunnydale Text 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 and Related California 1360 Mission Street, #300 San Francisco, CA 94103
Staff Contact:	Mat Snyder – (415) 575-6891 mathew.snyder@sfgov.org

APPROVING AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE BY ESTABLISHING THE SUNNYDALE HOPE SF SPECIAL USE DISTRICT, AND MAKING VARIOUS FINDINGS, INCLUDING CEQA FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

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

Pursuant to Planning Code Section 3029b), on October 25, 2016, the San Francisco Board of Supervisors initiated Planning Code Amendments that would add Planning Code Section 249.75, "The Sunnydale HOPE SF Special Use District" and Planning Code Section 263.30, "Sunnydale HOPE SF Special Use District and the 40/65-X Height and Bulk District".

The Planning Code Text 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 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.

This Resolution approving these Planning Code Text amendments is a companion to other legislative and other approvals relating to the Sunnydale HOPE SF Project, including General Plan 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 Planning Code Text Amendment would create the Sunnydale HOPE SF Special Use District, which would provide specific controls for the site regarding land use, and building design controls, largely by referring to a separate Sunnydale Design Standards and Guidelines document. The Special Use District would also set forth design review procedures specific to the site.

On July 9, 2015, the Planning Commission reviewed and considered the Final Environmental Impact Report / Environmental Impact Statement ("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, 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"); 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

On November 17, 2016, by Motion No. 19785, The Commission adopted findings establishing the Project, on balance, consistent with the General Plan and Planning Code Section 101.1; and

A draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend the Planning Code by addition sections 249.75 and 263.30.

NOW THEREFORE BE IN RESOLVED, That the Planning Commission hereby finds that the Planning Code Text 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 Program, thereby addressing intergenerational poverty, social isolation of underserved communities and providing a framework for ongoing community building at the HOPE SF sites.

2. The Planning Code Text Amendments would help implement the City's HOPE SF Program, which in turn will provide employment opportunities for current public housing residents, and provide community facilities, including space for on-site services and programs.

3. The Planning Code 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 Planning Code Text amendments would enable the construction of a new vibrant, safe, and connected neighborhood including new parks and open spaces; the new Planning Code section sets forth design procedures that take into account the Project's multi-year phased build-out and the need for multi-agency coordination. The design procedures provide for certainty for the development while assuring quality design by referring to a detailed Design Standards and Guidelines document for the design of buildings, open spaces and community facilities.

5. The Planning Code Text Amendments would help assure a dynamic urban form through its reference to the Design Standards and Guidelines document, which will set forth specific design requirements to address use activation along streets, the modulation and shape of buildings, and relationship between buildings and their surrounding streets and open spaces.

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Planning Code Text 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 Planning Code Text 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 302, the Planning Commission recommends to the Board of Supervisors **approval** the Planning Code Text 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

SAN FRANCISCO
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Planning Commission Motion No. 19790

Design Standards and Guidelines Approval

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

APPROVING THE SUNNYDALE HOPE SF DESIGN STANDARDS AND GUIDELINES DOCUMENT, AND MAKING VARIOUS FINDINGS, INCLUDING CEQA FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

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

Pursuant to Planning Code Section 302(b), on October 25, 2016, the San Francisco Board of Supervisors initiated Planning Code Amendments that would add Planning Code Section 249.75, "The Sunnydale HOPE SF Special Use District" and Planning Code Section 263.30, "Sunnydale HOPE SF Special Use District and the 40/65-X Height and Bulk District".

The Planning Code Text Amendments establish the Sunnydale HOPE SF Special Use District. The Special Use District, in turn, refers to the Sunnydale HOPE SF Design Standards and Guidelines for further controls and guidelines specific to the site, providing development requirements for both infrastructure and community facilities as well as private development of buildings.. The Design Standards and Guidelines document would therefore be an extension of the Special Use District.

As an extension of the Planning Code Text amendments, the Design Standards and Guidelines document 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 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.

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

This Planning Code Text Amendment would create the Sunnydale HOPE SF Special Use District, which would provide specific controls for the site regarding land use, and building design controls, largely by referring to a separate Sunnydale Design Standards and Guidelines document. The Special Use District would also set forth design review procedures specific to the site.

On July 9, 2015, 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, 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"); 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

On November 17, 2016, by Motion No. 19785, The Commission adopted findings establishing the Project, on balance, consistent with the General Plan and Planning Code Section 101.1; and

NOW THEREFORE BE IN RESOLVED, That the Planning Commission approves the Sunnydale HOPE SF Standards and Guidelines for the following reasons:

1. The Design Standards and Guidelines document would help implement the City's HOPE SF Program, thereby addressing intergenerational poverty, social isolation of underserved communities and providing a framework for ongoing community building at the HOPE SF sites.
2. The Design Controls and Guidelines document would help implement the City's HOPE SF Program, which in turn will provide employment opportunities for current public housing residents, and provide community facilities, including space for on-site services and programs.
3. The Design Controls and Guidelines document 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 Design Controls and Guidelines document would enable the construction of a new vibrant, safe, and connected neighborhood including new parks and open spaces. The Design Controls and Guidelines document would help assure a dynamic urban form through setting forth specific design requirements to address use activation along streets, the modulation and shape of buildings, and relationship between buildings and their surrounding streets and open spaces.

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Design Standards and Guidelines 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 Design Standards and Guidelines are in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Motion 19785:

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

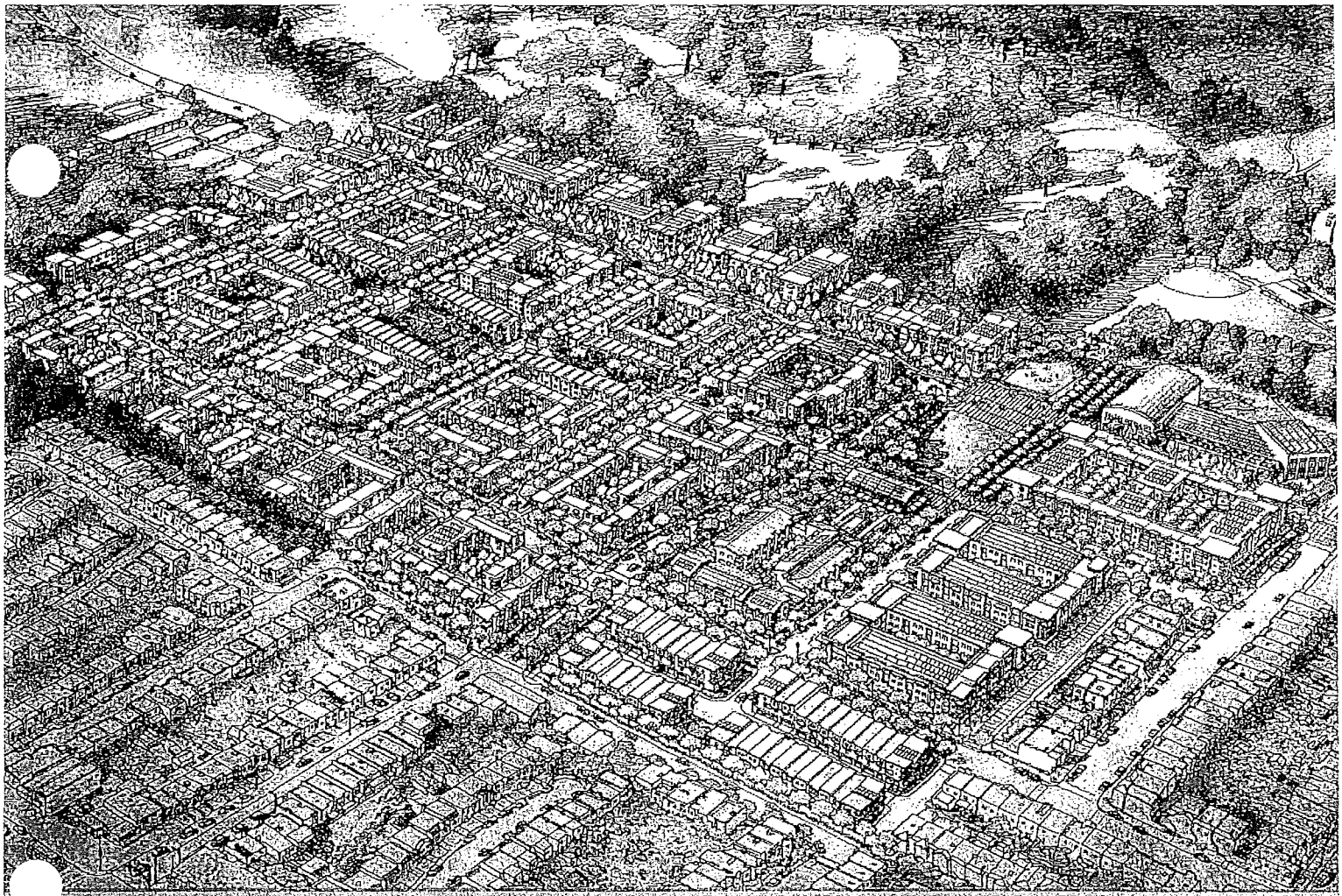
Jonas P. Ionin
Commission Secretary

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

NOES: None

ABSENT: Fong

ADOPTED: November 17, 2016



SUNNYDALE HOPE SF | DESIGN STANDARDS AND GUIDELINES

FINAL DRAFT FOR APPROVAL - NOVEMBER 17, 2016

mercy HOUSING
RELATED

VAN METER
WILLIAMS
POLLACK LLP

Table of Contents

Part I - Vision, History & Community Goals

1.	INTRODUCTION AND EXISTING CONDITIONS	5
1.1	Vision - Connection to Community	7
1.2	Sunnydale Background and History	8
1.3	Existing Zoning and Height Classification	10
1.4	Natural Features, Parks and Open Space	10
1.5	Geotechnical Report Summary	14
1.6	Infrastructure/Utilities	15
1.7	Urban Form	16
1.8	Transit, Circulation and Parking	20
1.9	Community Services and Facilities	22
1.10	Historic Resources	24
1.11	Other Planning and Revitalization	24
1.12	Summary Analysis	24
2.	COMMUNITY PROCESS AND GOALS	26
2.1	Community Process	26
2.2	Key Themes	27
2.3.	Community Master Planning Meetings	28

Part II - Framework Plan

3.	URBAN DESIGN CONCEPT	31
3.1	Urban Design Concept Plan	32
3.2	Streets, Mobility and Circulation	34
3.3	Grading and Accessibility Strategy	36
3.4	Open Space Concept	38
3.5	Building Form and Housing Types	40
3.6	Sustainability	42
3.7	Green Streets and Stormwater Management	44

Part III - Design Intent, Development Controls and Guidelines

4. LAND USE AND DENSITY CONTROLS 48
4.1 Land Use and Density Controls and Guidelines 48

5. STREET DESIGN 49
5.1 Street Design Controls and Guidelines 49
5.2 Detailed Street Sections 51

6. OPEN SPACE 63
6.1 Open Space Controls and Guidelines 65
6.2 Open Space Design Intent 67
6.3 Planting Guidelines 78
6.3.1 Proposed Tree Species 79
6.4 Site Lighting, Paving and Furnishing 82

7. BUILDING DEVELOPMENT 83
7.1 Controls and Guidelines 83
7.1 1 Building Heights 84
7.1.2 Massing and Bulk Controls 86
7.1.3 Lot Coverage/Rear Yards 88
7.1.4 Setbacks and Build-To Lines 88
7.1.5 Residential Entrances 89
7.1.6 Residential Design 90
7.1.7 Blank Facades 92
7.1.8 Meters, Utilities, and Trash 92
7.1.9 Gates and Fences 93
7.1.10 Retail/Service Facades and Entrances 93
7.1.11 Roof Design 95
7.1.12 Building Lighting 95
7.1.13 Parking, Parking Entrances and Curb Cuts 96
7.1.14 Usable Open Space at Buildings 97
7.1.15 Pedestrian Mews/Paseos 98
7.2 Design Intent: Block by Block Analysis 99
7.3 Townhouse Blocks 121

8. SUSTAINABILITY PRINCIPLES 127
8.1 Smart Location and Linkages 127
8.2 Neighborhood Pattern and Design 127
8.3 Green Infrastructure and Building 130
8.4 Stormwater Management 132

APPENDIX
Reference Links 133
Background Documents 134

List of Figures

CHAPTER 1

Figure 1.1 Diagram of Existing Conditions 19
Figure 1.2 Visitacion Valley Circulation Map 20
Figure 1.3 On-Site Circulation 21
Figure 1.4 Existing Parking 22
Figure 1.5 Community Assets Map 23
Figure 1.6 Site Boring Plan 14
Figure 1.7 Existing Utilities Diagram 15
Figure 1.8 Sunnydale Opportunities and Constraints: Summary Diagram 25

CHAPTER 3

Figure 3.1 Urban Design Concept Plan 32
Figure 3.2 Circulation Diagram 34
Figure 3.3 Proposed Accessibility Strategy 36
Figure 3.4 Proposed Unit Accessibility Diagram 37
Figure 3.5 Open Space Concept Diagram 39
Figure 3.6 Building Type Diagram 40

CHAPTER 4

Figure 4.1 Land Use Diagram 48

CHAPTER 5

Figure 5.1 New and Reconfigured Streets Diagram and Preliminary Parcel Map 49

CHAPTER 6

Figure 6.1 Open Space Key Plan 64
Figure 6.2 Street Tree Key Plan 78

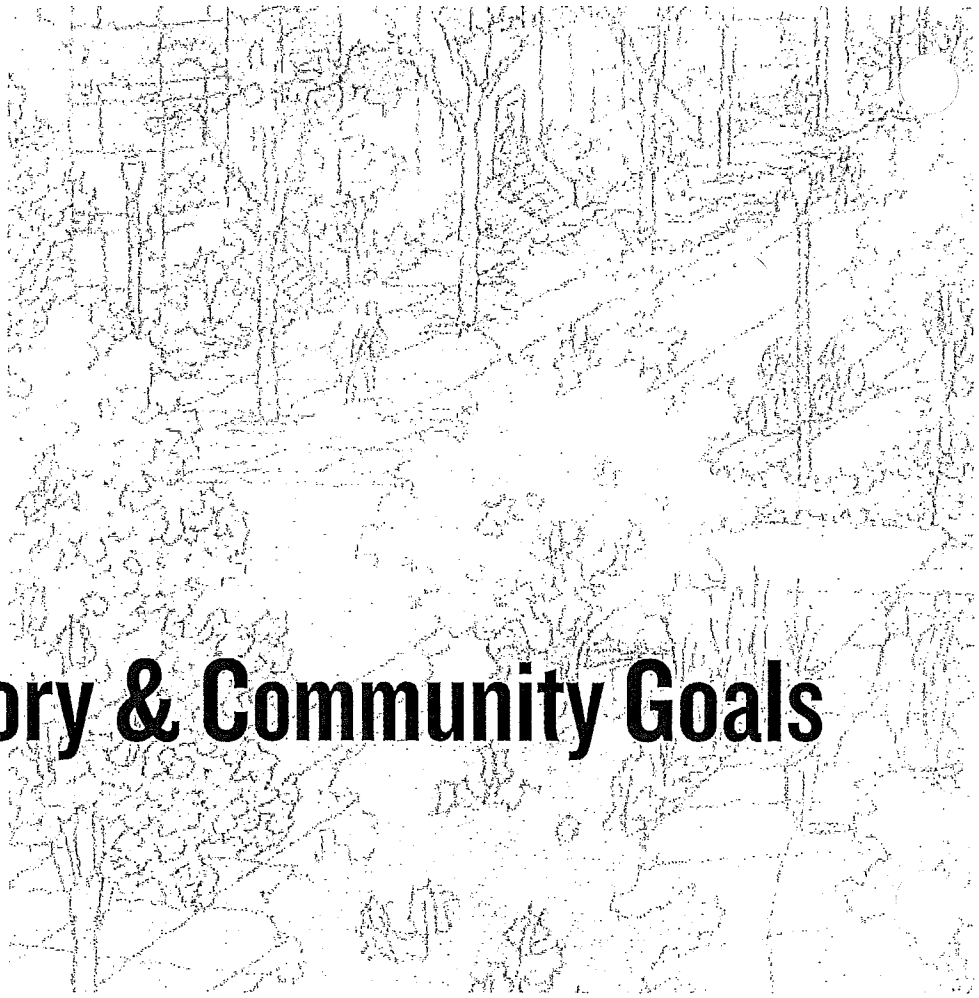
CHAPTER 7

Figure 7.1 Building Height Diagram 84
Figure 7.2 Building Height Stepping Diagram 85
Figure 7.3 Massing Articulation Diagram 86
Figure 7.4 Setback Diagram 88
Figure 7.5 Parking Diagram 96
Figure 7.6 Proposed Building Type Plan 99

CHAPTER 8

Figure 8.1 Connected and Open Community 129

Part I



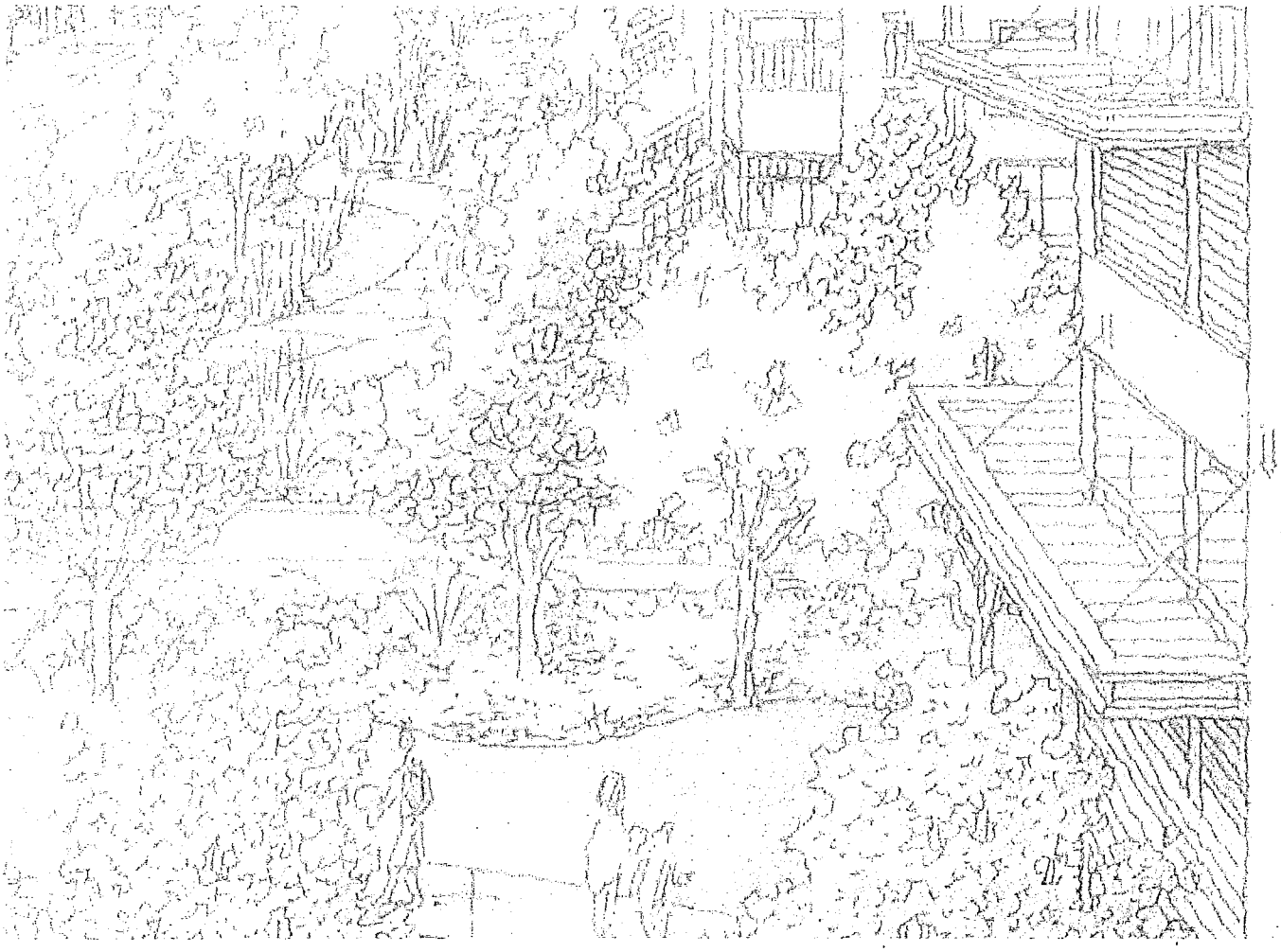
Vision, History & Community Goals

1. INTRODUCTION AND EXISTING CONDITIONS

1.1 Vision - Connection to Community 7
1.2 Sunnydale Background and History 8
1.3 Existing Zoning and Height Classification 10
1.4 Natural Features, Parks and Open Space 10
1.5 Geotechnical Report Summary 14
1.6 Infrastructure/Utilities 15
1.7 Urban Form 16
1.8 Transit, Circulation and Parking 20
1.9 Community Services and Facilities 22
1.10 Historic Resources 24
1.11 Other Planning and Revitalization 24
1.12 Summary Analysis 24

2. COMMUNITY PROCESS AND GOALS

2.1 Community Process 26
2.2 Key Themes 27
2.3. Community Master Planning Meetings 28



1. Introduction

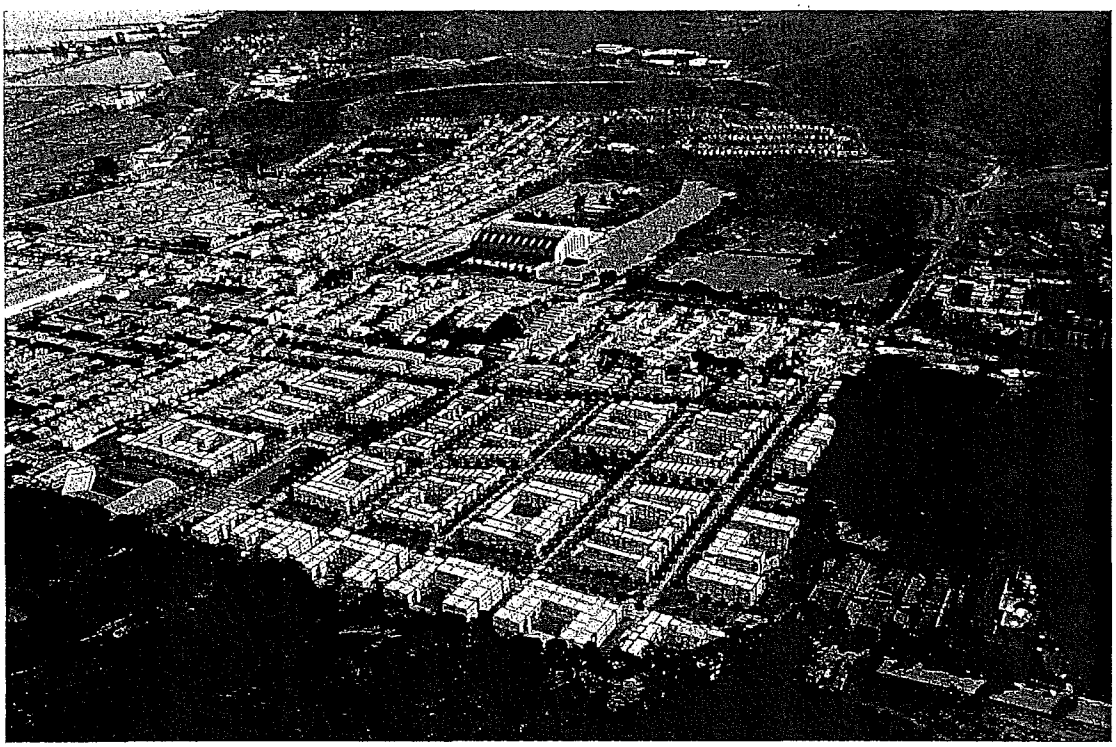
San Francisco's most vibrant neighborhoods are a combination of varied housing types, diverse people, a mixture of uses, and a mix of incomes. In contrast, the Sunnydale-Velasco public housing community has been physically, economically and socially isolated from the mainstream of San Francisco for decades. This Design Standards and Guidelines document describes the master plan which will transform Sunnydale into a new, mixed income community with up to 1,700 units of quality housing that will include a mix of public housing replacement, tax credit affordable rental, and affordable and market rate home ownership units, new streets, utilities, transit infrastructure, neighborhood open spaces, educational and recreational facilities and neighborhood serving retail. It is envisioned that Sunnydale's public housing residents will have the tools and resources to choose how to achieve their life's goals and new residents will choose to move to the vibrant, diverse community.

The master plan for Sunnydale HOPE SF was developed through a community planning process organized by Mercy Housing California and Related California from November 2008 to April 2010. This process engaged Sunnydale residents and the surrounding neighborhood residents to identify issues of concern and the changes that community members wanted to see at Sunnydale.

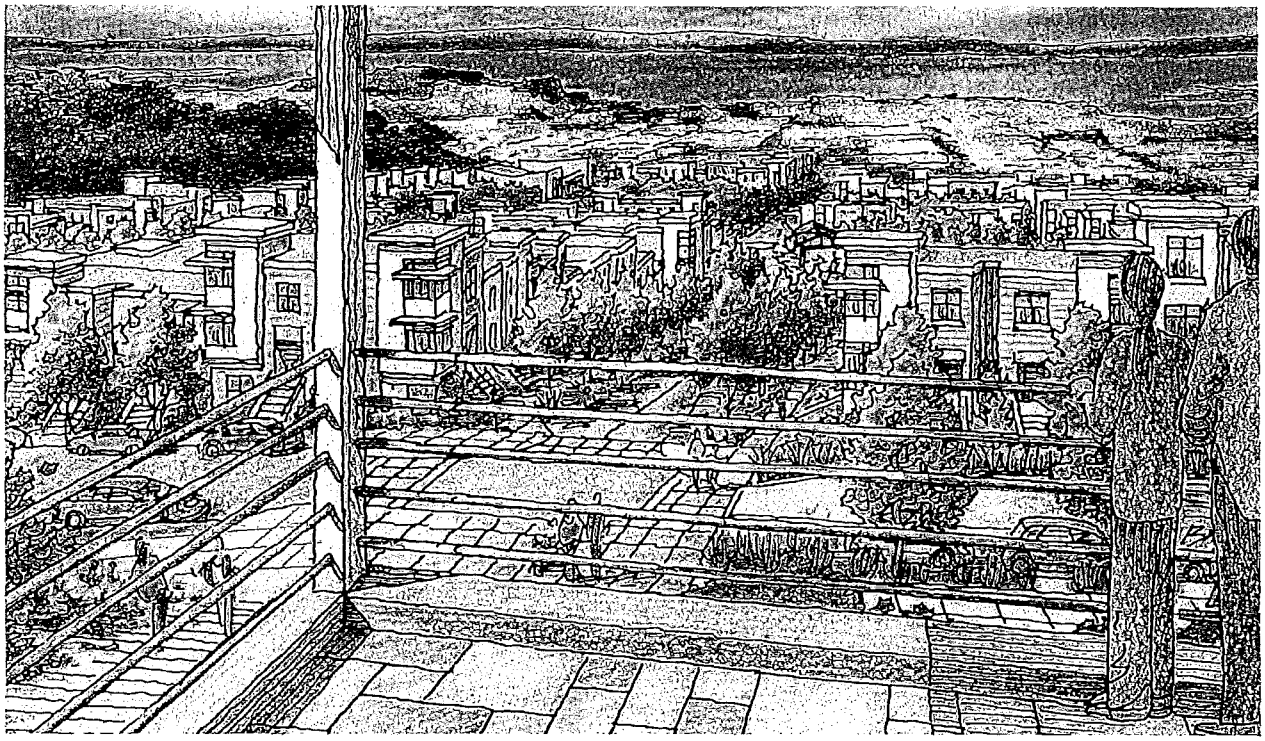
The effort to transform Sunnydale into a healthy, dynamic community for its residents is being undertaken by a private/public partnership between the City and County of San Francisco, San Francisco Housing Authority, numerous community based organizations, Sunnydale residents, and its developers, Mercy Housing California and Related California. Sunnydale is part of the HOPE SF Initiative to revitalize distressed public housing communities, San Francisco's largest anti-poverty collaboration in decades.



Aerial perspective seen from above McLaren Park - Before



Aerial perspective seen from above McLaren Park - After

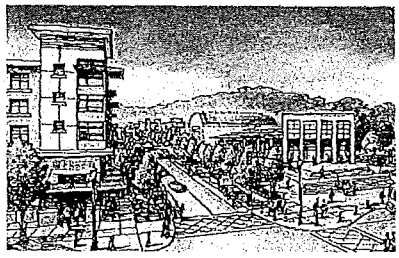


View from proposed Overlook Open Space and Community Building

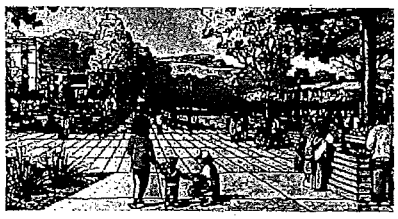
I.1 VISION - 'CONNECTION TO COMMUNITY'

Building "Better Neighborhoods" requires a combination of services, housing, and a quality living environment. The rejuvenation of Sunnydale will build off the lessons of previous public housing revitalizations, and go further in creating more housing, more housing variety, and more income variety, all keys to better neighborhoods. Through new streets, new open spaces, a mix of uses and a mix of incomes, a sense of community will be fostered by a more supportive physical environment as presented in the San Francisco Housing Authority development goals and HOPE SF principles. This new community will be supported by investment in human services as well.

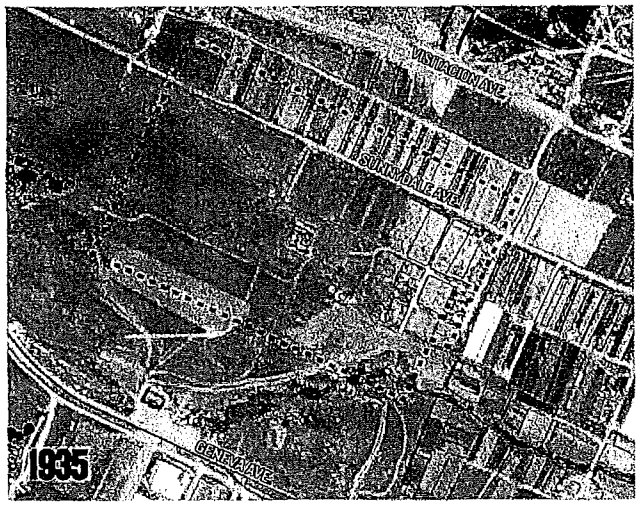
Surrounding neighbors will walk through the site to visit new residents and neighbors living in new homes on safe new streets. Residents and neighbors will participate in community activities at the Recreation/Community Center and a more accessible Herz Playground. A new Neighborhood Green will become a gathering spot for families and seniors and its central pavilion will create an opportunity for a farmer's market for produce grown in the community garden and orchard. A re-energized Sunnydale with housing choices distributed throughout the site and streets designed to fit into San Francisco will become a great place to mingle, enjoy the views, and call home.

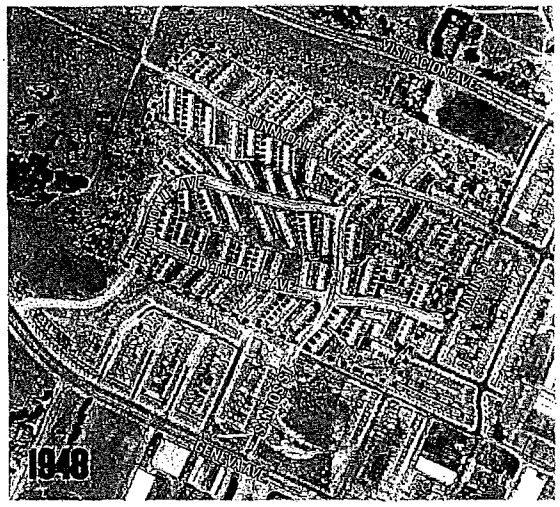


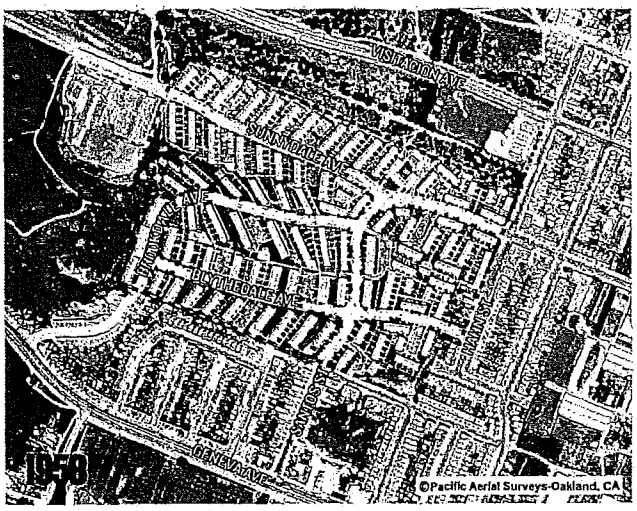
Mixed-use Building and Recreation/Community Center at Sunnydale Avenue and Hahn Street gateway

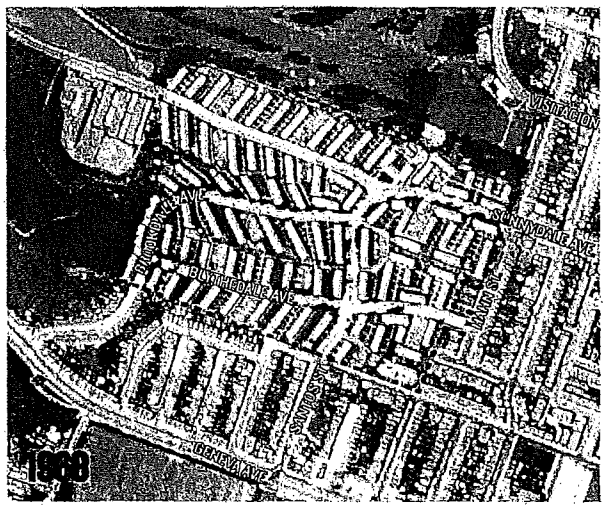


Pavilion View through to Herz Playground









1.2 SUNNYDALE BACKGROUND AND HISTORY

Of the four properties chosen by the San Francisco Housing Authority for revitalization under the HOPE SF program aimed at the city's most distressed public housing properties, Sunnydale is the largest and one of the most isolated. Totaling 50 acres, tucked below the southeastern border of McLaren Park, Sunnydale is removed from the city and the rest of Visitacion Valley by topography, the unusual street pattern, and by its barracks-like building design. What was originally built as a visionary housing solution is now a dilapidated assembly of disconnected buildings with leftover spaces which are difficult to use, enjoy, and maintain.

Original Intentions

Built in 1939 to house wartime ship builders, Sunnydale was originally surrounded by agricultural greenhouses, and designed to overlook the San Francisco Bay. The wide-open lawns between the buildings were once sources

of great pride. These landscaped, shared open spaces were designed by Thomas Church as an important part of this garden community. However, the landscaping maintenance was discontinued in 1982 and has fallen into disrepair. While the sweeping Bay views remain, the garden community no longer resembles the visionary housing solution originally intended.

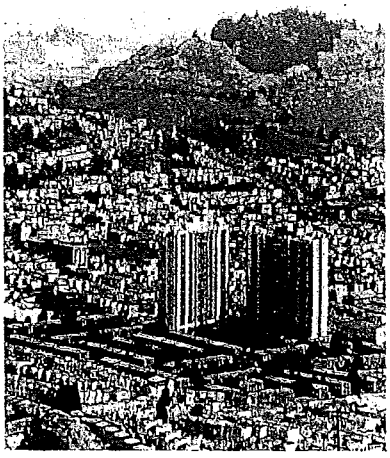
Historical aerials show that when Sunnydale was originally planned, Visitacion Valley was still primarily a farming community. As the neighborhood grew around it, the discontinuous patterns still seen today began to emerge. Connections from the surrounding area were made to the four main access points at Sunnydale, Blythdale, Brookdale and Santos Street, but because no other street connections into the site existed, the neighborhood began to turn its back to the development. Single-family townhouses along Parque Drive address their neighbors to the south, rather than the Sunnydale edge. Sunrise Way ends in a cul-de-sac, an atypical pattern for San Francisco, because it had nothing to connect to within Sunnydale. When the Gleneagles Golf Course was created in the southeastern corner of McLaren Park in 1962, another barrier cutting off the neighborhood from the park, was established.



Picket fences originally defined front lawns



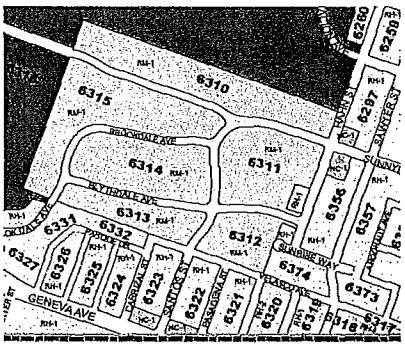
Seen as maintenance barriers, fences were removed by the Housing Authority



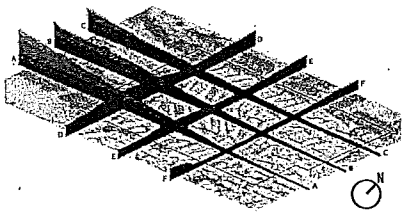
The Geneva Towers were demolished in 1998

Sunnydale Today

Today, Sunnydale's 775 housing units on 50 acres reflects a serious decline from the original design and construction. Entire systems require full replacement: the building and site are not compliant with building codes or ADA and there are conditions that pose ongoing health and safety risks to residents, visitors and staff. The stormwater utility system, sanitary sewage system, interior plumbing lines, electrical system, hot water heating system, hydronic radiator heating units, landscaping, irrigation system, and the site's asphalt pavement base and sidewalks must all be fully replaced. Water intrusion into the units and the exterior canopies over the unit entries provide evidence of structural decline.

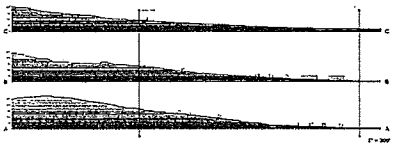


Zoning Map

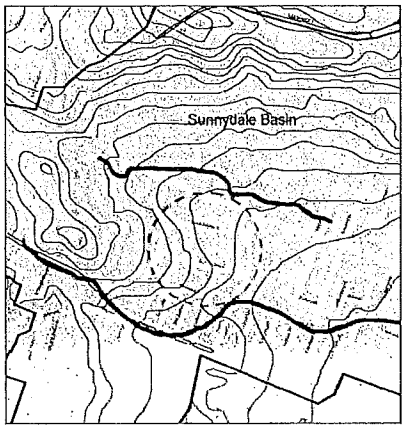


Site topography

Sunnydale slopes significantly downwards from the northwest towards the southeast.



Section cuts through Sunnydale. The red line indicates the project boundary.



Watersheds and Hydrology

Watershed maps show a historic creek close to the north property line but other than a surface drainage ditch at this location, no evidence of this creek exists today.

1.3 EXISTING ZONING AND HEIGHT CLASSIFICATION

Sunnydale is currently zoned as Residential Mixed (Apartments & Houses) RM-1. The surrounding neighborhood to the south and east is primarily zoned Residential Housing District RH-1. The adjoining McLaren Park and Crocker Amazon Playground to the north and west are zoned as a Public District.

Sunnydale and the surrounding neighborhood to the south and east have a height and bulk limit of 40-X. Sunnydale adjoins McLaren Park to the north and west, which is categorized as an Open Space District.

Under these regulations, the existing conditions at Sunnydale yield an allowable density of one dwelling unit per 800 square feet of lot area, or 54.5 units per acre, which allows up to 1,912 housing units for the 43.8 net developable acres at Sunnydale.

1.4 NATURAL FEATURES, PARKS, & OPEN SPACE

Topography

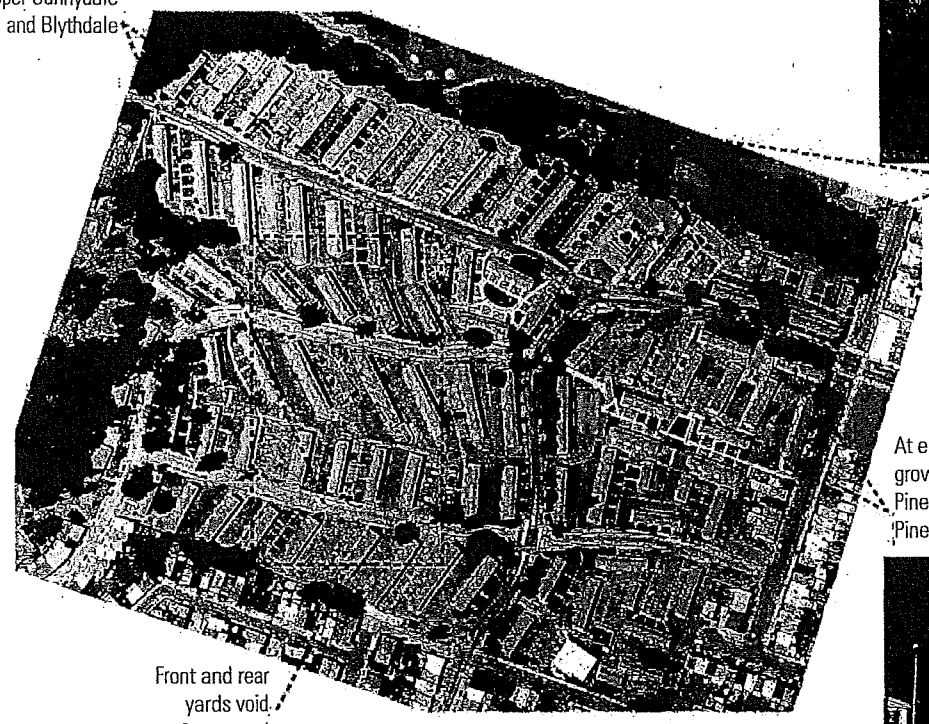
The most striking feature of the site is the natural topography, which slopes from a high point at the western edge down toward Geneva Avenue and Hahn Street. The change in topography is 175 vertical feet across the site and provides for sweeping views to the south and of the Bay to the east. The view to the north towards McLaren Park is one of the most beautiful views at Sunnydale.

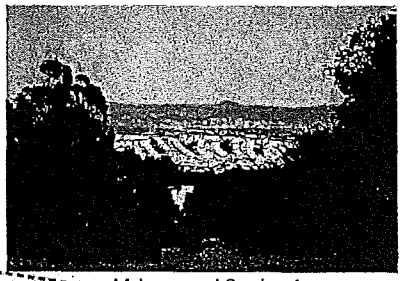
The elevation is 250 feet above sea level at the western edge of the site, dropping to 75 feet at the southeast corner, sloping down towards the Bay. The average grade change spanning from the highest point to the lowest point on the site is 9 percent. The average slope across the site is approximately 6 percent, providing an ideal condition for stacked, view-oriented building massing.

Hydrology

The site sits just below McLaren Park near the top of the Sunnydale Basin which eventually drains into the bay near Candlestick Point. Watershed maps show a historic creek close to the north property line but other than a surface drainage ditch at his location, no evidence of this creek exists today.

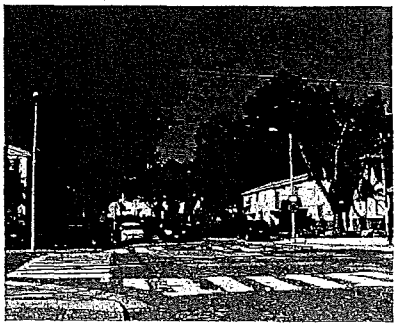
See section 1.8 for a summary of the geotechnical report.





McLaren and Crocker Amazon Parks: Dense clusters of pines, eucalyptus and cyprus

At entrance streets full growth Italian Stone Pines and Monterey Pines



Existing trees and vegetation

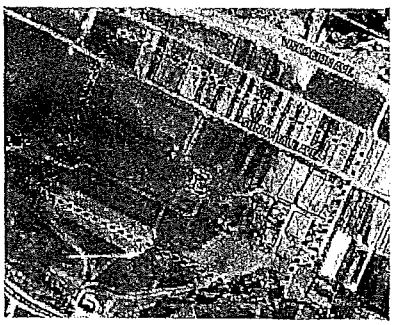
Existing Trees / Vegetation

Originally agricultural land, few trees and little natural vegetation appear in historic aerials of the site. Thomas Church designed the original landscape plan in conjunction with the development of the Sunnydale neighborhood although little evidence of this plan still exists. A cluster of Monterey pines and Italian Stone pines survives from the original master plan of the 1930s at the intersection of Sunnydale Avenue and Hahn Street. Similarly, there is another grouping near the junction of Sunnydale Avenue and Santos Street.

Besides these massings, most of the streets within the site lack mature street trees although portions of Sunnydale, Brookdale and Santos have relatively new plantings. To the north and west, on the edges that front McLaren Park, dense clusters of pines, eucalyptus, and cypress border the site. There is also a significant stand of trees behind the buildings at the western edge of the site. The majority of the existing vegetation will need to be removed for the proposed site grading.

A complete tree inventory and management plan was completed by Bartlett tree experts in 2010.

Most of the streets within the site are lacking mature street trees although portions of Sunnydale, Brookdale and Santos have fairly new plantings. Mature tree groupings stand at the intersection of Sunnydale Avenue and Hahn Street surviving from the original master plan of the 1930s.



Original site condition showing lack of historic trees/vegetation (1935)



Off-site Parks and Open Space

McLaren Park surrounds Sunnydale on the north and west. Gleneagles International Golf Course, Herz Playground, and Crocker Amazon Park are also located in the vicinity.

Neighboring Parks and Open Space

Two large parks are immediately adjacent to the Sunnydale site. John McLaren Park, San Francisco's second largest park at 312 acres, sits just to the north and west, and includes an assortment of playgrounds, athletic fields, tennis and basketball courts, 7 miles of trails, an outdoor amphitheater, a lake, a reservoir, open meadows and grasslands. Gleneagles International Golf Course, at the southern edge of McLaren Park, creates a both a physical barrier separating Sunnydale residents from directly access to the amenities of McLaren Park and a visual barrier with dense trees.

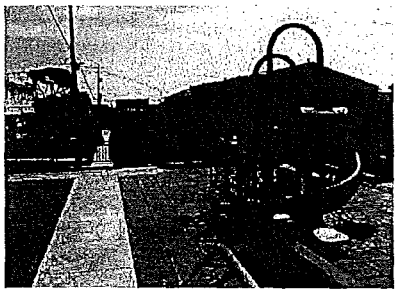
Herz Playground and Coffman Pool (also part of McLaren Park) are located immediately northeast of the site, although there is no direct pedestrian connection from Sunnydale. A tennis court located directly behind the community center has recently been converted to a basketball court. Much of this playground is not visible from the surrounding streets and is not considered safe by many Sunnydale residents or the surrounding Visitacion Valley community. The baseball fields at Herz playground are lightly used due to a lack of organized leagues and events although the Recreation and Parks Department is arranging for more active use.

Crocker Amazon Park is located a 15 minute walk to the west of Sunnydale, and includes athletic fields, tennis and basketball courts, a playground, and a skate park. A bike skills park is planned near Gleneagles Golf Course on Sunnydale Avenue. Also within a one-mile radius of Sunnydale are Visitacion Valley Playground, Kelloch Velasco Park and the Visitacion Valley Greenway.

On-Site Recreational Facilities

Within the Sunnydale site currently there are five defined recreational areas including a basketball court, a playground at the teen center, a playground at the community center courtyard, a playground at upper Sunnydale Avenue, and a playground mid block of Santos Avenue. The total combined area of these play spaces is less than half an acre.

Typically these spaces are not visible from the street and many residents feel that these areas have become unsafe for children. The facilities see limited use except when supervised by program representatives or other adults.



Internal courtyard playground

Residential Front and Back Yards

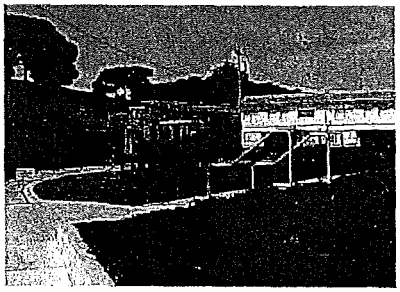
The overall amount of open space within Sunnydale is quite significant. Due to the layout of the buildings, most units face a common open space between buildings. These open spaces, defined by narrow walks to the residential units, were originally landscaped and required hand watering. Today they are generally barren and devoid of any vegetation other than weeds and grass although some residents do have individual gardens and chickens.



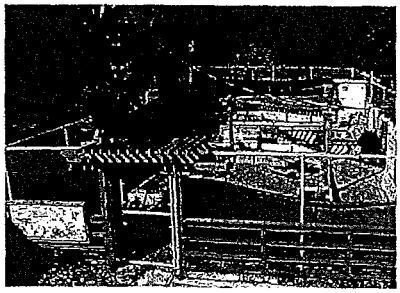
Front yard converted to an individual garden

Community Gardens

The Sunnydale Basin differs from the rocky areas of northern San Francisco in that the soils are fertile and conducive to farming. Historically, the region was home to several small farms, nurseries, and dairies. Behind the community center, the Cleo Nelson community garden was established by the San Francisco League of Urban Gardeners and is currently used by the Boys and Girls Club. A second community garden adjacent to the site at the west end of Sunnydale Avenue is not currently maintained. A third garden near Hahn Street is under cultivation by residents with help from the organization Urban Sprouts.



Internal courtyard playground



Renovated community garden

Evaluation

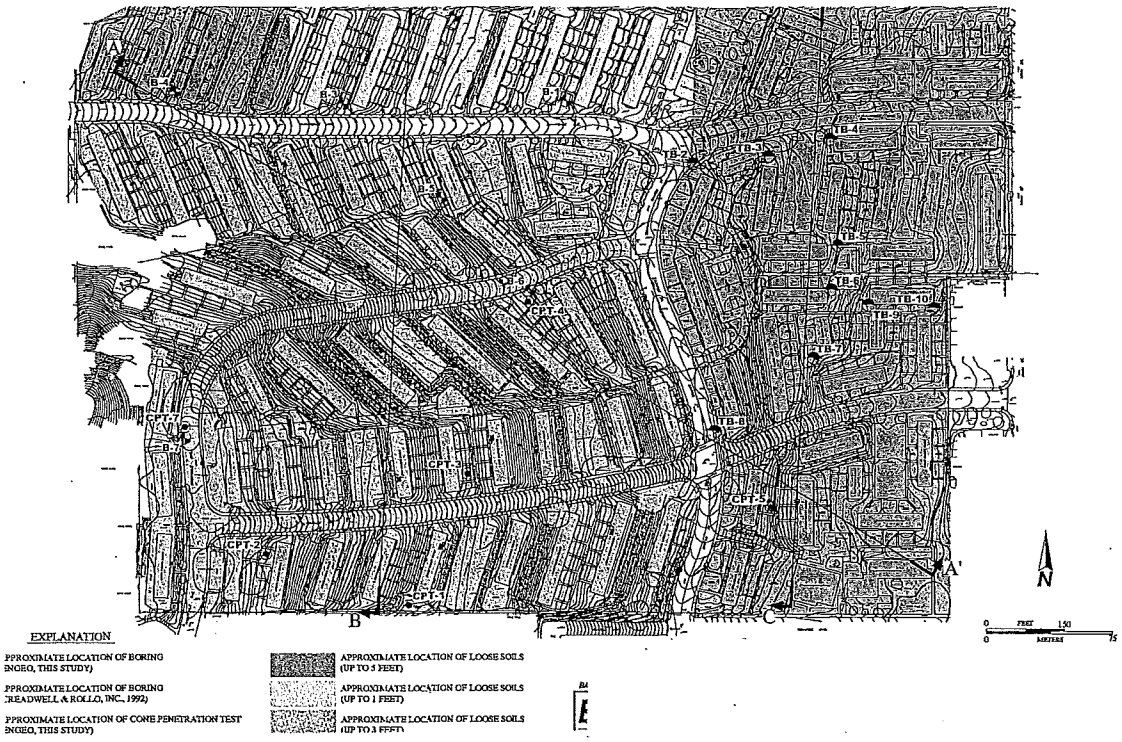
The Sunnydale site has an abundance of open spaces and amenities both on-site and in close proximity to the site. Unfortunately, many of the on-site amenities are in disrepair: they lack maintenance, are strewn with trash, and are often unsafe. The off-site open spaces do not offer immediate and easy accessibility to Sunnydale residents. Park boundaries are often designated with physical barriers and poor visibility, turning their backs to the Sunnydale neighborhood.

To bring quality amenities and open space to the Sunnydale residents, the site needs funding for on-going maintenance and programming. In order to enjoy the surrounding parks and recreational centers, the residents need safe and accessible pedestrian connections to those facilities. Play areas should be visible from the street for security and surveillance or be controlled and supervised.

The sweeping views and sloping topography are prime natural assets of the site. Opportunities for using these prominent natural features to enhance the site should be explored in the upcoming development.



Back yard as semi-public space lacks definition.

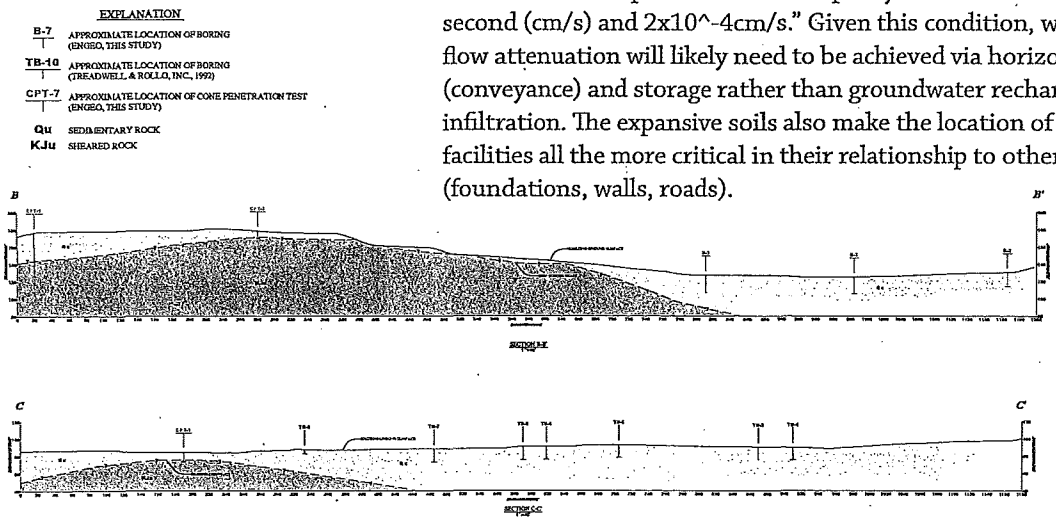


Soil boring site plan: Up to 5' of loose soils are located at the portion of site east of Santos Street. (Figure 1.6)

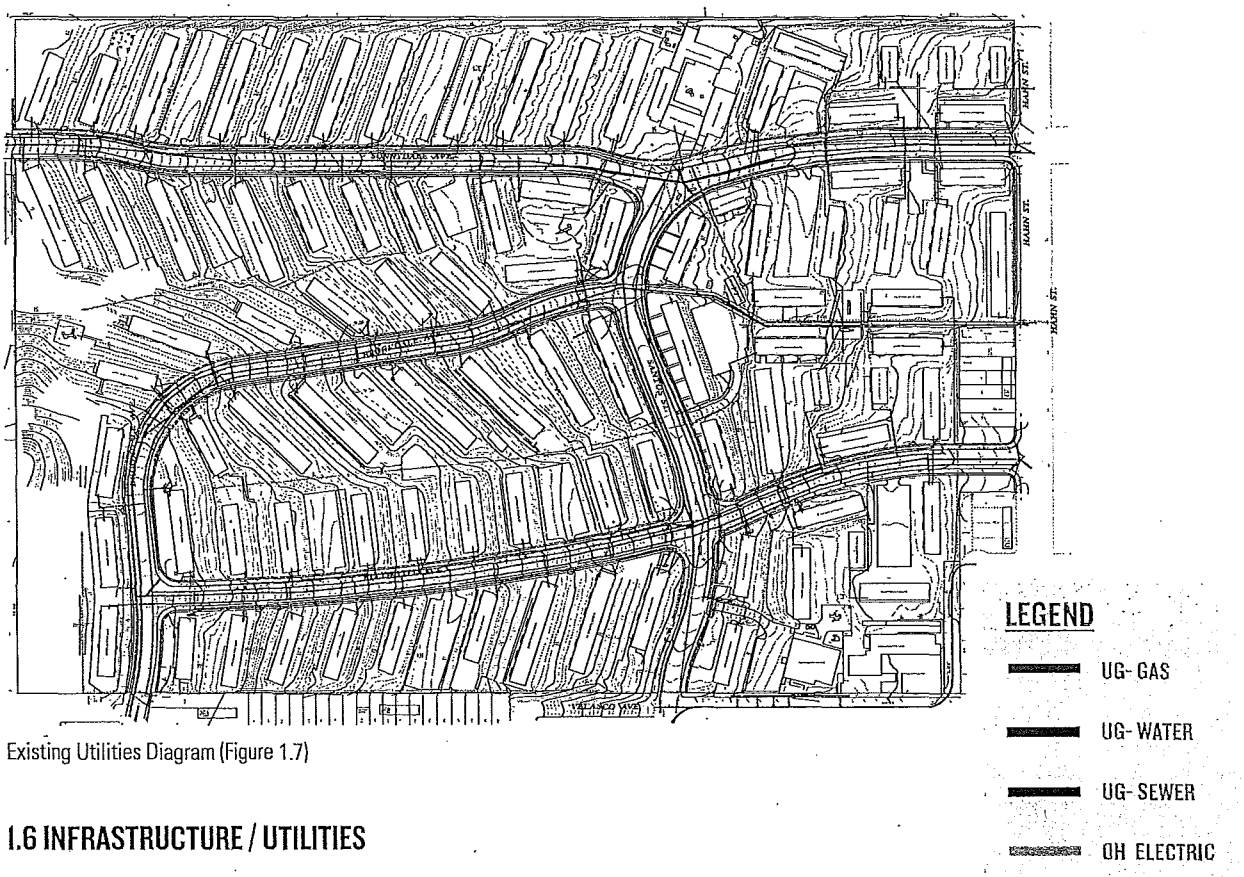
1.5 GEOTECHNICAL REPORT SUMMARY

The geotechnical report by EnGeo dated July 24, 2009 (and updated in April 2016) documents the existing soil and geological conditions at the Sunnydale/Velasco site. In general, the report notes that the site has loose soil for the top 3-5 feet of the soil profile. Removal and amendments of the existing soils to these depths for future development activities is recommended.

The soil indicates poor infiltrative capacity of "2x10^-5 centimeters per second (cm/s) and 2x10^-4cm/s." Given this condition, water quality and flow attenuation will likely need to be achieved via horizontal filtration (conveyance) and storage rather than groundwater recharge and vertical infiltration. The expansive soils also make the location of infiltration facilities all the more critical in their relationship to other improvements (foundations, walls, roads).



Soil Boring Sections
Typical site soils consist of sheared rock (blue) below sedimentary deposits (yellow).



Existing Utilities Diagram (Figure 1.7)

I.6 INFRASTRUCTURE / UTILITIES

Sewer System

The Sunnydale Watershed has been a focus of San Francisco Public Utilities Commission planning efforts culminating in the Urban Watershed Planning Charrette (Bayside Basins Summary Report) and Sunnydale Basin LID report of March 2009. Preliminary calculations show that the current system will be overloaded without flow controls. However, the SF Green Building Ordinance requires that proposed stormwater runoff rate shall be equal to the existing rate (LEED SS 6.1 - Flow Control) so downstream capacity should not be an issue.

Electric System

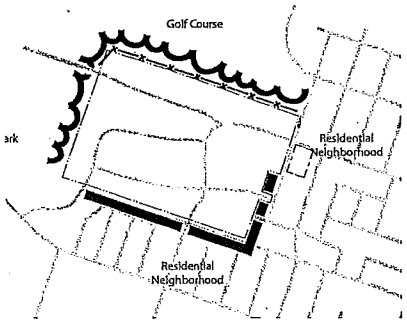
The existing electric is served by PG&E 4 KV overhead pole lines to a primary meter. The San Francisco Housing Authority serves the site with distribution and services from that primary meter. The San Francisco Housing Authority owns and SFPUC maintains the existing electric facilities. The existing overhead lines will be removed with the demolition work. New electric facilities will be undergrounded per current City and utility standards to serve the new residential and commercial development.

Gas System

The existing gas is served and maintained by PG&E. PG&E has multiple sources of gas to the site. A 6" steel main on Sunnydale Ave., a 2" steel main on Brookdale Ave. and a 2" steel main on Hahn Street. Existing PG&E mains will be cut off at the project boundary for demolition work. PG&E will provide new plastic gas mains in a joint trench with electric, telephone, catv and street lighting to serve the new residential and commercial uses.

Water System

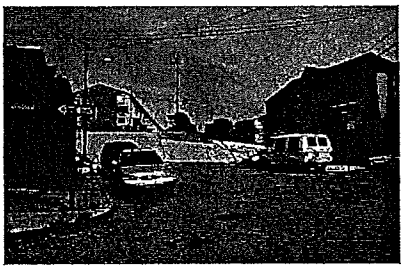
The SFPUC's existing water system has the operational/emergency/fire storage transmission and conveyance piping and pumping capacity needed to serve the new development. New piping will be required due to proposed grade changes and new demand.



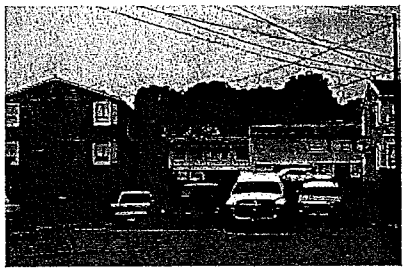
Both the park and the neighborhood edges create barriers to connectivity



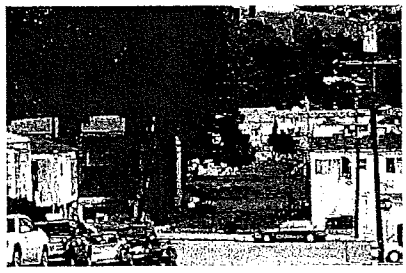
A fence forms a boundary between Herz Playground and Sunnydale



Discontinuous street and barrier at Carrizal



Discontinuous street at Sunrise Way cul-de-sac



Discontinuous street at Castillo

I.7 URBAN FORM

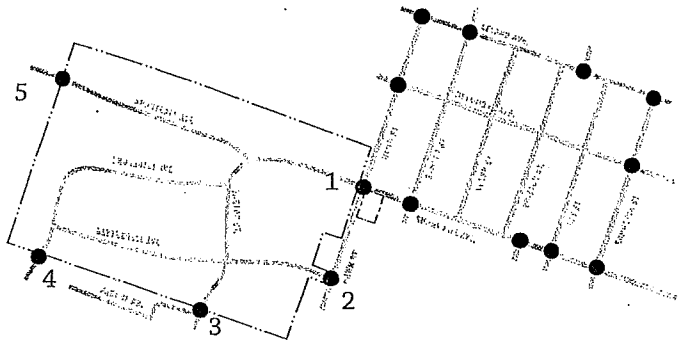
Boundaries and Access

Sunnydale is bound on both the south and east by single-family townhouses, by McLaren Park and the McLaren Early Education School to the west, and by Gleneagles International Golf Course to the north.

Five access points provide entrance into the community from the surrounding neighborhood:

1. Sunnydale Avenue at Hahn Street: This is the 'front door' of the community. An empty lot now incorporated as Parcel Q and a small corner store face the site and the service entry to Coffman Pool is directly north. Special care should be taken here to forge a connection with the greater Visitacion Valley neighborhood.
2. Blythdale Avenue at Hahn Street: Although private residences line this portion of Hahn Street, the two parcels directly adjacent to Blythdale are within the site boundaries and provide an opportunity to reinforce the connection with the surrounding community.
3. Santos Street at Velasco Street: Although this is the main transit access point to the site from the south, this entry feels quite distant from the center of the neighborhood.
4. Brookdale at Geneva Avenue: Winding up the hill from Geneva, Brookdale provides access here to the highest portions of the site.
5. Sunnydale Avenue at McLaren Park: The Girls After School Academy and John McLaren Early Education School are directly adjacent to the site at this point. A gravel parking lot at this location provides overflow parking for peak events at the golf course but does little to announce the entry to the park or community. Plans are in place to convert this lot into a bicycle skills park.

These five points of access represent one entry point for every 10 acres of land, which is significantly lower than most of the surrounding urban context.

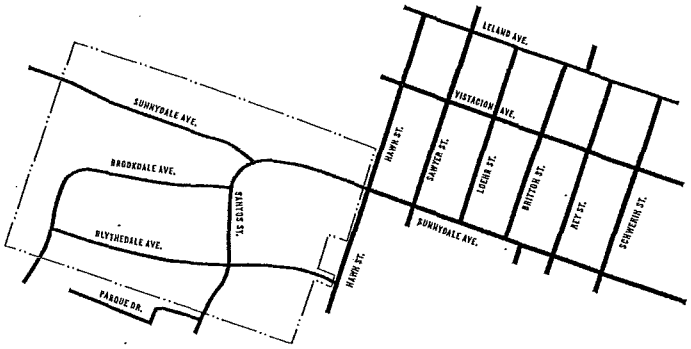


Neighborhood Access Points

The lack of a street grid provides very few public access points to the Sunnydale neighborhood, compared to the neighboring community.

Street Layout

When comparing the street layout of Sunnydale to the adjacent neighborhood, the contrast is immediately apparent. The surrounding neighborhood streets follow the typical San Francisco rectilinear grid with many intersection points, however the streets of Sunnydale curve through the development with very few right-angle intersections. The primary intersection within the development occurs at Sunnydale Avenue and Santos Street.



The lack of a street grid and relatively few streets in Sunnydale differ vastly from the neighboring community.

Overall, the street layout does very little to create connections within the neighborhood or to the surrounding city. While points along the streets afford sweeping views of the bay and McLaren Park due to the change in topography, the curving streets seem to create a "passing through" mentality and do not slow auto traffic as they cut through Sunnydale.

Building Form & Orientation

The contrast between Sunnydale and its immediate neighbors continues when comparing building form. The long blocks of two-story attached units are aligned perpendicularly to the four winding streets that weave throughout the development, so that the short sides of each block of attached townhouses face the street. This lack of building frontage on the streets also creates an internally-focused "barracks" dynamic that does not efficiently use land in an otherwise urban context.



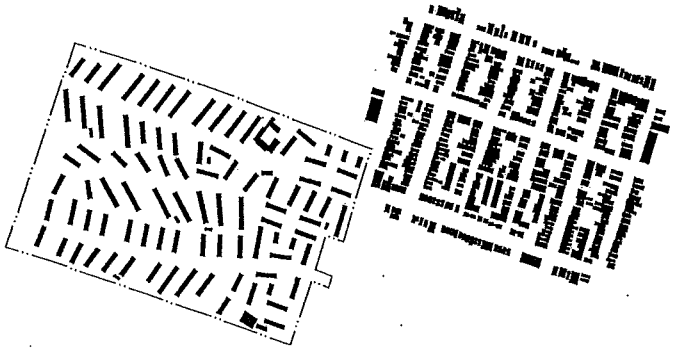
The majority of buildings do not orient toward the street.

With limited windows on the street facing façade, this building orientation does very little to promote "eyes on the street". In contrast, the typical city grid allows attached single-family homes to address the streets and creates a secure, contained rear-yard. There are a few places along Hahn, Sunnydale and Santos where the buildings do face the street but these are limited and do not reflect the overall pattern.

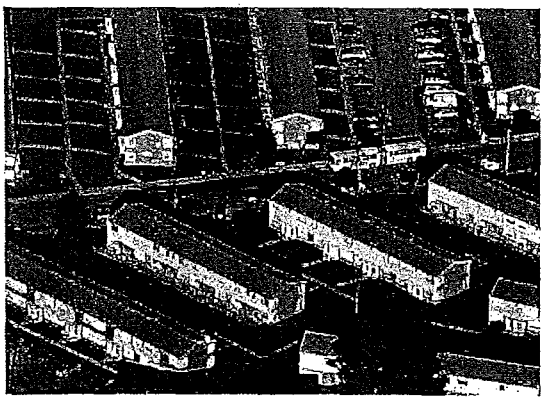


Some townhouses face a public street, at the eastern edge of Sunnydale, creating a safer, more urban edge .

The continuous roofs and flat facades of the buildings create long uninterrupted forms that do not differentiate individual units. Front doors and back doors face each other across ill-defined open spaces. Clotheslines and trash enclosures at the rear of the buildings are the only features that differentiate the front yards from the rear yards.



The built form of Sunnydale is visibly less dense than the typical surrounding neighborhood.

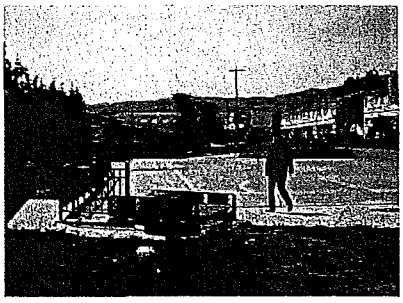




A Willie Brown Jr. Teen Center, Boys + Girls Club



B Internalized courtyard playground



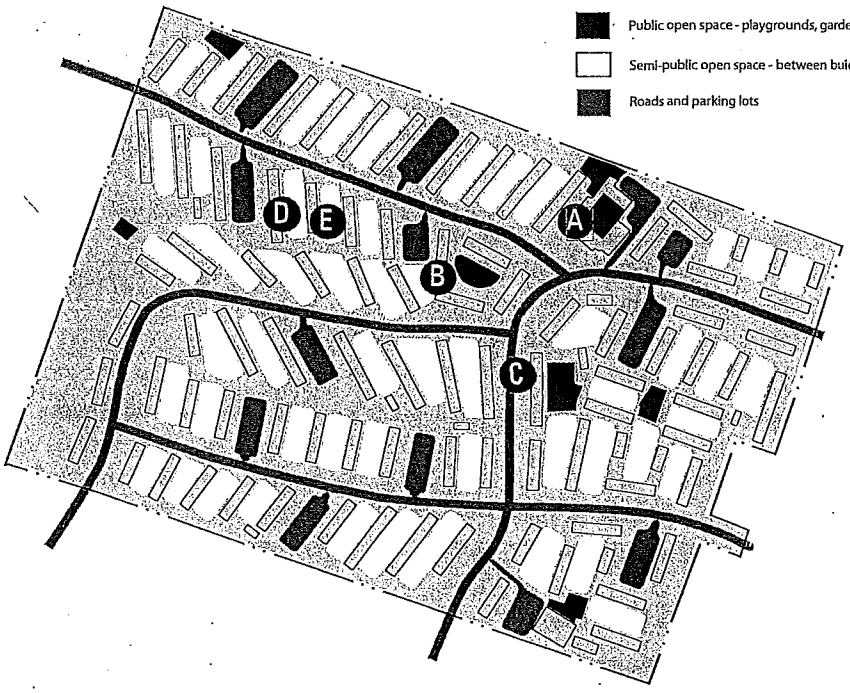
C An interior block basketball court



D Typical front yard



E Typical rear yard



Public Space

The public center of the Sunnydale housing community is located at the intersection of Santos Street and Sunnydale Avenue. Community facilities at this location include the Willie L. Brown Center, which includes the Boys and Girls Club, TURF, the San Francisco Housing Authority leasing office, a community room and a playground. There is a small parking lot to serve the Community Center and a recycling center located behind the building.

In addition to this Community Center, there are a number of playgrounds and a basketball court scattered throughout Sunnydale. For the most part, these common open spaces are surrounded by buildings and each seems to be "semi-public" as they are located internally to building blocks and are not visually accessible from any of the four streets that cut through Sunnydale.

The front and rear yards of the townhouses also serve as public places however they lack both spatial definition and a clarity of public, semi-public, or private space, which has led to a lack of responsibility for these open spaces.

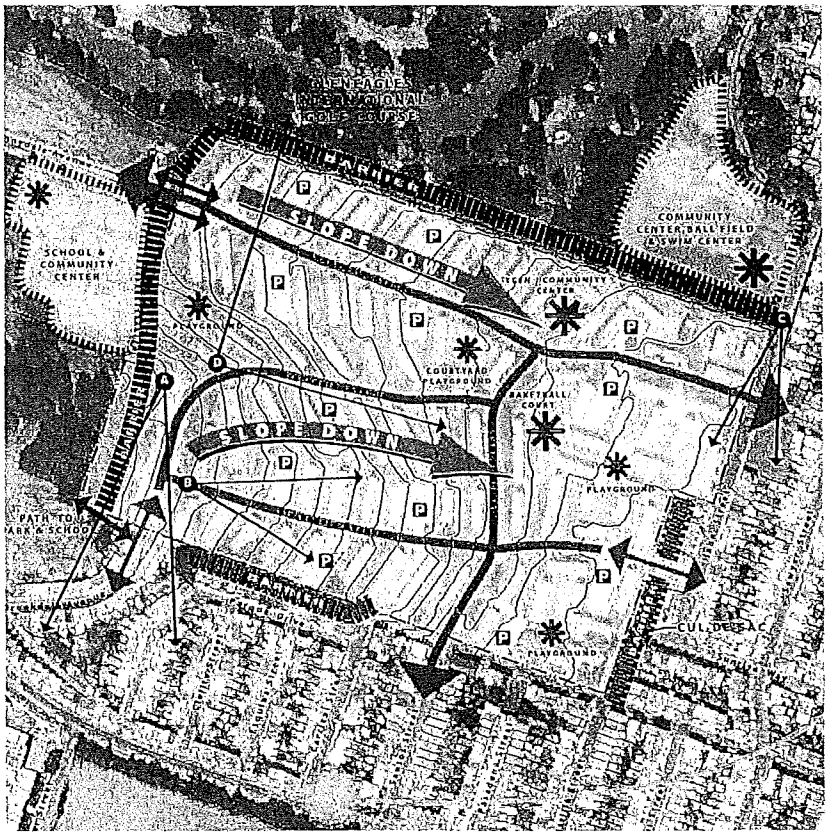


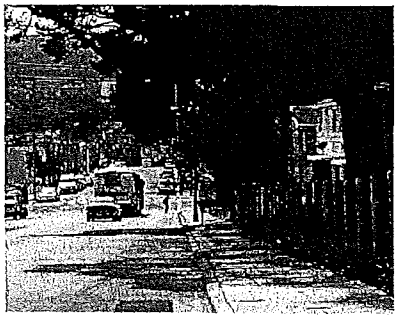
Diagram of Existing Conditions (Figure 1.1)



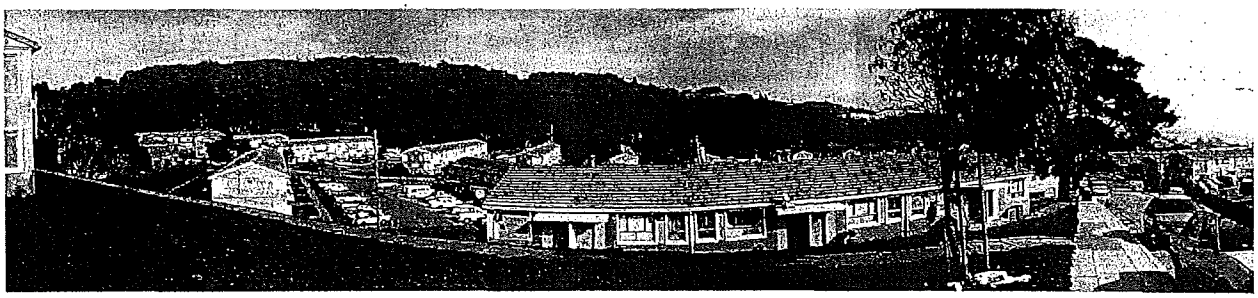
A Looking south from rear of units at Brookdale Avenue; View of San Bruno mountain



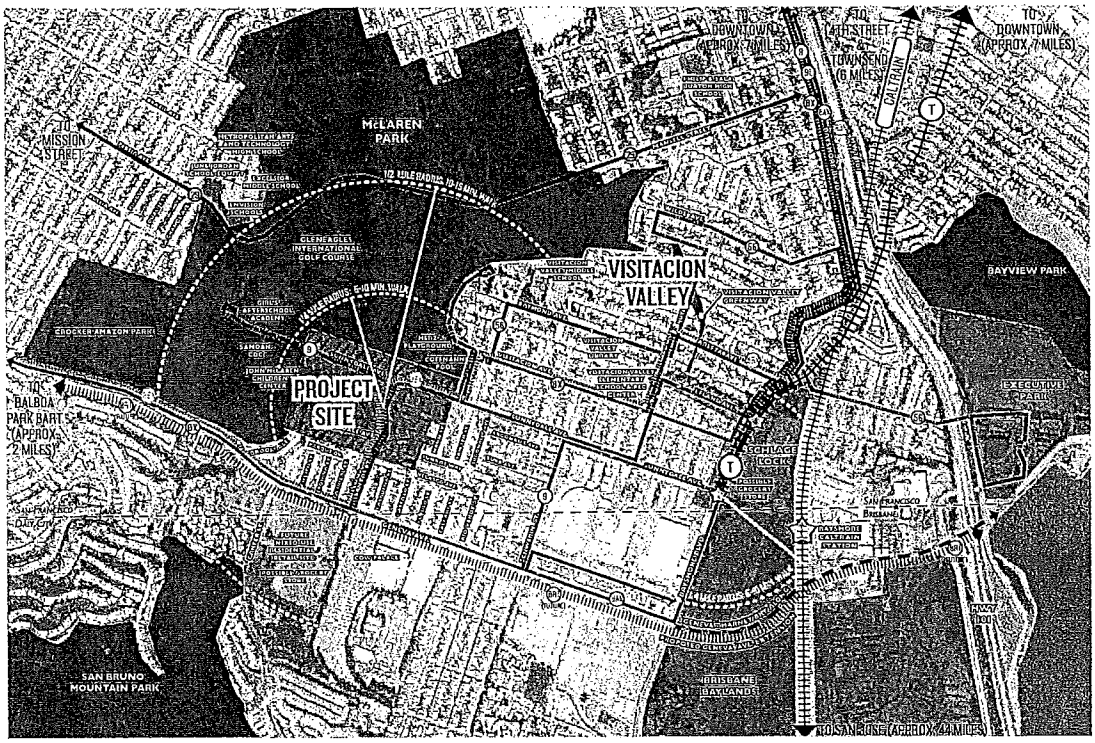
B Looking east down Brookdale Avenue; View of the bay in the distance.



C View looking south along Hahn Street.



D Looking northeast from the ridge between Brookdale and Sunnydale Avenues; Panoramic view of McLaren Park.



Circulation Map: Visitacion Valley benefits from many transit lines connecting it to downtown and regional BART and CalTrain connections. (Figure 1.2)



MUNI transit through Sunnydale



Bus stop along Sunnydale Avenue

1.8 TRANSIT, CIRCULATION AND PARKING

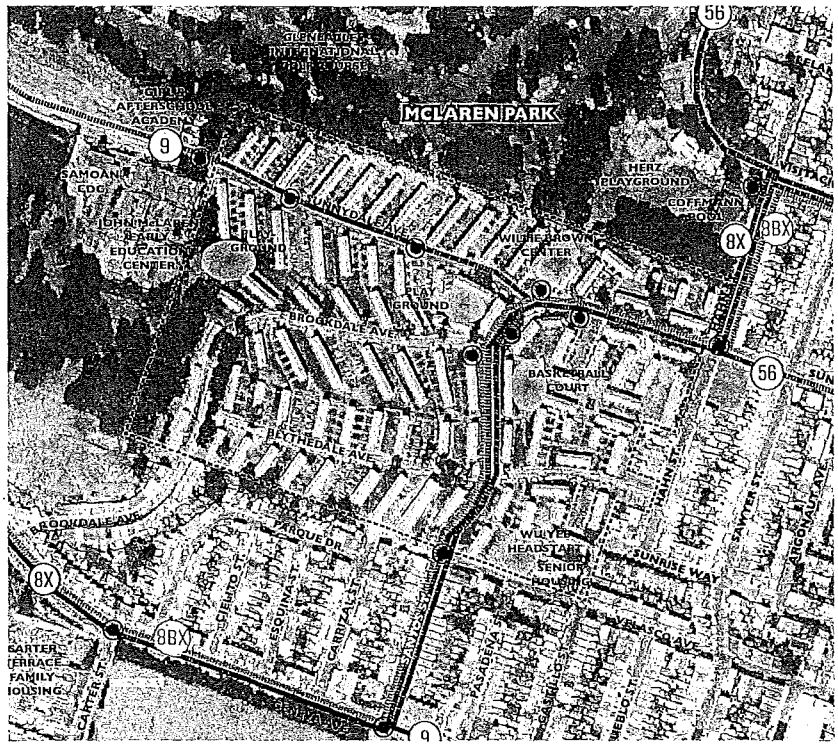
Sunnydale has few access points to the immediate neighborhood, but connectivity to neighboring parts of the city is relatively good via car and public transportation.

Vehicular Connection

Visitacion Valley's streets are in a regular street grid pattern, with most streets one driving lane in each direction. Two major streets also provide access to the two highways and to other neighborhoods. Bayshore Boulevard forms the eastern border of the neighborhood and leads to the 101 freeway, the City of Brisbane to the south, and the Bayview neighborhood to the north. The MUNI T light rail line also runs on Bayshore Boulevard, terminating at Sunnydale Avenue. The Schlage Lock development site is located on Bayshore, as is Grocery Outlet and other businesses. Geneva Avenue is a major arterial that forms the southern border of the neighborhood, and is partially located in Daly City. Geneva Avenue leads to the Excelsior and Ocean Avenue neighborhoods and to Interstate 280.

Transit

Over 20% of Visitacion Valley households and 50% of Sunnydale households do not have a car, so public transit is an important connector. The area is served by San Francisco's public transit MUNI lines 9, 8X, 8AX, 8BX, 56 and the T light rail, which take passengers to the Balboa BART station, and to downtown. The MUNI lines 9 and 8X run through the Sunnydale development. In addition to MUNI service, the Caltrain Bayshore stop is



On-Site Circulation (Figure 1.3)

located 1/4 mile east of Bayshore Boulevard at Tunnel Avenue. Plans are in study to convert Geneva Avenue from an auto focused street into multi-modal corridor with a Bus Rapid Transit (BRT) line. The SamTrans line 292 connects Visitacion Valley residents at Bayshore Boulevard to downtown San Francisco to the north and to San Mateo County cities to the south.

Pedestrian and Cycling Connections

Sidewalks line all streets within Sunnydale but few street trees, poor lighting and inadequate trash enclosures make walking unpleasant and occasionally dangerous. Narrow and non-ADA compliant concrete paths provide the main access to most units but do not connect through the development. There is no direct pedestrian connection to the Herz Playground. There are no secure bicycle parking facilities in Sunnydale; the nearest bike racks are located at the John McLaren Center and the Coffman Pool. The few residents who cycle insecurely lock their bikes to handrails, fences, and outdoor laundry racks. Despite this less-than-ideal environment, the streets and sidewalks are filled with children after school, but poor lighting discourages activity after dark.

Green Connection

The City of San Francisco is also planning a Green Connection from the Candlestick Recreation Area to the Sunnydale public housing development and McLaren Park linking Leland Avenue, Hahn and Sunnydale Avenue. A Green Connection is a pedestrian and bike friendly street network that connects people to parks and open spaces with wildlife, improving people's access to the City's urban ecology.



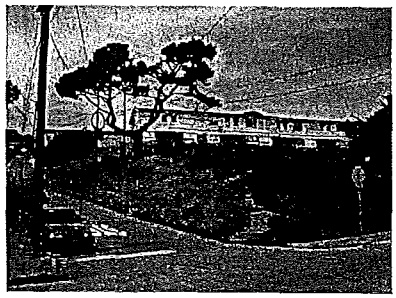
Sidewalk at Santos Street near Sunnydale. Tree roots have damaged some sidewalks in the neighborhood.



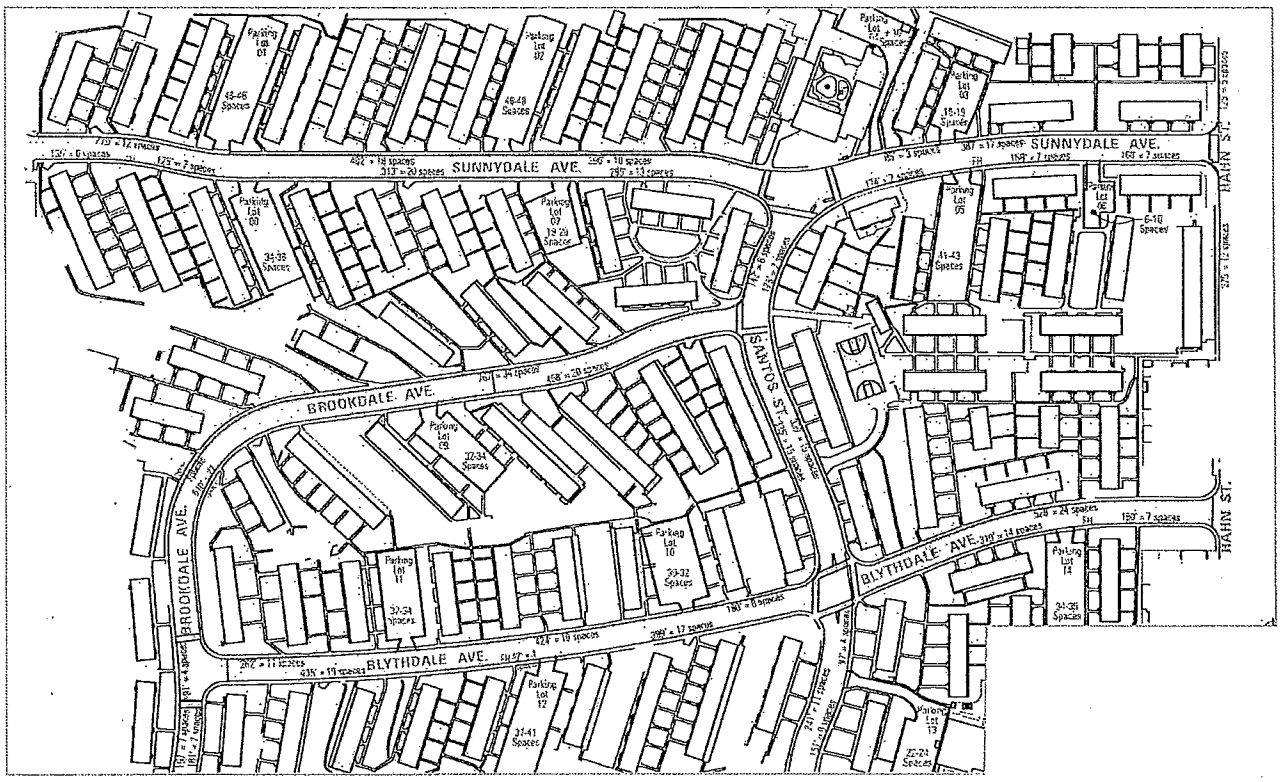
Drainage ditch serves as the primary pedestrian connection to Herz Playground.



Trash cans occupy sidewalk /pedestrians paths.



Hilly topography plays a role in neighborhood disconnect.



Parking lots provide resident parking spaces in addition to on-street parking on both sides of each street. (Figure 1.4)

EXISTING PARKING SPACES	
OFF STREET SPACES	407-431
ON-STREET SPACES	452
TOTAL PARKING SPACES	859-883



Typical off-street parking lot



Typical on-street parking

Parking

Shared parking lots are typically located between every fourth building block on the western half of the site, while one or two centrally located parking lots serve each of the two square housing blocks on the eastern end of the site. There is also a small parking lot located behind the Community Center.

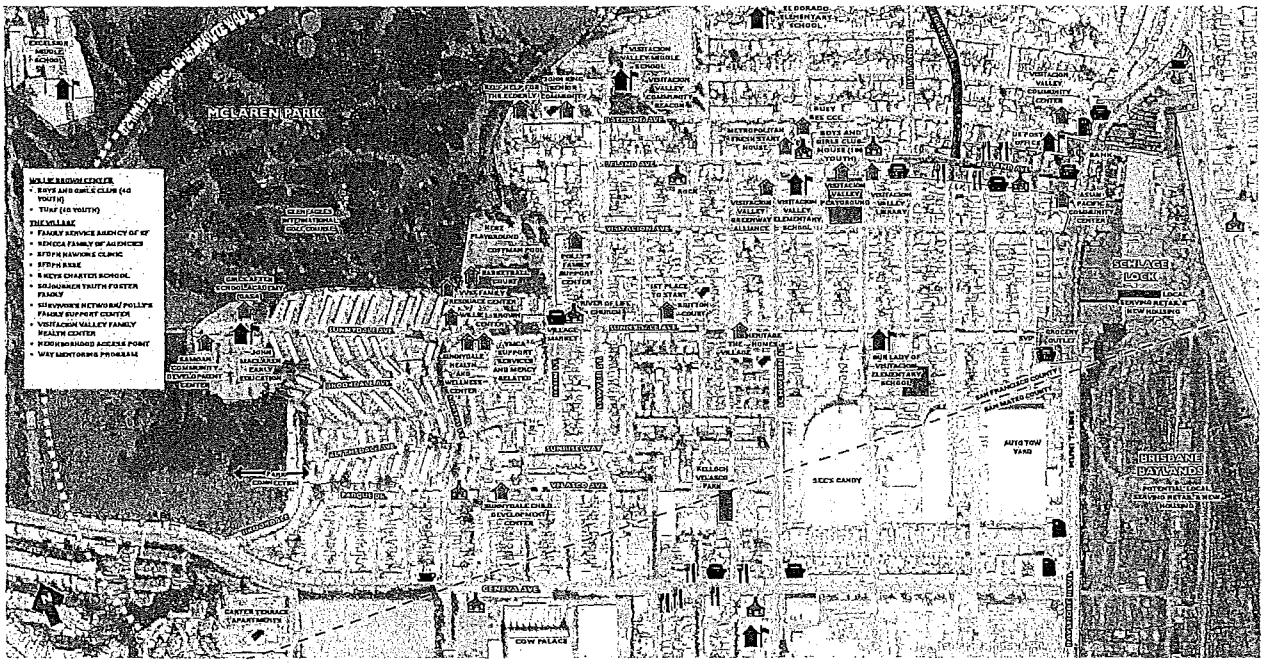
There are approximately 407-431 parking spaces in these lots. Additional on-street parking provides approximately 450 spaces and occurs along both sides of the four major streets. There are no designated spaces per housing unit. Although an official parking survey has not been completed, based on both the 1991 study (Marquis Associates Master Plan for Comprehensive Modernization), current observation, and a ratio of 1.9 unassigned spaces per unit, there does not appear to be a shortage of parking for the current resident population. However, provision of parking in proximity to homes has been noted as an important safety measure by some residents.

1.9 COMMUNITY SERVICES AND FACILITIES

Although there are a number of parks, community centers, places of worship, and schools on site or within 1/2 mile walking distance of Sunnydale, the area is underserved. The following list of community assets and diagram are subject to change.

Sunnydale Based Community Services

Wu Yee Head Start & Early Head Start
The Boys and Girls Club
Visitacion Valley Strong Families
YMCA
Sunnydale Health and Wellness Center
Girls After School Academy
TURF
Ohana Community Garden



Community Assets Map (Figure 1.5)

Public Parks and Recreation
McLaren Park
Crocker Amazon Park
Herz Playground
Coffman Pool
Kelloch Velasco Park
Visitacion Valley Playground
Visitacion Valley Greenway
Visitacion Valley Library

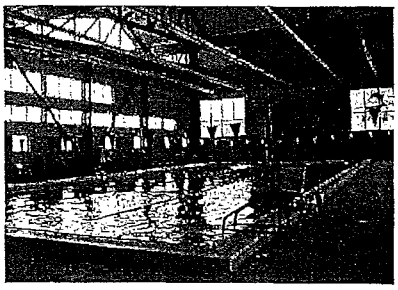
Schools & Child Development Centers
John McLaren Early Education
Visitacion Valley Elementary School
Visitacion Valley Middle School
El Dorado Elementary
Bayshore Elementary School
Our Lady of the Visitacion School
Delta Preschool
Five Keys Charter School
Busy Bee CCC

Community Centers/Services
Visitacion Valley Community Center
Visitacion Valley Resource Center
Visitacion Valley Community Beacon
John King Senior Community
Self Help for the Elderly
Metropolitan Fresh Start House
Samoan Community Development Center
Polly's Family Support Center
Asian Pacific Community Center
ROCK
1st Place to Start
The Village
Hawkins Village Clinic
Family Service Agency of San Francisco
Seneca Family of Agencies
SFDPH Reducing Stigma in the South East
Sojourner Truth Foster Family Service Agency
Sunnydale Health Resource Center
Visitacion Valley Family Resource Center
Visitacion Valley Neighborhood Access Point
Way Mentoring Program
Metropolitan Fresh Start House
Self Help for the Elderly

Churches
American Indian Baptist Church
St. James Presbyterian Church
Church of The Visitacion
La'au Ole Ala Congregational
St. Phillips Church
River of Life Church

LEGEND

- PUBLIC PARKS AND RECREATION
- COMMUNITY CENTERS/ SERVICES
- SCHOOLS/ CHILD DEVELOPMENT CENTERS
- CHURCHES
- MARKET/CONVENIENCE STORE
- FOOD SERVICE
- GAS



Coffman Pool

1.10 HISTORIC RESOURCES

Neither the Sunnydale site, nor any individual buildings, were found to be eligible for listing in the National Register of Historic Places under any NRHP criteria in a 2001 report by Carey & Co. Inc.. In addition, Carey & Co's 2010 study of Thomas Church's original landscape found no retained historical value.

The Historic Resource Evaluation Report conducted by Circa in 2009 concludes that the Sunnydale site and any individual buildings are not eligible for the California Register of Historic Resources and do not retain historic integrity. See Circa HRER dated March 31, 2009 for the full report.

An archeological study of the site was requested by the San Francisco Planning Department. Refer to the joint CEQA/NEPA study for complete archeological and paleontological mitigation measures.

1.11 OTHER PLANNING AND REVITALIZATION

The surrounding neighborhood is experiencing growth and investment by both private and public entities. Visitacion Valley's proximity to downtown, views, level of vehicular and transit connectivity, and land available for development make this a very attractive neighborhood for development. Recent planning projects include:

- Brisbane Baylands Draft Specific Plan – February 2011
- Visitacion Valley/ Schlage Lock Plan – Approved July 2014
- Leland Avenue Streetscape – Opened Fall 2010
- Executive Park Mixed-use Residential Development Plan – Approved May 2011
- Hunter's Point Redevelopment – Approved July 2010
- Cow Palace Retail and Housing Development – in concept planning
- Green Connections Plan – March 2014

1.12 SUMMARY ANALYSIS | CRITICAL ISSUES AND OPPORTUNITIES

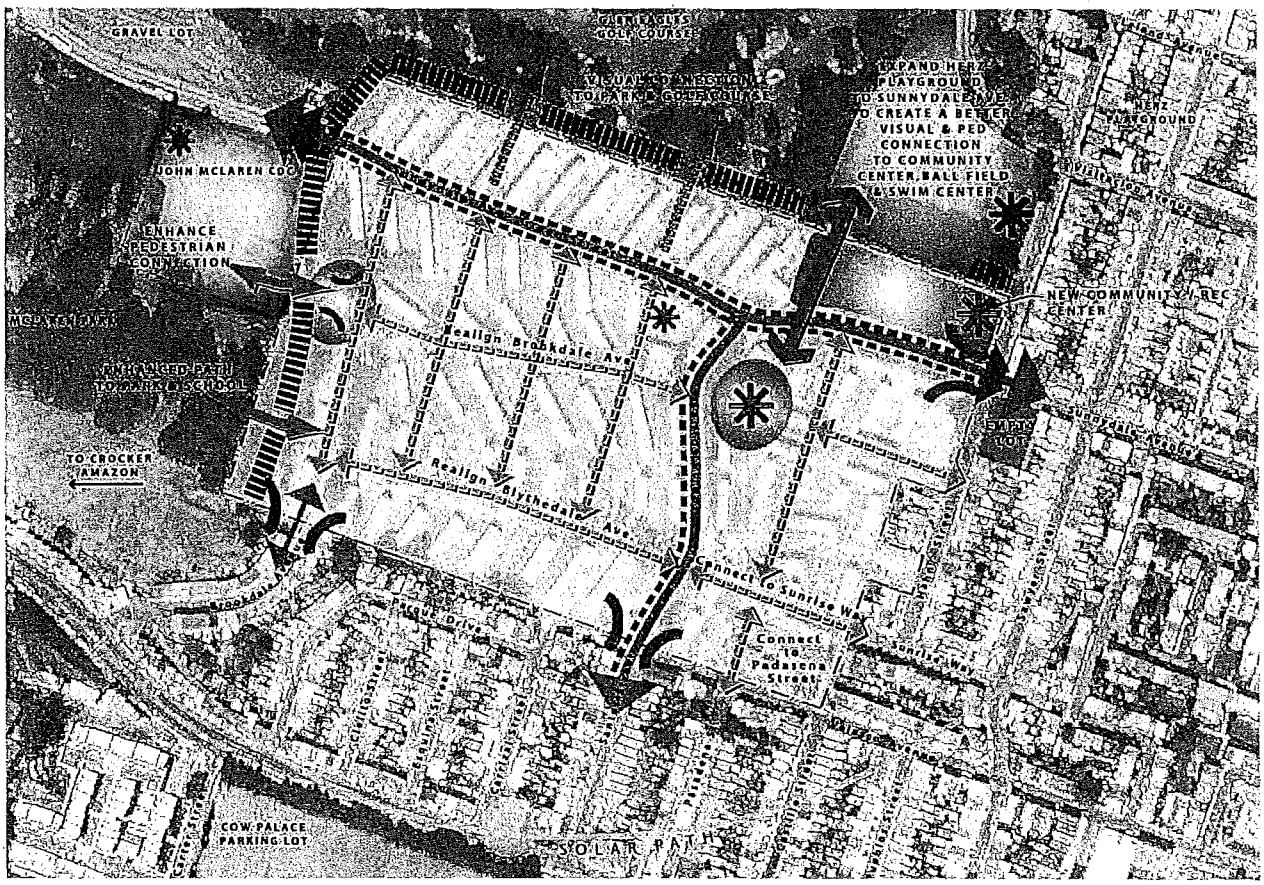
Topography

While the topography and stellar views it provides are one of the most attractive features of the site, providing accessibility for people with impaired mobility will be a particular challenge. In some instances podium buildings may be an effective strategy for building on sloped sites.

Connections

The curvilinear streets and relatively few connection points of the original site plan and subsequent development to the surrounding neighborhood have provided limited access to Sunnydale and restrict opportunity for further connection.

Considering that half of the existing residents do not own cars, better street connections within the site and to the surrounding neighborhood will provide the framework for a safer and more usable pedestrian network and help to reduce the isolation of the site.



Sunnydale Opportunities and Constraints: Summary Diagram (Figure 1.8)

Open Space

Currently, Sunnydale has a great deal of open space, but most is amorphous, consisting of leftover space between buildings rather than well-defined places. Residents appreciate this perceived openness, however also feel that the spaces between buildings are unsafe and not very usable.

When designing new private or semi-private spaces while also adding density, the desire for open space needs to be carefully balanced with management and safety of these spaces.

Public Parks

Sunnydale is bounded by public parks on two sides, yet has minimal access to these spaces. Recreation facilities provided on-site and at Herz Playground such as basketball courts and baseball fields are relatively unused due to lack of programming, supervision and perceived lack of security and safety. The edges of McLaren Park are viewed as both amenities and as security issues.

A new Sunnydale needs to better connect visually and physically with McLaren Park, Glen Eagles International Golf Course and Herz Playground. New on-site open spaces should be open, easily observable, and include active uses in plain view for better safety. Active open space should be programmed for regular use.

LEGEND

- OPEN SPACE OPPORTUNITY SITE
- COMMUNITY ASSETS
- DESTINATIONS
- EXISTING STREETS
- NEW STREETS
- NEW PEDESTRIAN CONNECTIONS
- GATEWAYS
- BOUNDARIES
- SITE AREA
- VISUAL CONNECTION



Community Planning Meeting to develop the Master Plan

2. Community Process & Goals

From November 2008 to April 2010 and continuing, Mercy Housing California and Related California have organized a community planning process with Sunnydale residents and the surrounding neighborhood to identify issues of concern and the change that is required to build a thriving community. As part of this process, the project team has been working with the community through community planning meetings and tours of similar developments, to develop community goals, ideas and plans for the transformation of Sunnydale.

2.1 COMMUNITY PROCESS

Held at Sunnydale and in the wider community, the 17 planning meetings were conducted in English, Cantonese, Samoan and Spanish and involved residents young and old. These 17 meetings were attended by 500 residents, neighbors, and community based organization leaders. The community meetings produced a forward-thinking master plan for a new Sunnydale .....a Sunnydale that will reconnect Sunnydale residents with the surrounding neighborhood and reconnect the surrounding neighborhood with the Sunnydale residents. It is envisioned that new housing will bring new residents of different incomes, new quality programs will enable youth and families to succeed, and new open spaces and green landscaping that will provide healthy places to play and thrive.

Concurrent with the master planning process, Mercy Housing and Related California conducted interviews of many of the community based organizations in the neighborhood and door to door interviews of each of the 775 households at Sunnydale. These interviews are informing the development of the programs and services that will best stabilize families and promote economic self-sufficiency.



Community Planning Meeting

2.2 KEY THEMES

In the community planning process residents and neighbors said that the new development should:

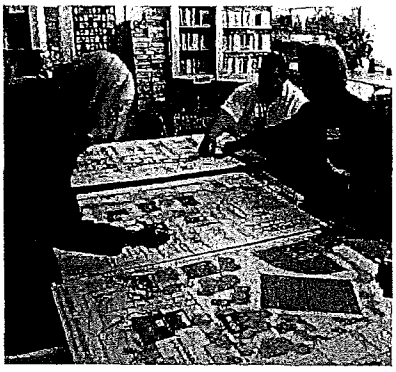
- Provide a safe, secure environment for all residents;
- Support youth, elders and families through quality programs, facilities, parks, and neighborhood retail;
- Provide ways to strengthen community and end the social and physical isolation of the site from the rest of the neighborhood;
- Be a sustainable, healthy community with green streets, open spaces, edible landscaping;
- Be a great place to live and visit.



Creating a Site Plan



Youth Involvement



Open Space Community Meeting

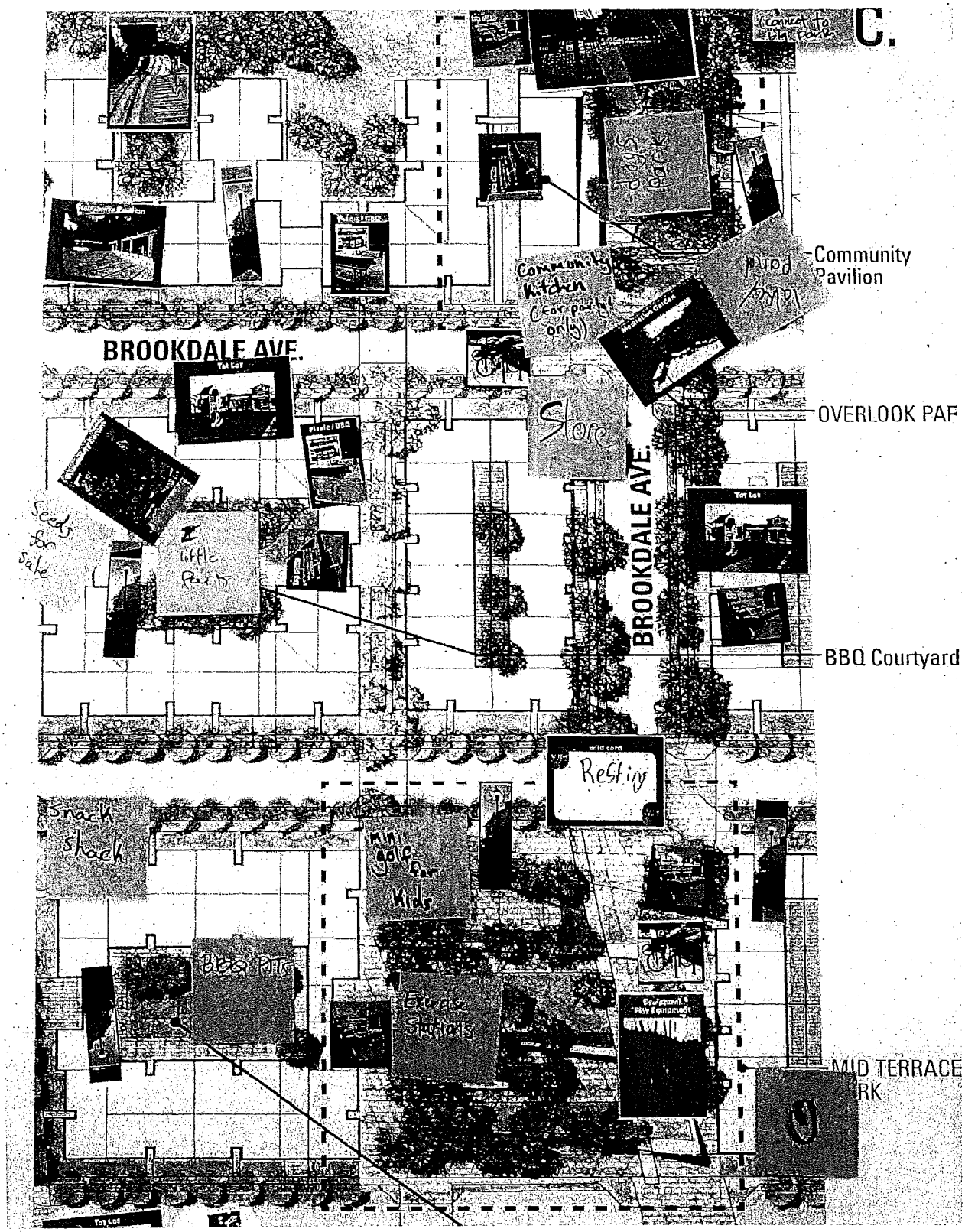


Tour of Similar Developments

2.3 COMMUNITY MASTER PLANNING MEETINGS

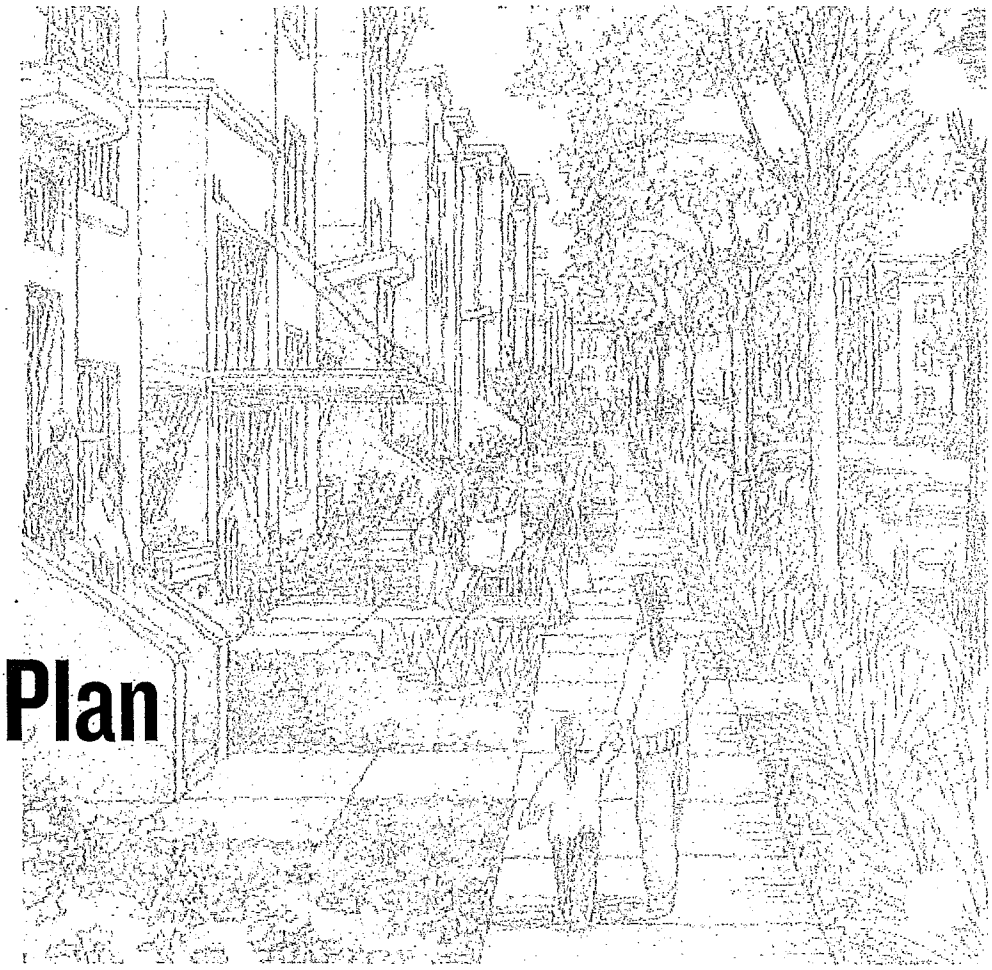
November 1, 2008	Introducing Sunnydale Hope SF
November 17, 2008	Introducing Sunnydale Hope SF
January 10, 2009	Community Assets
May 2, 2009	What makes a great community
May 30, 2009	What makes a great community follow up
June 16, 2009	Community goals for master plan
June 27, 2009	Bus tour of Housing Communities
July 11, 2009	Bus tour Debrief
August 26, 2009	Site Plan Options
October 24, 2009	Visitacion Valley Community Wide Workshop
November 21, 2009	Open Space workshop
January 23, 2010	Buildings and Blocks
March 20, 2010	Buildings and Blocks Follow-Up
April 14, 2010	Community Open House





Youth Board from the 11/21/09 Open Space Workshop

Part II



Framework Plan

3. URBAN DESIGN CONCEPT

3.1	Urban Design Concept Plan	32
3.2	Streets, Mobility and Circulation	34
3.3	Grading and Accessibility Strategy	36
3.4	Open Space Concept	38
3.5	Building Form and Housing Types	40
3.6	Sustainability	42
3.7	Green Streets and Stormwater Management	44

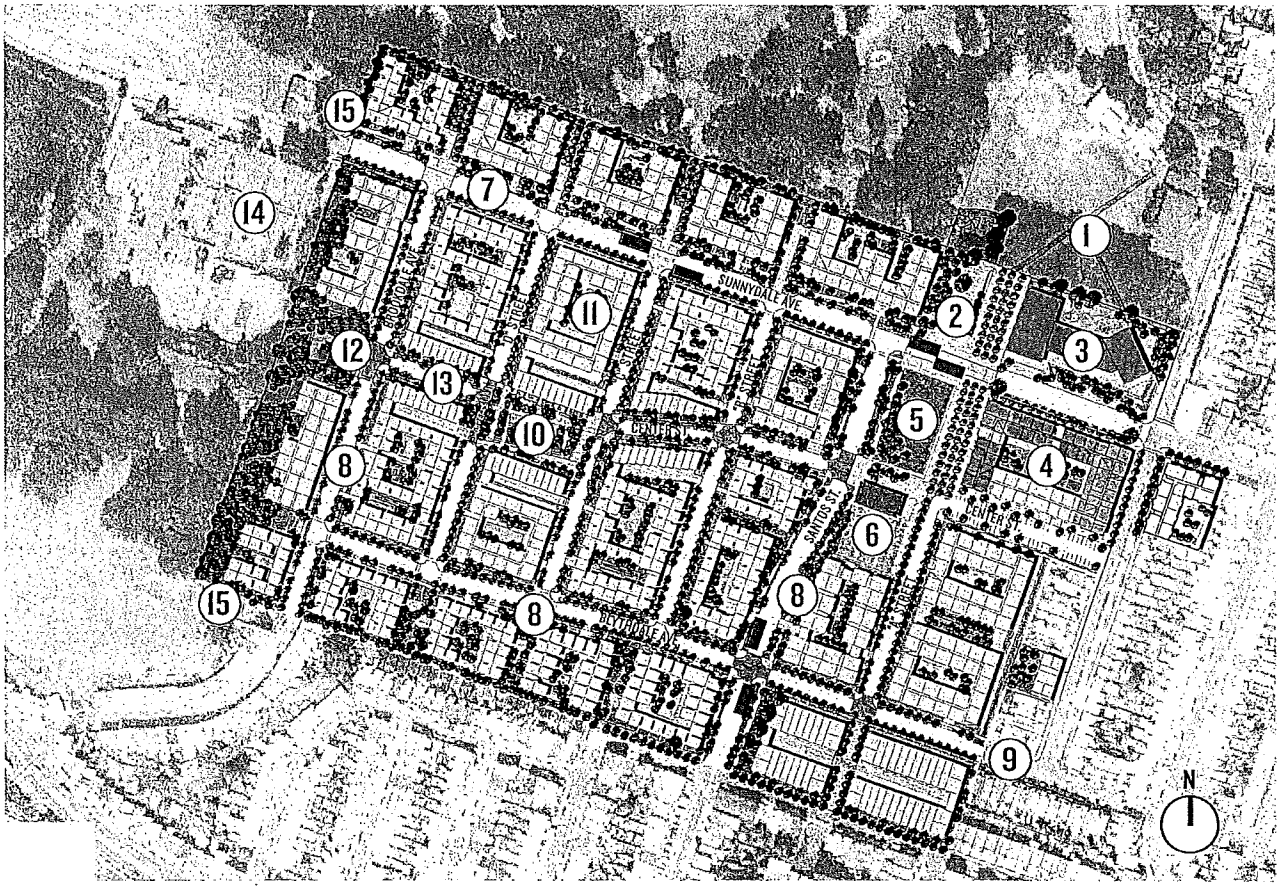


3. URBAN DESIGN CONCEPT

The transformation of Sunnydale will follow simple, time-tested urban design principles that are related to the HOPE SF goals. These principles translate into the following urban design features of the Sunnydale HOPE SF Master Plan:

- Reconnect the street grid to the surrounding neighborhood;
- Create a series of blocks similar to the surrounding neighborhood;
- Provide carefully scaled open spaces and recreational opportunities along with neighborhood facilities;
- Place buildings facing the streets with entries to people's homes along wide, tree-lined sidewalks;
- Include a range of community services, including retail, recreational and supportive services for all residents within the community;
- Create a variety of housing types for a wide mix of incomes that continues the tradition of vibrant architecture within the neighborhood pattern, where individual units are identifiable;

The Framework Plan establishes the design concepts that will guide the development of the project. The sections that follow define the overall urban design of the project, including; land use, circulation, open space, sustainability, building type, and phasing.



Urban Design Concept Plan (Figure 3.1)

KEY TO URBAN DESIGN CONCEPT PLAN

1 Herz Playground and Coffman Pool (existing)
2 Plaza and stage
3 Neighborhood recreation / community center
4 Senior housing and family housing with ground floor retail and community services
5 Community open space "Neighborhood Green"
6 Community garden and orchard
7 Linear open space along Sunnydale Avenue
8 "Green Streets" along Santos St., Brookdale Ave. and Blythdale Avenue
9 Vehicular connection to Sunrise Way
10 Hillside open space
11 Internal residential courtyards
12 Overlook Open Space with community gathering space
13 "Skinny" pedestrian focused central street or linear open space
14 Child development center (existing)
15 Pedestrian connection to McLaren Park

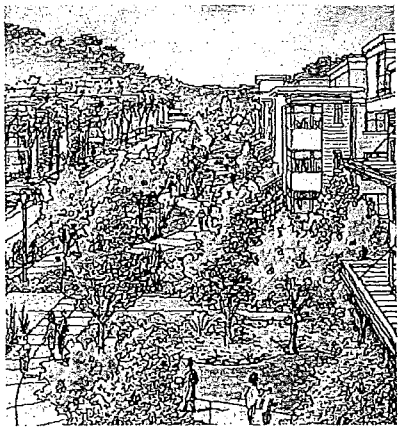
SITE STATISTICS

TOTAL SITE AREA:	48.8 acres
NEW & RECONFIGURED STREETS:	12.2 acres
DEVELOPMENT SITES:	35.5 acres
OPEN SPACE:	3.6 acres
SUNNYDALE AVE. LINEAR OPEN SPACE:	1.0 acres
COURTYARDS/ COMMON OPEN SPACE:	5.0 acres
TOTAL USABLE PUBLIC OPEN SPACE:	11.4 acres

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

3.1 URBAN DESIGN CONCEPT PLAN

Building "Better Neighborhoods" requires a combination of services and housing in a safe living environment. These principles will be carefully incorporated into the design of the buildings and open spaces of the Sunnydale Hope SF development. Buildings will include individual unit entries so that many homes have their own front doors on the street or from private interior courtyards. Living spaces, kitchens, and balconies will overlook the streets and open spaces for security, and to create the identity and sense of ownership which are crucial to defining a neighborhood. Open spaces will be fronted with community facilities and provided with active programs so that the outdoor gathering areas are supervised.

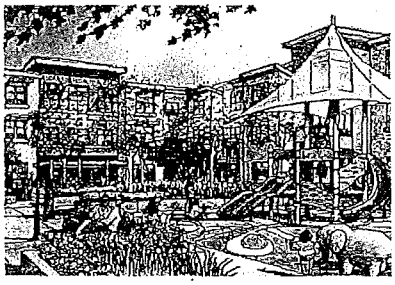


Sunnydale Linear open space

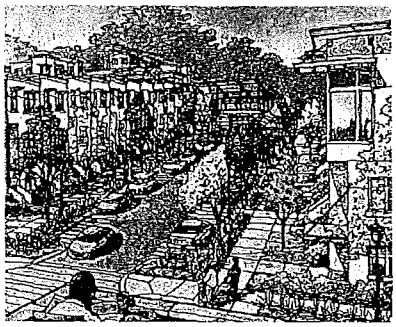
The rejuvenation of Sunnydale will build off the lessons of other revitalization projects, and go further in creating more housing, more housing variety, and more income variety, all keys to better neighborhoods. The plan incorporates the patterns of traditional San Francisco neighborhoods, upon which these fundamental principles are based.

The Master Plan proposes a community services "hub" near the gateway intersection of Sunnydale Avenue and Hahn Street to serve the broader neighborhood through open spaces, community facilities and retail uses. The hub includes a new neighborhood green for community gatherings and events. Both senior and family housing is located in a mixed-use building at the southwest corner of Sunnydale and Hahn and has street-level retail as well as community services for seniors and the larger community. A new community center that will provide recreational and educational space is proposed at the northwest corner of Sunnydale and Hahn. As part of the Master Plan, the San Francisco Recreation and Parks Department's existing Coffman Pool and Herz Playground, located north of the project site, would be made more visible by the creation of a view corridor from Hahn Street and landscaped open space west of the new community center. A community garden for project residents and neighbors and a pavilion that would provide a place for a farmer's market, gatherings and performances are also proposed.

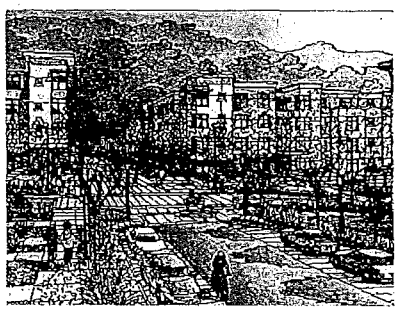
A new street network lined with bioswales and landscaping would straighten the existing street layout, add more cross streets, and connect the site to the neighborhood grid. MUNI (San Francisco Municipal Railway) bus stops and bicycle paths are planned for Santos Street and Sunnydale Avenue.



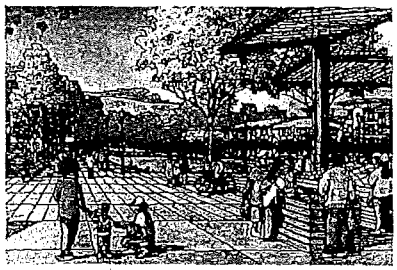
Internal residential courtyard



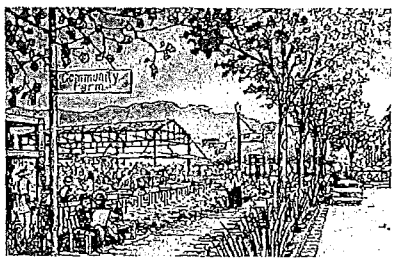
View up Central Drive to Overlook Open Space



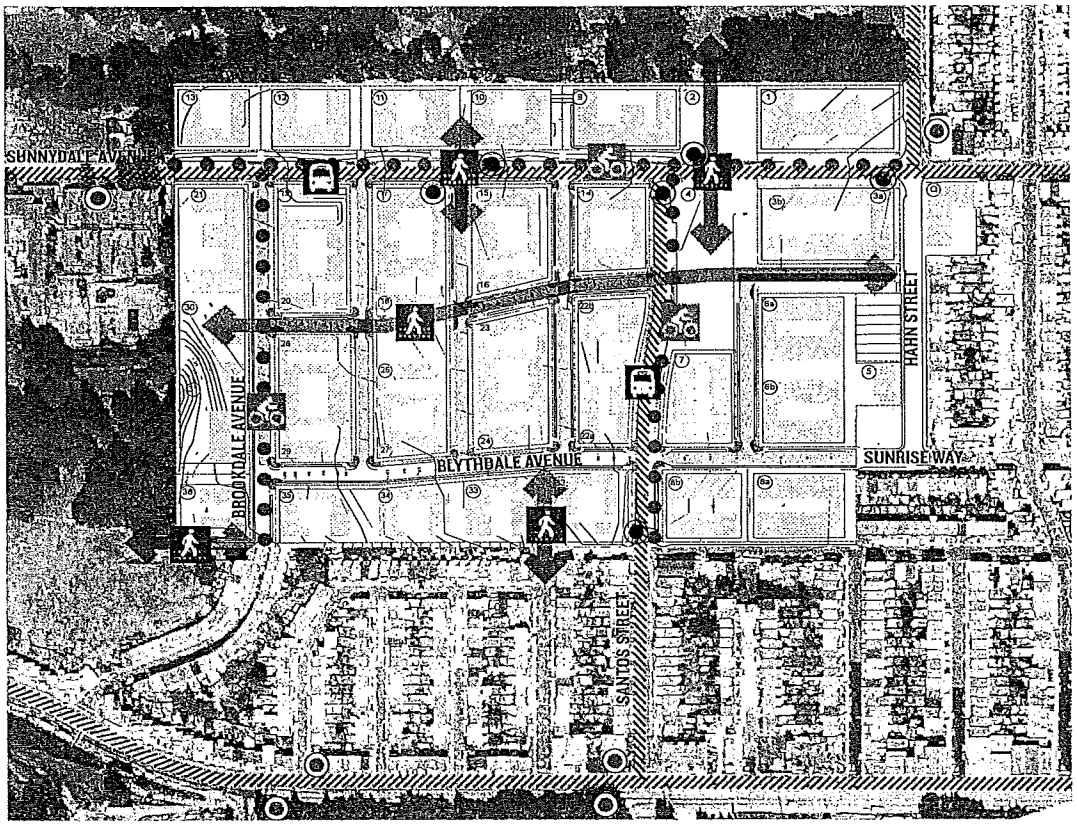
View across green street to Sunnydale Avenue



Neighborhood Green



Community Garden



Circulation Diagram (Figure 3.2)



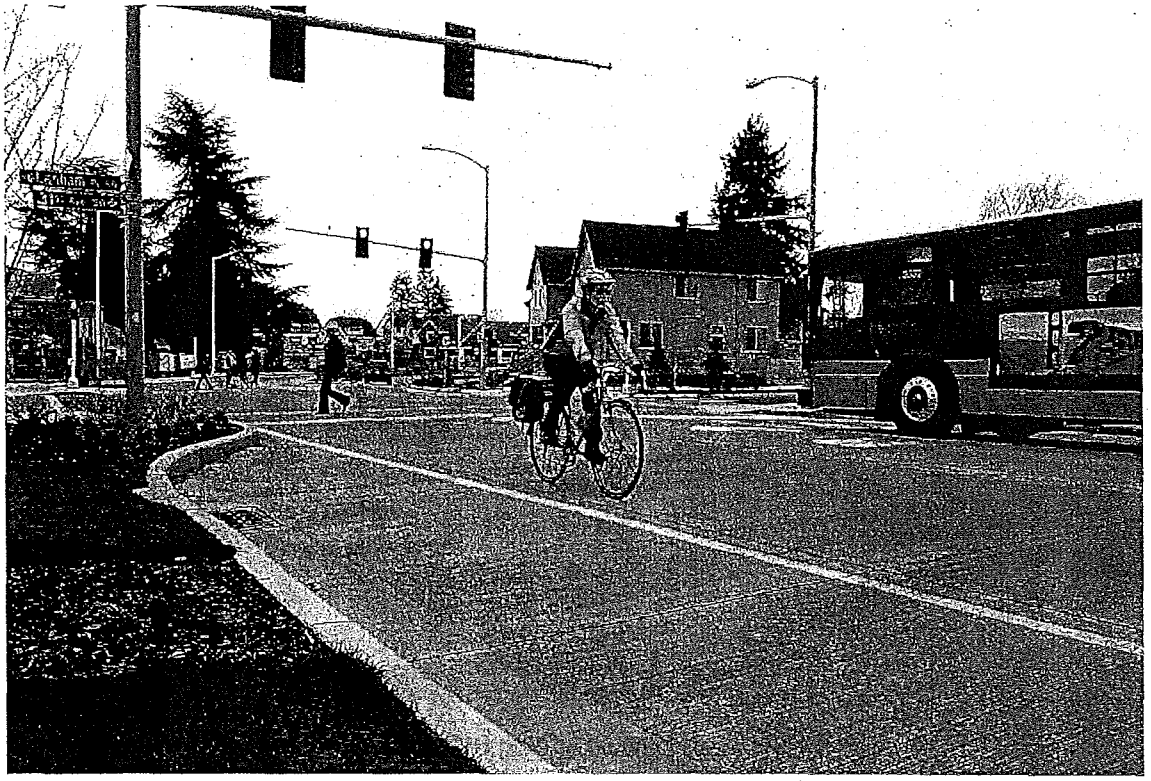
3.2 STREETS, MOBILITY AND CIRCULATION

The new Sunnydale community will be developed incrementally to create a network of streets that connect with the surrounding neighborhood. As the major public connection to the Visitacion Valley community and gateway to McLaren Park, Sunnydale Avenue will feature a wide linear open space, incorporating green street features, public spaces and enhanced pedestrian, bicycle and transit connections. Car share pods may be located throughout the site.

A new street at the center of the site will become the community spine, with green street features connecting through the neighborhood from Overlook Open Space to the Mid-Terrace Open Space to the Community Green.

At the southern end of the site, Blythdale Avenue will be straightened and extended through the existing cul-de-sac at Sunrise Way, providing one of the few new connections to the surrounding neighborhood. Green street features including bioretention swales will also define the streetscape along Blythdale.

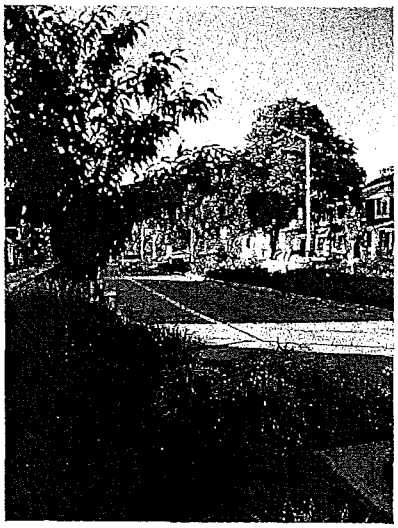
Currently the only north-south vehicular connection through the site, Santos Street will remain the principal transit street in the neighborhood with reconfigured bus stops incorporating bus bulbs and 'Next Bus' technology. Pedestrian and bicycle connections will be strengthened through wide tree-lined sidewalks and marked bicycle lanes, linking the



Transit, bicycles and pedestrians share the road



On-site car share



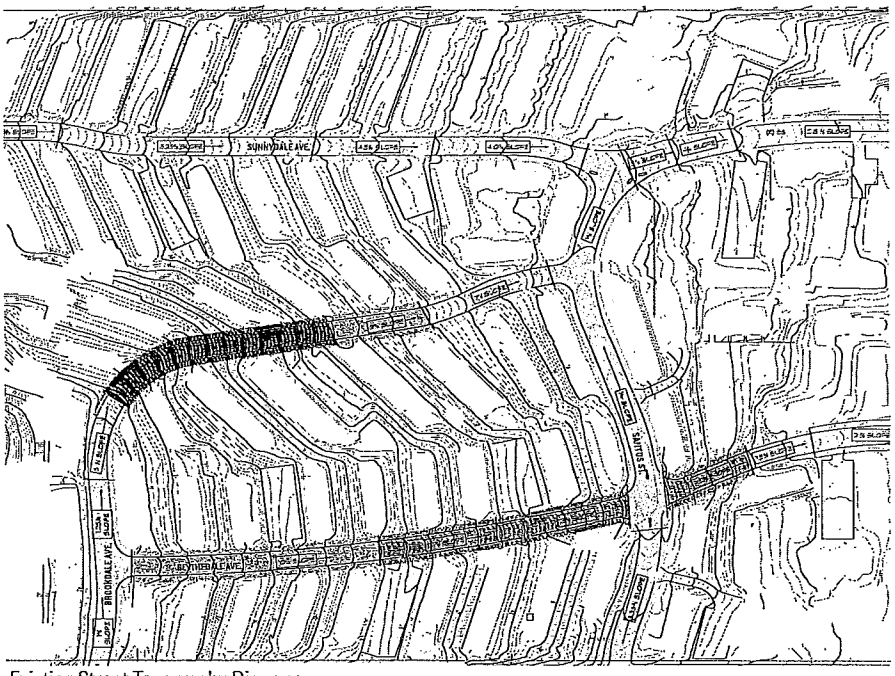
Green Streets

expanded Herz Playground to the new Neighborhood Green and continuing south to Geneva Avenue.

Brookdale Avenue will also be re-aligned to connect Sunnydale Avenue in the north of the neighborhood through the site to Geneva Avenue to the south.

The difficult 'Y' intersection at Sunnydale Avenue and Santos Street will be reconfigured into a 'T' to provide for greater pedestrian safety and other traffic calming measures will be taken throughout the site.

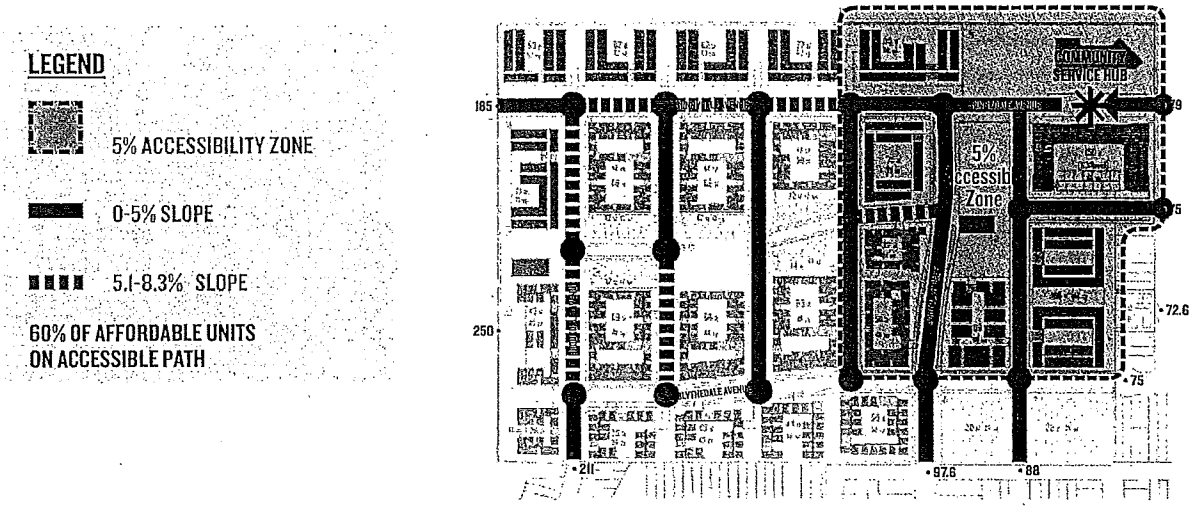
New north-south residential streets moving west from Santos will connect these four main streets, providing the structure for the area. The new streets will be aligned in a grid, fronted by residential entries, in keeping with the surrounding neighborhood fabric. Although grade differential and the current development pattern will limit connections to the existing neighborhood streets, pedestrian walkways are planned where possible and new view corridors will be opened to the golf course to the north.



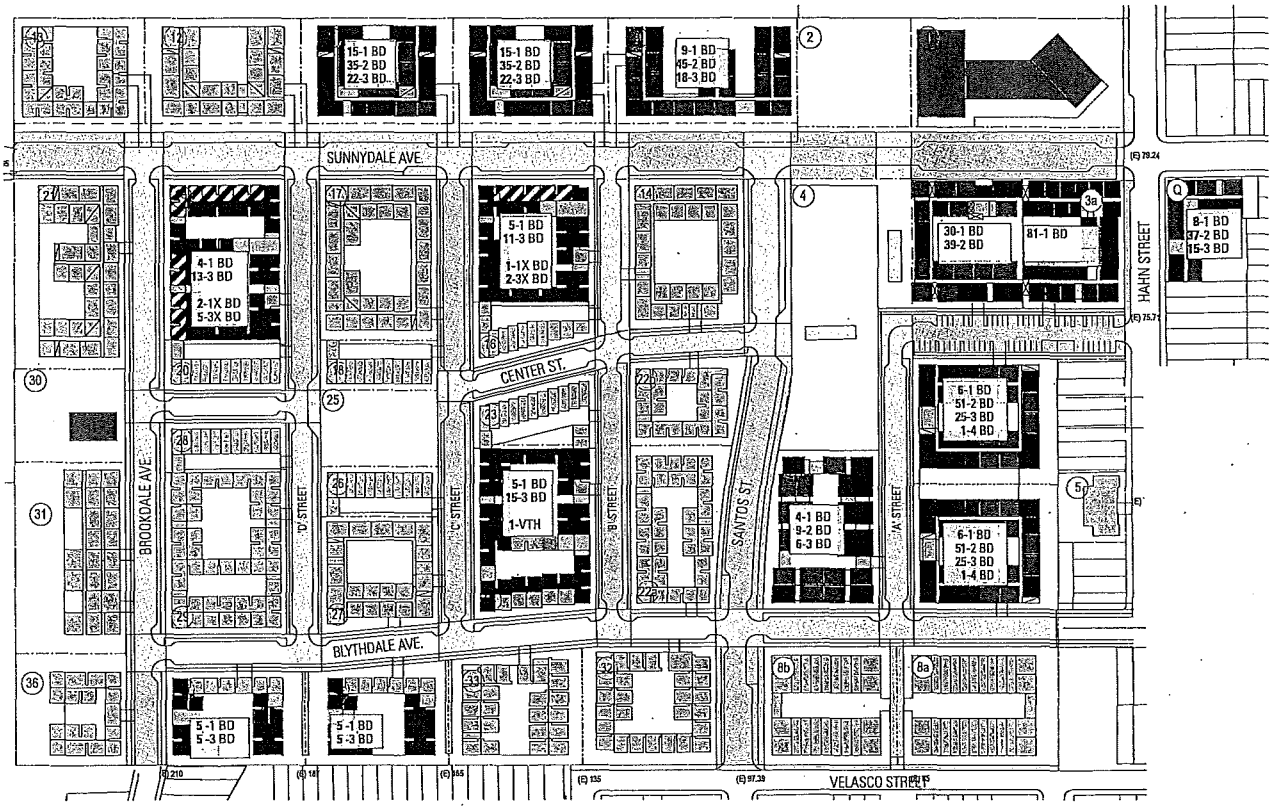
Existing Street Topography Diagram

3.3 GRADING AND ACCESSIBILITY STRATEGY

The elevation change across the site is 175 feet, dropping from 250 feet above sea level at the western edge of the site to 75 feet at the southeast corner, sloping down toward the Bay. Currently, the average grade change spanning from the highest point to the lowest point on the site is 9 percent. The plan proposes an accessibility strategy where the site east of Santos Street is graded to a 5 percent slope or less. This area includes the new community center, senior and family mixed-use building, and Neighborhood Green. In addition a multi-purpose path at the new Sunnydale Linear Open Space would provide accessibility up to the western property line. This path would feed the new north-south streets, also graded to less than 5 percent slopes, providing a high level of accessibility throughout the development.



Proposed Accessibility Strategy (Figure 3.3)



Proposed Unit Accessibility Diagram (Figure 3.4)

The diagram above illustrates the intended site-wide distribution of accessible units on an accessible path. Actual distribution and unit count will be determined as the individual blocks are developed.

AFFORDABLE ACCESSIBLE OR ADAPTABLE UNITS ON AN ACCESSIBLE PATH	
1 BEDROOM FLAT	192
2 BEDROOM FLAT	302
3 OR 4 BEDROOM FLAT	181
TOTAL UNITS	675
PERCENT OF TOTAL UNITS	**40%**
PERCENT OF AFFORDABLE UNITS	**97%**

AFFORDABLE UNITS ON A PATH BETWEEN 5% AND 8.3%	
1 BEDROOM FLAT	10
3 BEDROOM FLAT	10
TOTAL UNITS	20

VISITABLE TOWNHOUSES	2

LEGEND

- 1 BEDROOM FLAT (1 BD)
- 2 BEDROOM FLAT (2 BD)
- 3 OR 4 BEDROOM FLAT (3BD)
- 1 BEDROOM FLAT (ON 5%-8.3% (1 XBD)
- 3 BEDROOM FLAT (ON 5%-8.3% (3X BD)
- VISITABLE TOWNHOUSE
- PUBLICLY ACCESSIBLE BUILDING ON ACCESSIBLE PATH
- ACCESSIBLE LOBBY
- <2% STREET SLOPE
- 2%-5% STREET SLOPE
- 5%-8.3% STREET SLOPE

3.4 OPEN SPACE CONCEPT

The new Sunnydale master plan establishes an open space system that builds off of neighboring open spaces at McLaren Park, including the Gleneagles International Golf Course (6) and Herz Playground (1), enhances connections to the greater Visitacion Valley, the SF Green Connections corridors, and is firmly rooted in the vision of a sustainable community. A new recreation/community center and open space at Sunnydale Avenue and Hahn Street will link the new development to Herz Playground, which is currently difficult to access, lacks visual surveillance for user security and thus is little used.

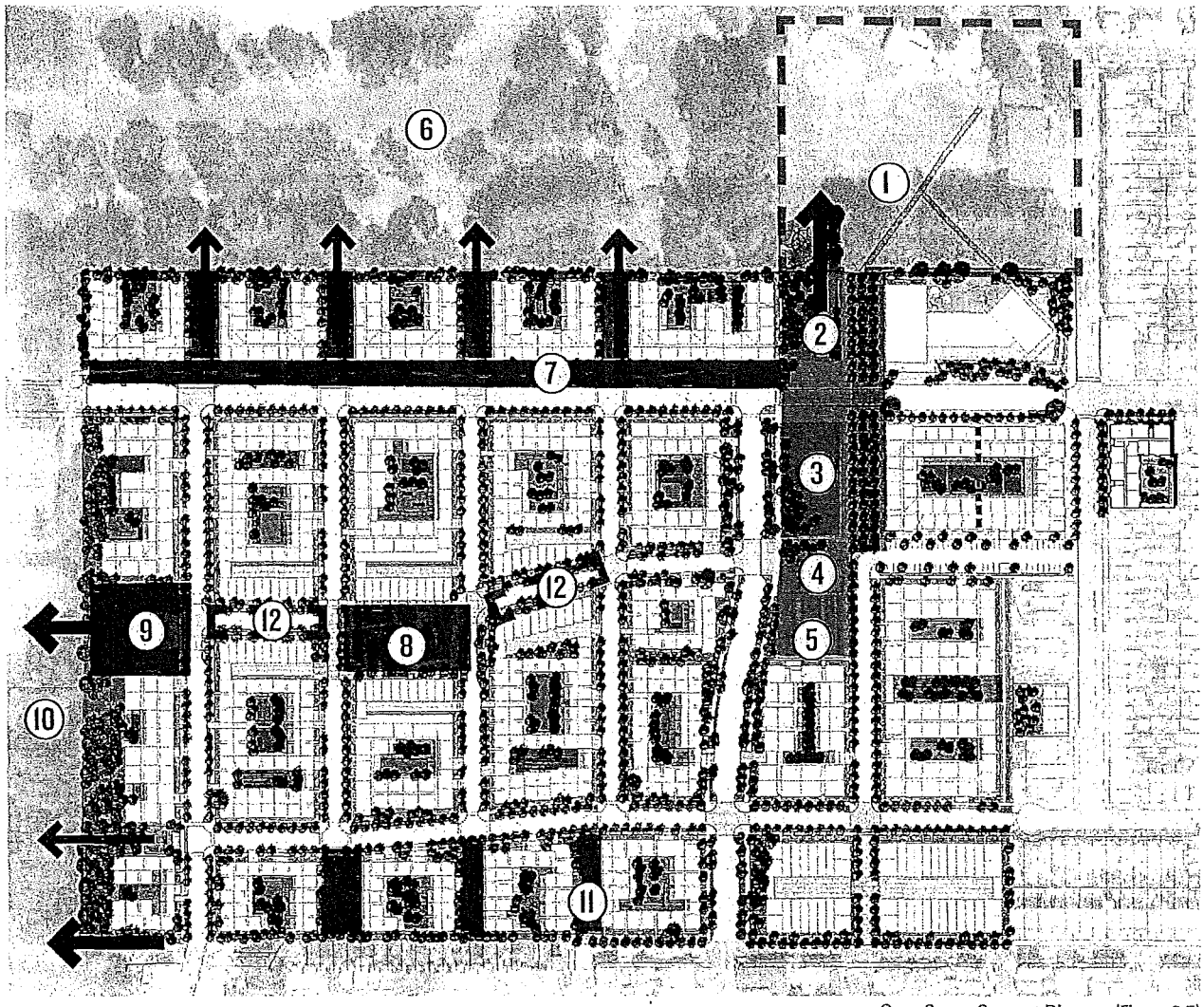
A potentially renovated Herz Playground (1) would greatly improve access, visibility and safety for Sunnydale residents while also providing a major link to the greater community and transforming a little used playground into an important community asset. The new neighborhood recreation and community services center will serve the entire community and act as a gateway into the neighborhood.

An Overlook Open Space (9) at the western edge of the site will provide a view to the bay and beyond while also becoming a pedestrian connection point to McLaren Park (10), the John McLaren Child Development Center and Crocker Amazon Park. A small recreation building here can become a location for community events or parties.

Secure common open space is provided internal to each block in building courtyards that would provide smaller tot lots, barbeque areas and other amenities for residents.

Moving down the hill, Center Street is interrupted at the steepest part of the site by Mid-Terrace Open Space (8), a series of stairs and terraced gardens in the San Francisco tradition, ensuring that no resident lives further than two blocks away from publicly accessible open space. An alternative shows this street as a terraced greenway for its entire length. The new street or greenway culminates at the bottom of the hill in a new central open space at Santos Street where a neighborhood green (3) will provide a center for the community with a half acre community garden (5) and pavilion (4) that could host a weekly farmers' market promoting access to healthy food. A fruit tree orchard links the Neighborhood Green to the Herz Playground. The specific program and design of the open space will continue to be developed in workshops with the community.

This continuity of open spaces and green streets could eventually be continued east continuing to Bayshore Boulevard and eventually to the Bay as envisioned by the San Francisco Green Connections Network, the Leland Avenue Concept Plan, the Visitacion Valley/Schlage Lock Urban Design Plan and the Visitacion Valley Greenway.



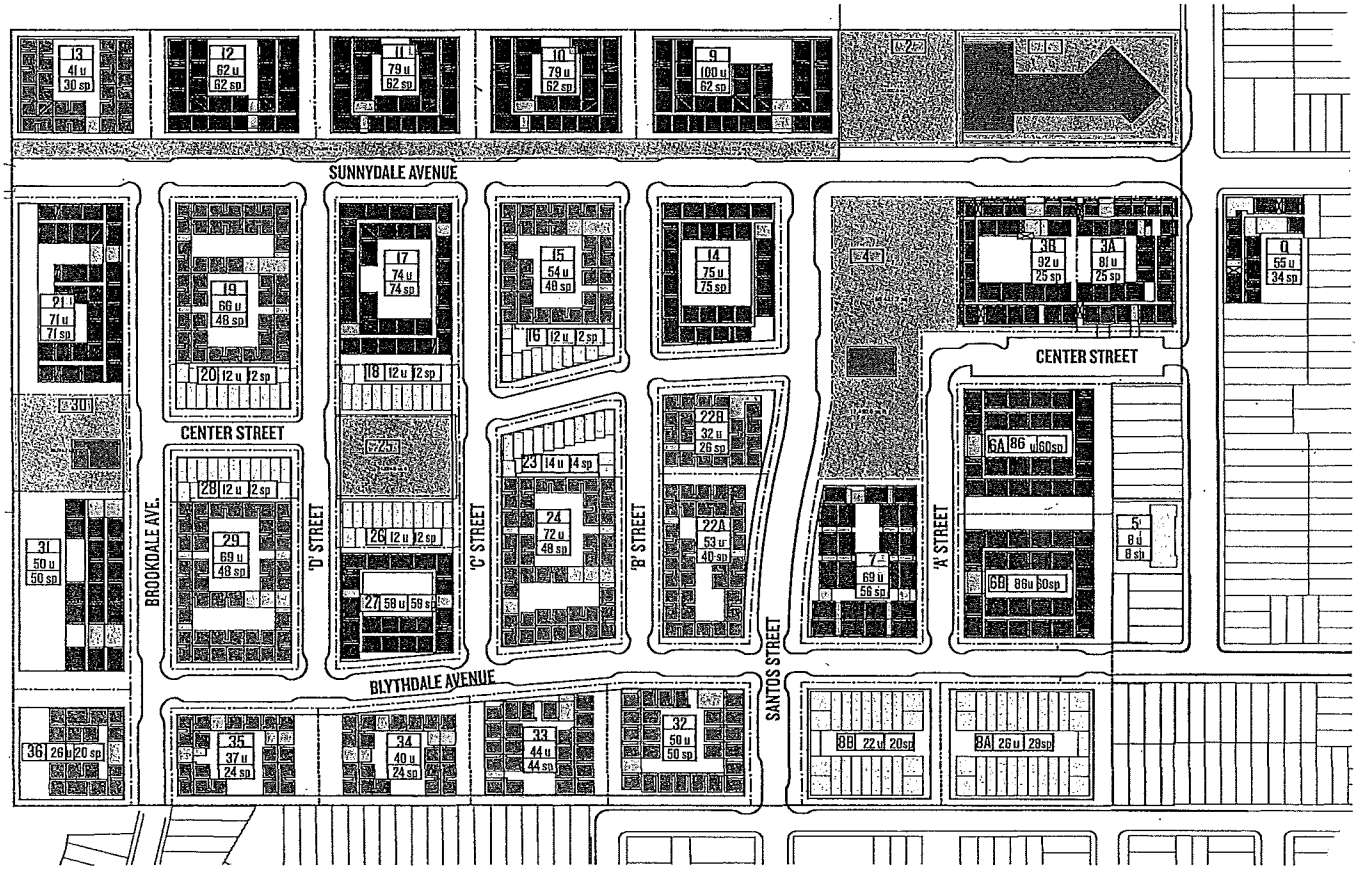
Open Space Concept Diagram (Figure 3.5)

KEY

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

LEGEND

CENTRAL NEIGHBORHOOD OPEN SPACE
EXISTING NEIGHBORHOOD PARK
COMMUNITY OPEN SPACE
ORCHARD
INTERNAL RESIDENTIAL COURTYARD
STORMWATER DEMONSTRATION LINEAR O.S.
POCKET OPEN SPACE
VIEW CONNECTION TO MCLAREN PARK
PEDESTRIAN ACCESS TO MCLAREN PARK



Building Type Diagram (Figure 3.6)

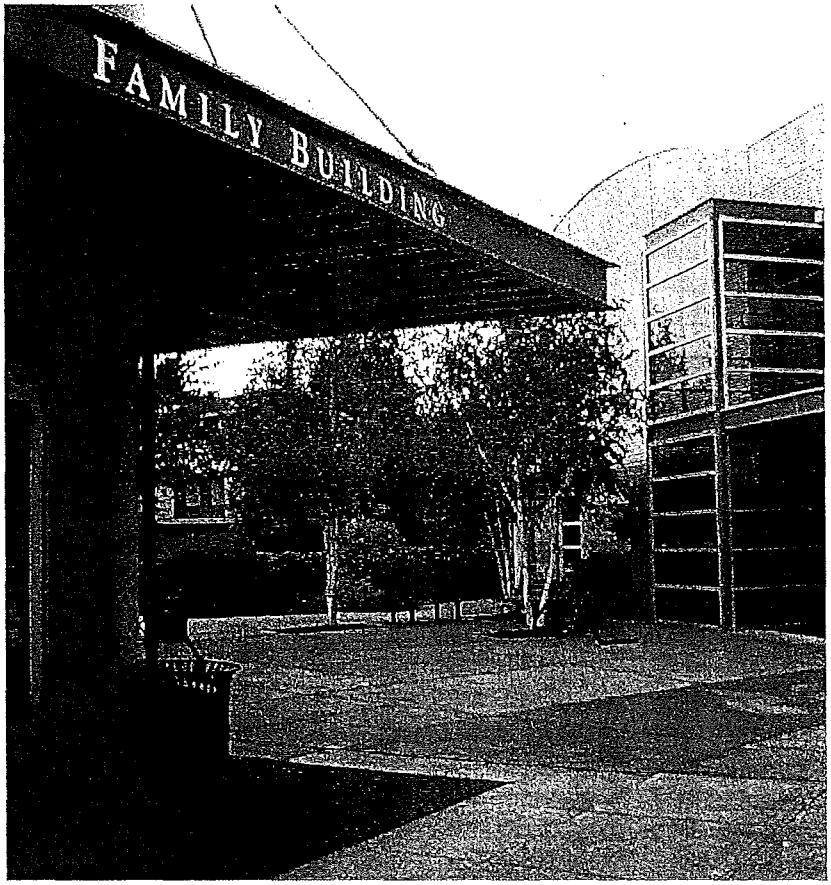
LEGEND

- 35 — BLOCK NUMBER
- 34 u — UNITS
- 24 sp — OFF STREET PARKING SPACES PER BUILDING
- STACKED FLATS
- TOWNHOUSES OVER FLAT
- TOWNHOUSES WITH TUCK-UNDER PARKING
- COMMUNITY / OPEN SPACES
- LOBBY/COMMON SPACE

3.5 BUILDING FORM AND HOUSING TYPES

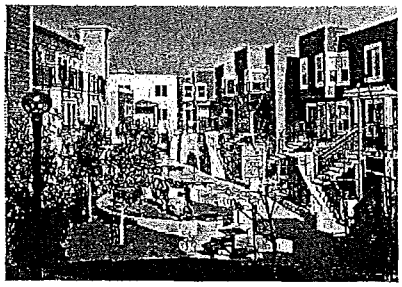
The new Sunnydale community will include a wide variety of housing types, for households of equally diverse income levels encompassing the whole spectrum of the "housing ladder" including replacement of public housing and additional affordable rental and market rate for-sale and/or rental homes distributed throughout the site.

Much of the housing will be flats and townhomes with secure assigned parking. Ample on-street visitor parking will also be provided. These homes will emphasize stoop entries along the sidewalks with living spaces looking out on the street. The small local streets will have primarily parallel parking along tree-lined streets, minimizing the visual impact of parking in the neighborhood. These homes will have a variety of semi-private interior landscaped and hardscaped courtyards providing secure play areas for children with some private patios and decks, depending on the individual building.



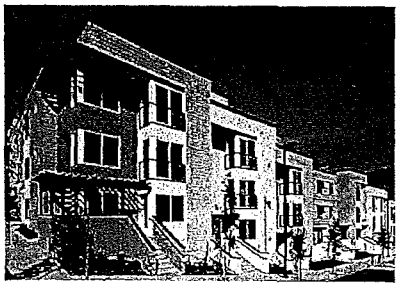
Community Center

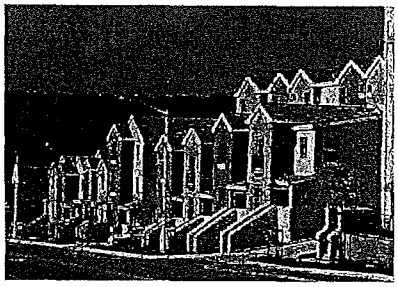

Mixed Use Building


Podium Courtyard


Single Family Townhouses

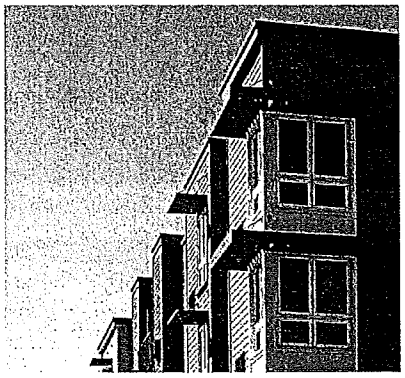
Along the upper edge of the development, it is anticipated that hillside terraced townhomes with small garage/podiums stepping up the hill will allow residents to have views overlooking the neighborhood toward the Bay and McLaren Park. These terraced buildings will step with the existing topography and will have units which "line" the podium parking allowing the residential units to front the street. At the bottom of the hill, mixed-use podium buildings for seniors and families will anchor the new open space and allow services and homes to look upon the open space providing informal surveillance and greater safety with "eyes on the park".


Stacked flats express residential modulation


Residential units line the parking podium and



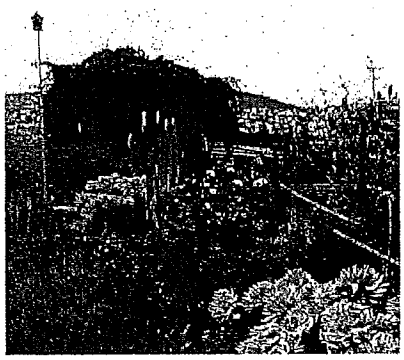
Green Streets



Solar Shading



Alternative Energy Generation



Community Garden

Sustainability through Integrated Design



Human Health | Health of Community | Health of Natural World

3.6 SUSTAINABILITY

The goal of the development team is to create a model sustainable community through an integrated design approach that looks not only at the future of the built environment but the health of individuals and community in, and surrounding the project area. To this end, the team has used a number of tools to guide the development of the master plan.

LEED for Neighborhood Development

The LEED for Neighborhood Development (ND) Rating System incorporates compact development, urbanism and green building goals into the first national system for neighborhood design. The scale of the Sunnydale HOPE SF development offers a unique opportunity to address these principles in an existing urban environment and the development team has committed to the goal of a creating a LEED ND certified community. The sustainability guidelines and standards located in Chapter 7 represent the controls required to reach this goal.

San Francisco Green Building Code

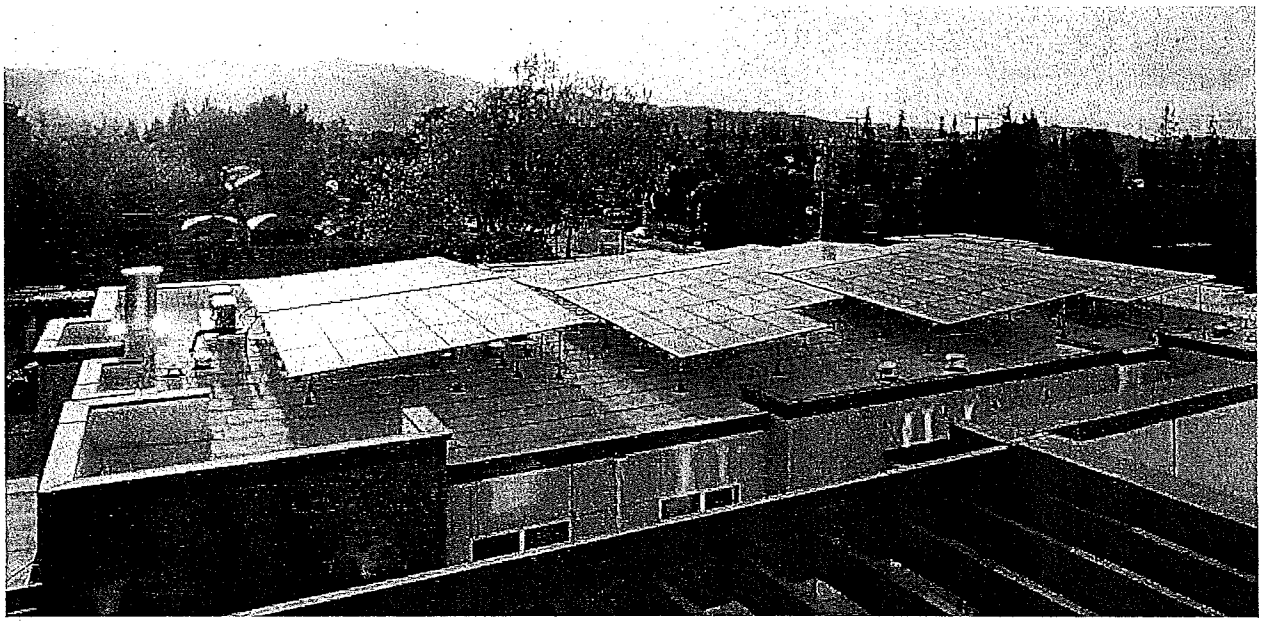
The San Francisco Green Building Code sets green building requirements for all newly constructed buildings in San Francisco. The Sunnydale development intends to fully comply with the standards and exceed requirements where possible. For more specific details, see the San Francisco Green Building Code.

Green Point Rated

Required under the SF Green Building Code, GreenPoint Rated is a third party verification of the criteria outlined in Build It Green's Green Building Guidelines, a system developed specifically for green home building in California. The SF Green Building Code uses this system and/or the LEED program to ensure and rate the level of sustainability of an individual building. Many of the buildings at Sunnydale will exceed the GreenPoint Rated threshold of 75 points.

San Francisco Indicator Project

The development team worked with the San Francisco Department of Public Health to incorporate public health goals for land use planning as recommended by the San Francisco Indicator Project (see http://www.sfindicatorproject.org). The DPH evaluated baseline conditions and provided community level health data using a number of public health



Solar Photovoltaics

indicators for Sunnydale and the surrounding neighborhood and proposed recommendations to help inform the master planning with the aim of creating a 'health-promoting' community.

Enterprise Green Communities Criteria

The Sunnydale HOPE SF development will also follow the Enterprise Green Communities criteria. These are the first sustainable criteria developed specifically for affordable housing. These criteria are aligned with the LEED rating system and focus on creating a cost-effective strategy to creating a sustainable community.

To kick off this process a charrette was held in May of 2009 bringing together the various members of the client team, city departments including the Mayor's Office of Housing and the Public Utilities Commission and consultants to set the framework for the subsequent master plan development.

Energy Master plan

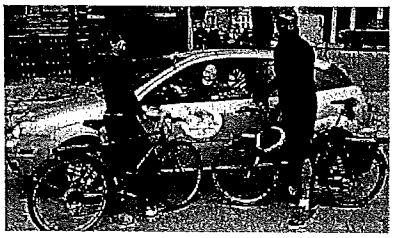
An energy master plan outlining site wide strategies for conserving energy has been developed by CTG Energetics funded by a grant from the Enterprise Foundation. A charrette was held in March of 2011 to develop a set of guiding principles to serve as a filter through which all energy related technology and strategy decisions can be evaluated.



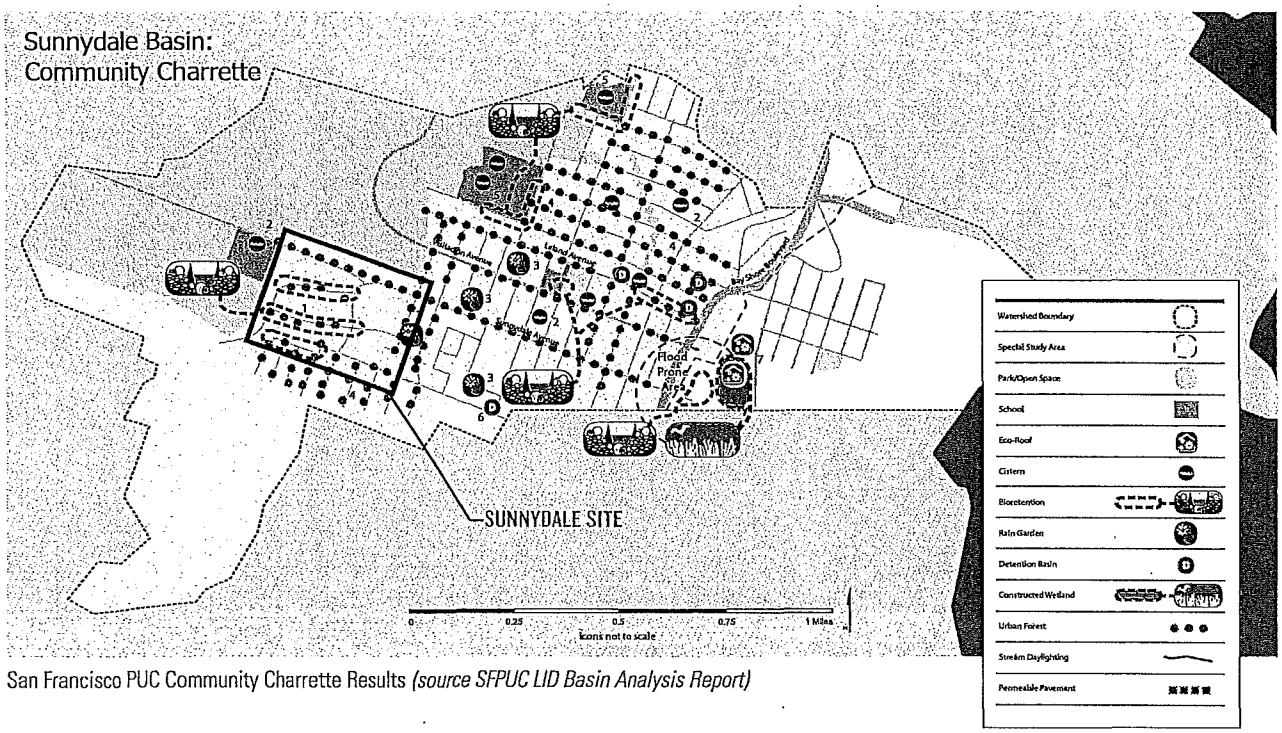
Green Communities Charrette



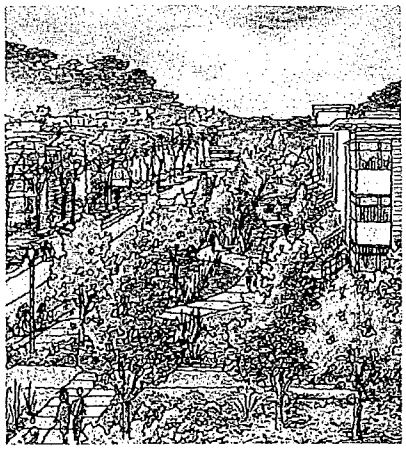
Low VOC Interiors



Bicycle Ridership and Carsharing



San Francisco PUC Community Charrette Results *(source SFPUC LID Basin Analysis Report)*



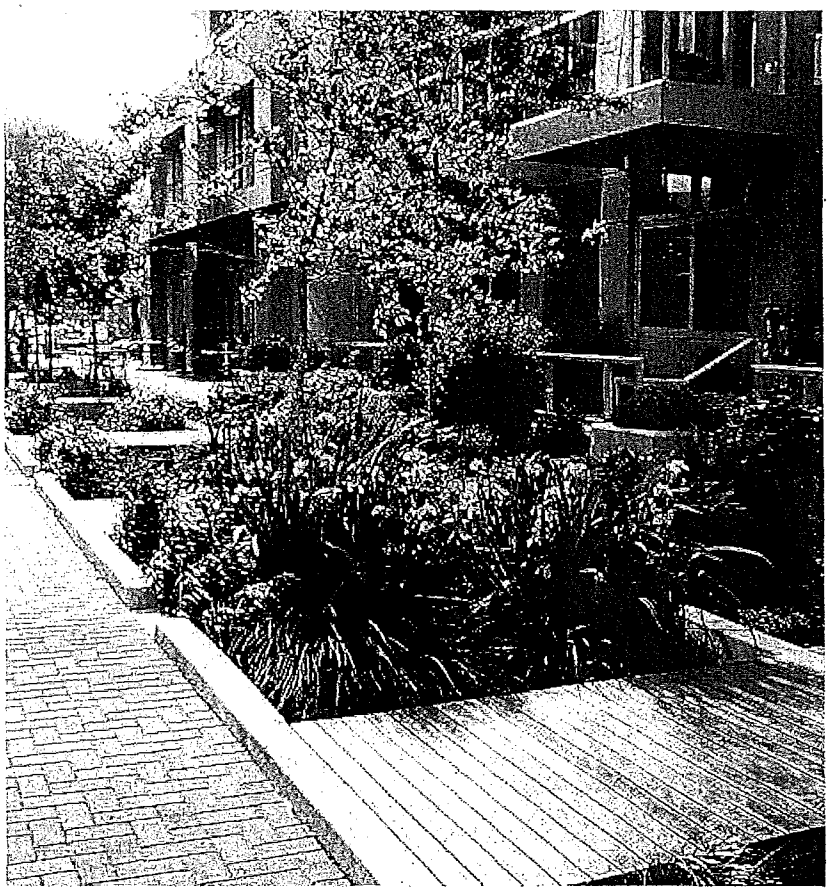
Sunnydale Avenue Linear Open Space
LID Demonstration Area

3.7 GREEN STREETS AND STORMWATER MANAGEMENT

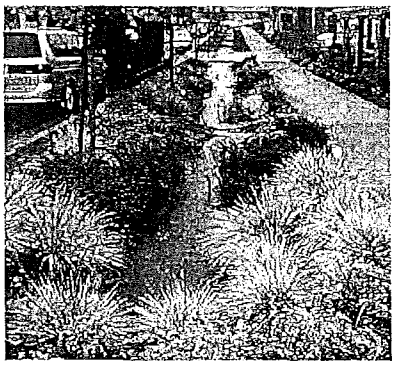
As a critical link in the Sunnydale Watershed, the Sunnydale HOPE SF community will integrate low impact design, green streets, open space and other flow control features into the site development to reduce runoff and improve water quality as well as to educate the community about these features.

The proposed green stormwater infrastructure system in the rights-of-way will consist of biofiltration swales (bioswales), porous pavements and a rain garden. Each of these facilities will collect, control, treat, and convey surface runoff as well as:

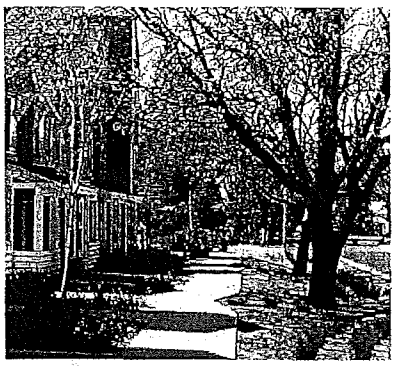
- Reduce the effective impervious area of the right-of-way.
- Attenuate surface runoff resulting in reduced peak flow rates.
- Provide interception and evapotranspiration of rain water to reduce flow volumes.
- Provide opportunities to infiltrate stormwater and recharge the groundwater, though this would be minimal due to the soil conditions.



Rain Garden



Bioswale



Skinny Street

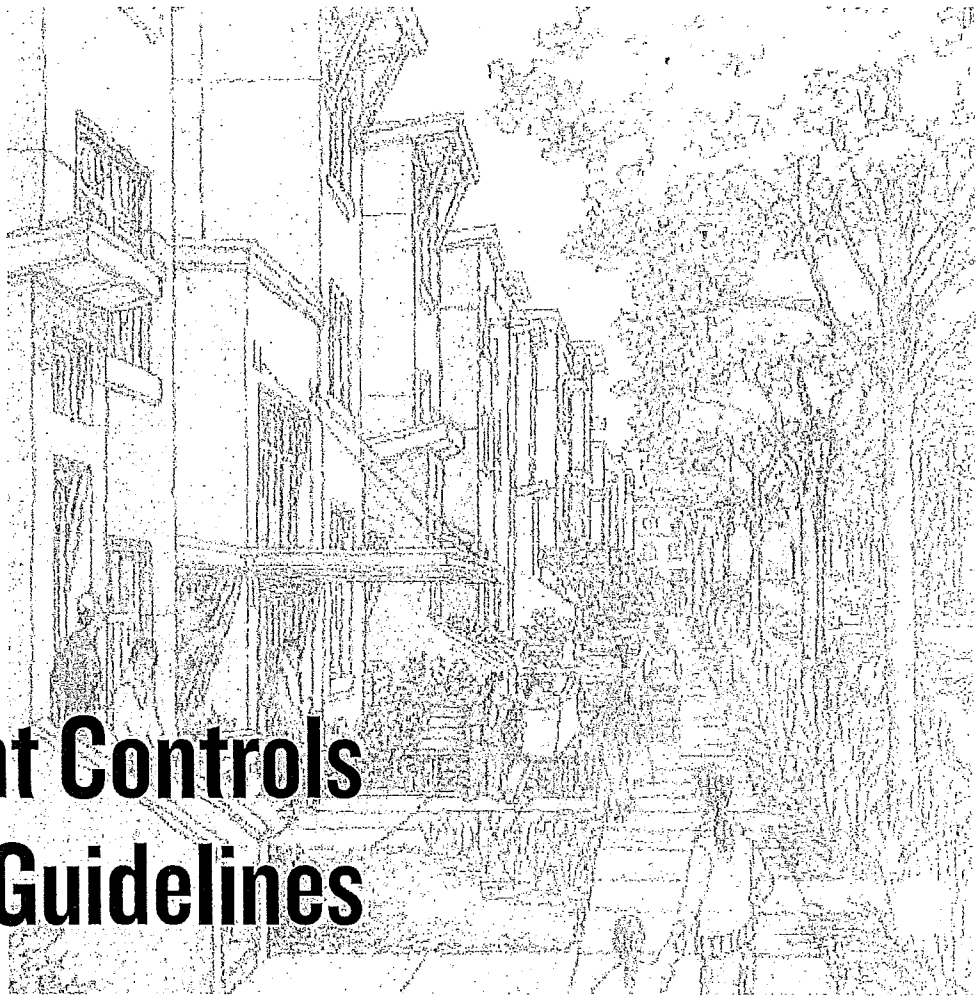


Community Open Space / Rainwater Receiving



Stormwater Planter

Part III



Development Controls and Design Guidelines

4. LAND USE AND DENSITY CONTROLS

4.1 Land Use and Density Controls and Guidelines 48

5. STREET DESIGN

5.1 Street Design Controls and Guidelines 49

5.2 Detailed Street Sections 51

6. OPEN SPACE

6.1 Open Space Controls and Guidelines 65

6.2 Open Space Design Intent 67

6.3 Planting Guidelines 78

6.3.1 Proposed Tree Species 79

6.4 Site Lighting, Paving and Furnishing 82

7. BUILDING DEVELOPMENT

7.1 Controls and Guidelines 83

7.1 1 Building Heights 84

7.1.2 Massing and Bulk Controls 85

7.1.3 Lot Coverage/Rear Yards 88

7.1.4 Setbacks and Build-To Lines 88

7.1.5 Residential Entrances 89

7.1.6 Residential Design 90

7.1.7 Blank Facades 92

7.1.8 Meters, Utilities, and Trash 92

7.1.9 Gates and Fences 93

7.1.10 Retail/Service Facades and Entrances 93

7.1.11 Roof Design 95

7.1.12 Building Lighting 95

7.1.13 Parking, Parking Entrances and Curb Cuts 96

7.1.14 Usable Open Space at Buildings 97

7.1.15 Pedestrian Mews/Paseos 98

7.2 Design Intent: Block by Block Analysis 99

7.3 Townhouse Blocks 121

8. SUSTAINABILITY PRINCIPLES

8.1 Smart Location and Linkages 127

8.2 Neighborhood Pattern and Design 127

8.3 Green Infrastructure and Building 130

8.4 Stormwater Management 132



Implementation

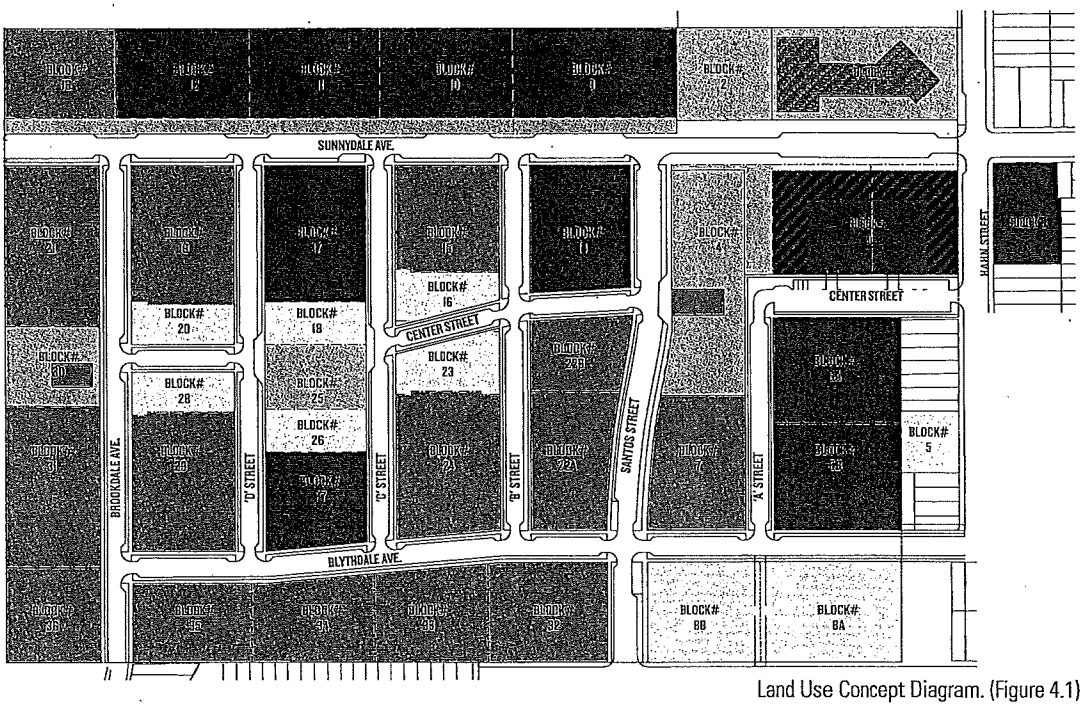
The purpose of this Design Standards and Guidelines document is to set forth requirements and recommendations for site planning, street and open space design, and building design on a master plan level. Development of the new Sunnydale will be regulated by these Development Controls and Guidelines.

DEVELOPMENT CONTROLS

Development Controls establish essential aspects to achieve the project goals and objectives. Development Controls are clearly measurable and adherence to them is mandatory for all blocks. San Francisco Planning Code requirements shall be used to govern all aspects of development not addressed in these Development Controls or the Sunnydale Special Use District.

DESIGN GUIDELINES

The guidelines are intended to ensure that building and site design will be consistent with the Urban Design Concept Plan. Individual project or block proposals must demonstrate an attempt to conform to all relevant Design Guidelines.



Land Use Concept Diagram. (Figure 4.1)

4. Land Use

LEGEND

- HIGHER DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOWER DENSITY RESIDENTIAL
- COMMUNITY/ RESIDENTIAL OR COMMUNITY BUILDING
- GROUND FLOOR RETAIL AND SERVICES
- COMMUNITY OPEN SPACE

Within the development of Sunnydale, land use shall be restricted to those uses permitted by the SF Planning Code including the Sunnydale HOPE SF Special Use District. Location of land uses shall adhere to the Land Use Concept Plan above. Residential densities indicated above represent master plan concepts and not necessarily the ultimate build-out.

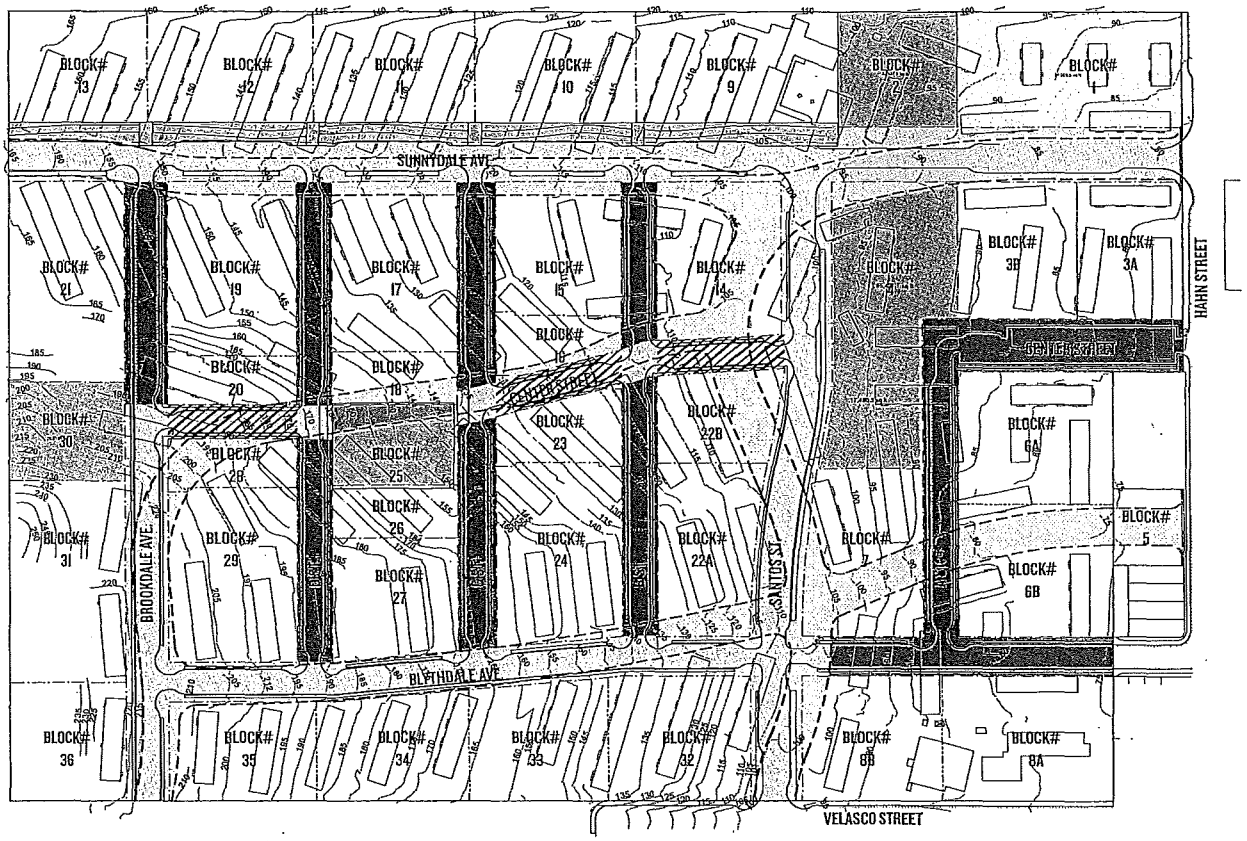
4.1 LAND USE AND DENSITY CONTROLS AND GUIDELINES

Development Controls

1. A Community Recreation Center shall be located on Block 1, at the northeast corner of Sunnydale Avenue and Hahn Street.
2. Mixed-use buildings with ground floor retail and community facilities shall be built on Block 3 as noted in Figure 4.1 above. Primary retail frontage shall address Hahn Street and Sunnydale Avenue.
3. Open space shall be provided in locations noted in Figure 4.1. See Chapter 6 for Open Space Controls and Guidelines.

Design Guidelines

a. Retail uses are encouraged to include outdoor uses, as defined by the San Francisco Planning Code Section 790.70.



New and Reconfigured Streets Diagram and Preliminary Parcel Map (Figure 5.1)

5. Street Design

The new and reconfigured streets of Sunnydale should be designed to be safe and accommodating to all, with wide sidewalks, shade trees and Bay views. Description and design intent are described for each street. These streets are further described in the Sunnydale Hope SF Master Infrastructure Plan (MIP).

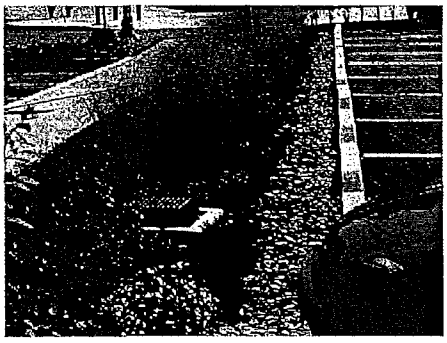
5.1 STREET DESIGN CONTROLS AND GUIDELINES

Development Controls

1. Streets shall be provided at locations specified in Figure 5.1. The street network should be permeable and all required streets must connect at both ends, with full access by the public at all times. Private drives or parking entries may not be substituted for required streets.
2. Street design shall adhere to the standards contained in the San Francisco Better Streets Plan (SFBSP) except as otherwise specified in this document.
3. Street trees shall be planted per the San Francisco Better Streets guidelines, acknowledging that actual tree spacing will be influenced by street character, lighting, tree species, lines of sight, utilities, architecture and other issues. See Chapter 6.3 for planting guidelines.


Tree Lined 'Green' Streets


Traffic Calming


Green Parking Streets


Pervious Paving

5.1 STREET DESIGN CONTROLS AND GUIDELINES (CONTINUED)

4. Major intersections, including all intersections at Sunnydale Avenue and Santos Street, shall be designed with corner bulb-outs to slow traffic. Bulb-outs should be planted with native and/or drought-tolerant plants, and offer seating areas and opportunities for installation of public art.
5. Corner bulbs and sidewalk bulb-outs shall be designed to be consistent with the San Francisco Better Streets Plan, Department of Public Works, and other City specifications to accommodate use of mechanical street sweepers, San Francisco Fire Department and comply with San Francisco Municipal Transportation Agency regulations.
6. All utilities on new streets shall be located underground, where possible and as approved by the City.
7. Utility boxes, backflow devices, and other mechanical equipment shall be placed in unobtrusive locations where possible and as approved by the City.
8. Projections or obstructions from structures into the public rights of way shall be limited to those permitted in San Francisco Planning Code Section 136.

Design Guidelines

a. New public streets should be designed to support all modes of circulation: walking, bicycling, transit, automotive, and anticipated parking needs.

b. New public streets should utilize consistent sidewalk design (color, pattern,etc.), well-designed street furniture including seating, waste receptacles, and pedestrian-scaled street lights.

c. In addition to street lights, pedestrian-scaled streetlights 10-16' in height should be installed along all streets consistently. Sunnydale Avenue and Santos Street may have special fixtures. See Section 6.4 for further lighting guidelines.

d. Streetlights should use low voltage fixtures and LED lamps or comparable energy efficient bulbs per SFDPW and SFPUC requirements.

e. Street furniture selections should be consistent with other open space design elements throughout site.

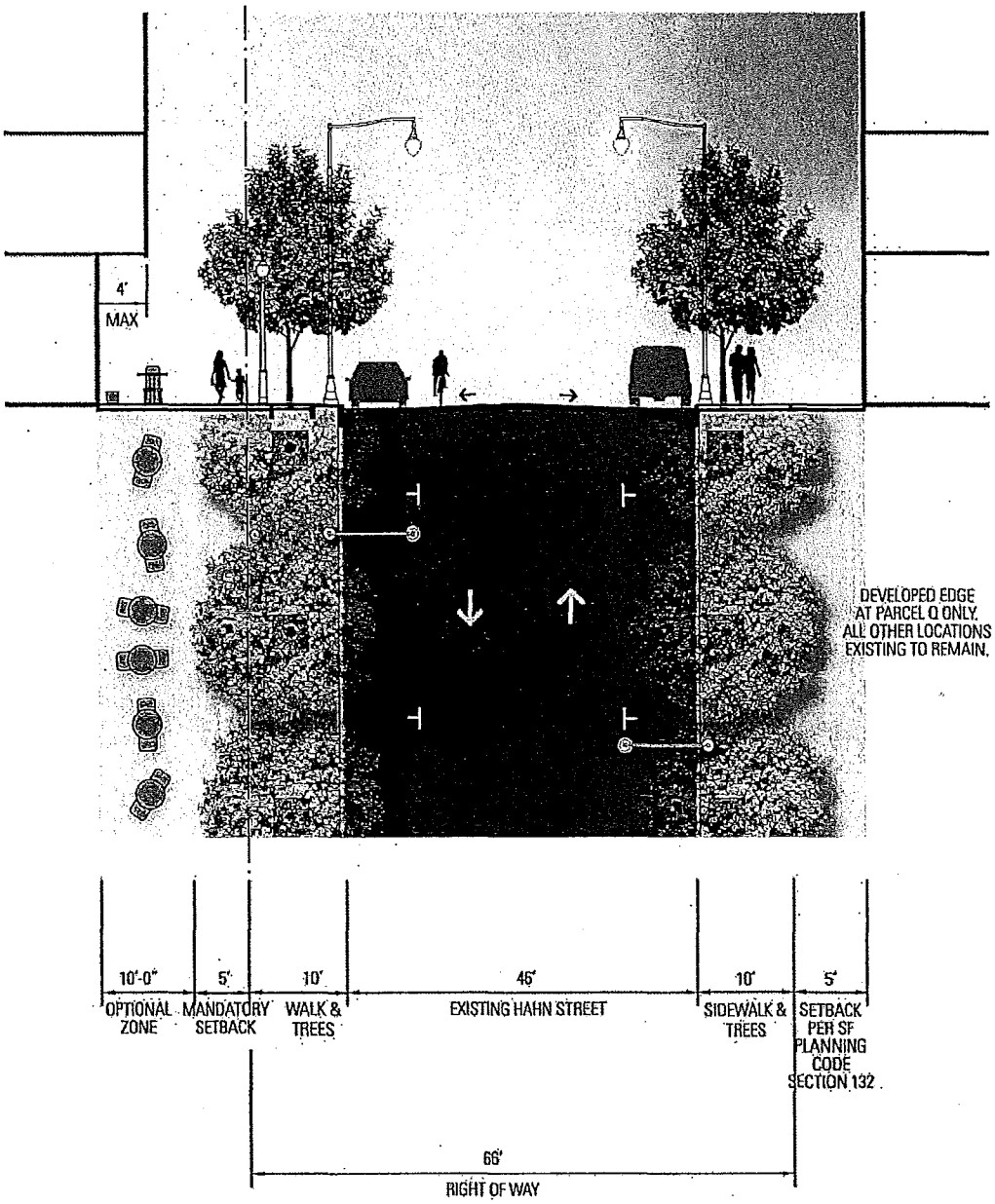
f. Paving material with a Solar Reflectance Index (SRI) of at least 29 should be used for more than 50% of paving (can include courtyards).

g. Tree species should be varied throughout the neighborhood. Tree species may be varied by street to provide a different visual character on individual streets, but in most cases generally be consistent along each street. To reduce or minimize water consumption, trees, sidewalk plantings and plant material should be native and drought-tolerant wherever possible per SFPUC landscape and irrigation Guidelines. See Section 5.3.1 for Proposed Tree Species.

h. Streetscape design should incorporate pervious surfaces for water percolation and retention, wherever possible.

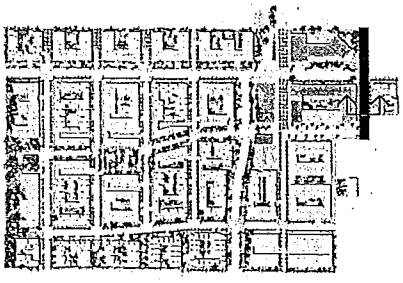
5.2. DETAILED STREET SECTIONS

The following street sections represent controls and design vision for each different street type. Each street should be built to the specification of the street design provided.

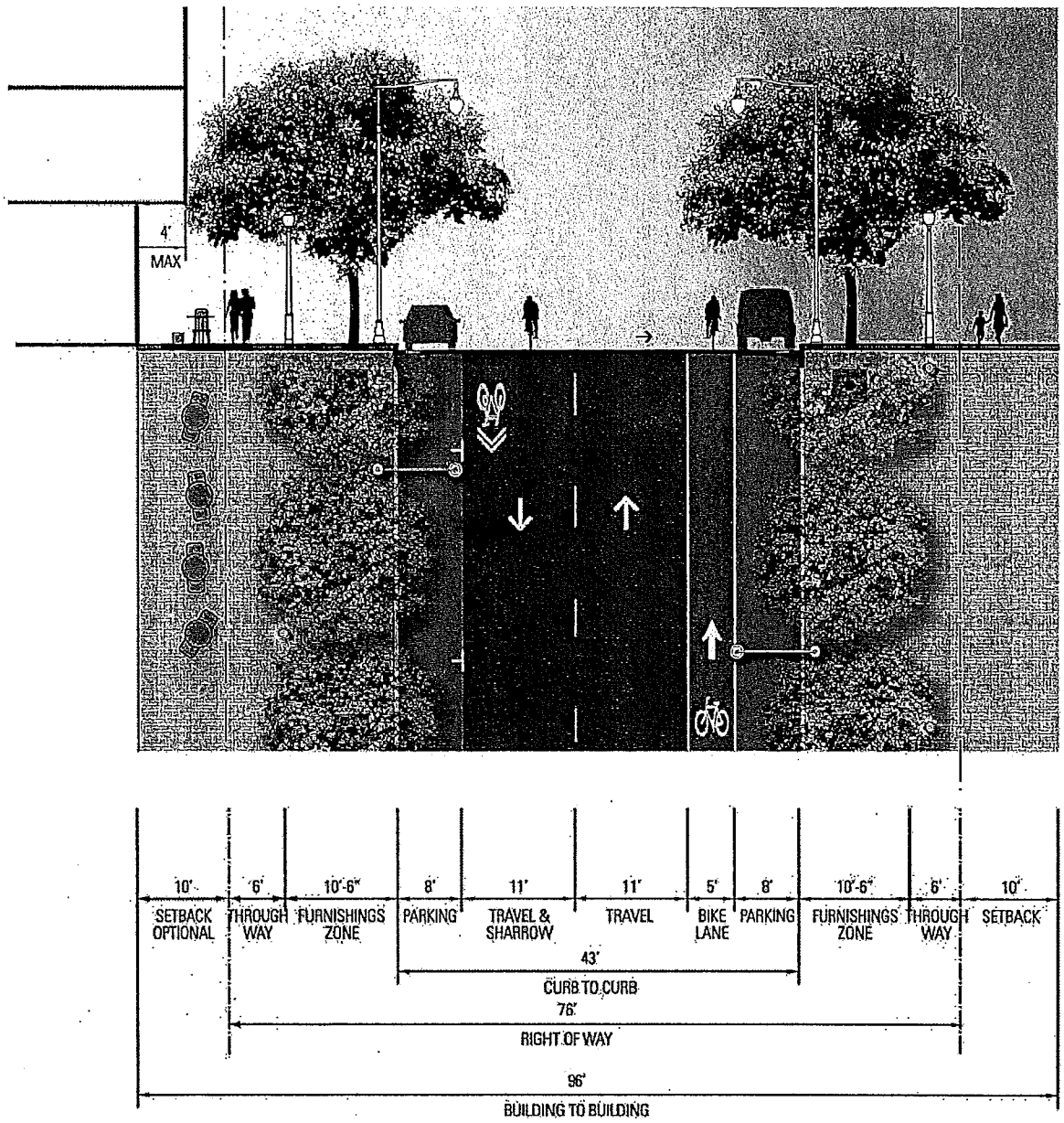


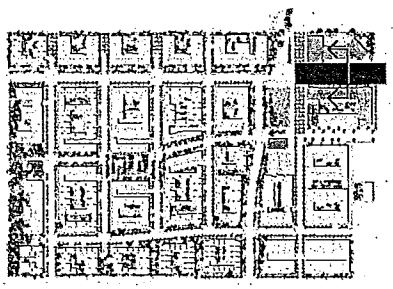
5.2.1 HAHN STREET

Hahn Street, an existing street that will only be improved at Blocks 1, 3, 5 and Q, will provide the front door to the new Sunnydale neighborhood. At the mixed-use buildings, retail uses are encouraged to spill out into the furnishings setback to activate the sidewalk. A mandatory 5 foot setback creates a minumum sidewalk width of 15 feet. A further setback of 10 feet is allowed if desired for active uses such as cafe seating. Upper levels may overhang this setback by no more than four feet. The eastern side of Hahn Street will be developed at Parcel Q only.



KEY PLAN

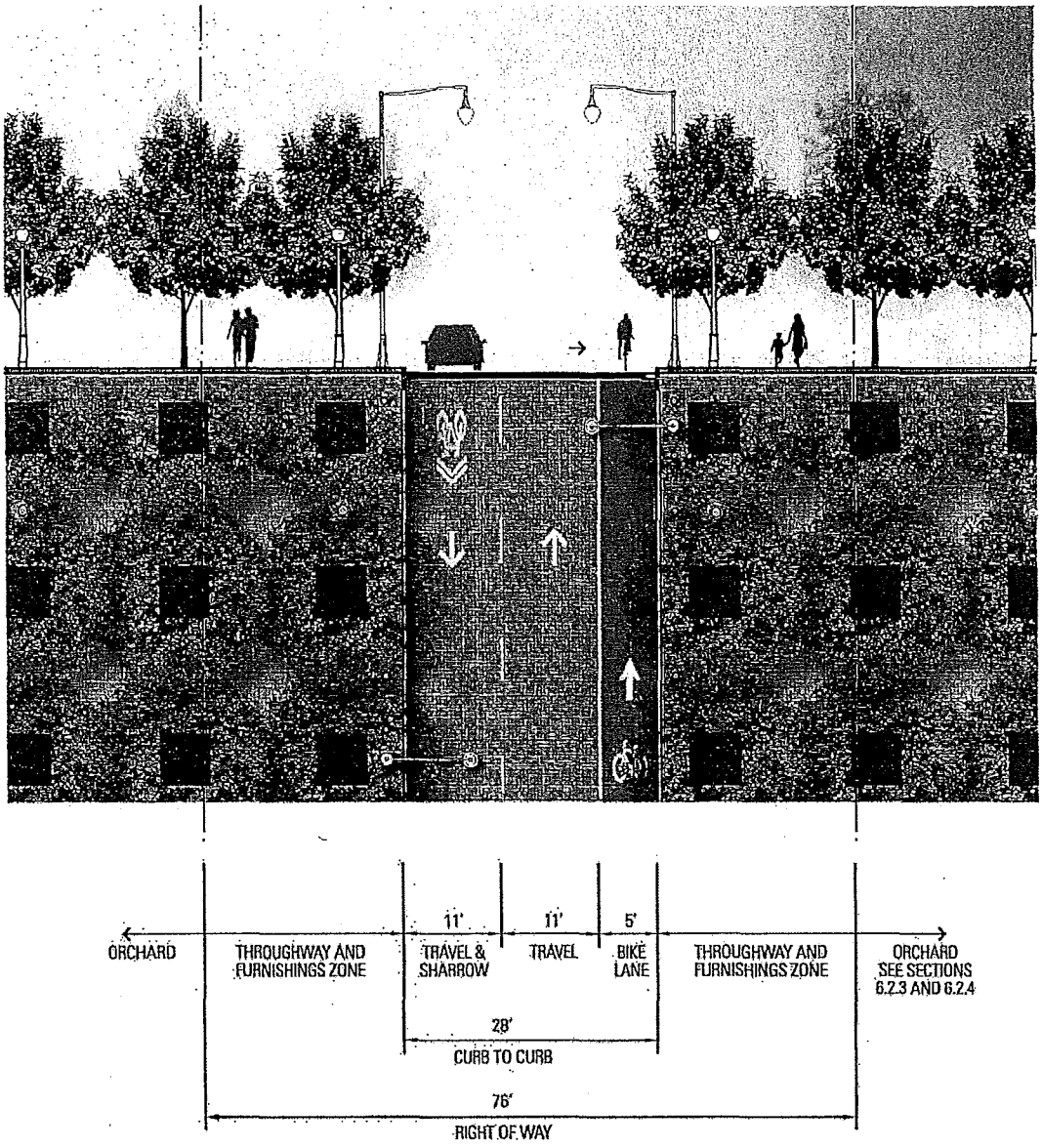




KEY PLAN

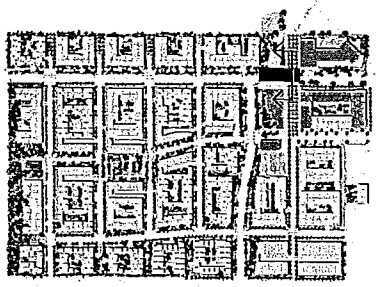
5.2.2 SUNNYDALE AVENUE EAST

East of Santos, Sunnydale Avenue will be a more commercial-oriented street with wider sidewalks and potentially DPW approved special paving. A further setback of 10 feet is allowed adjacent to the mixed-use buildings if desired for active uses such as cafe seating. Upper levels may overhang this setback by no more than four feet. Bicycle lanes will be painted green to emphasize this important link.

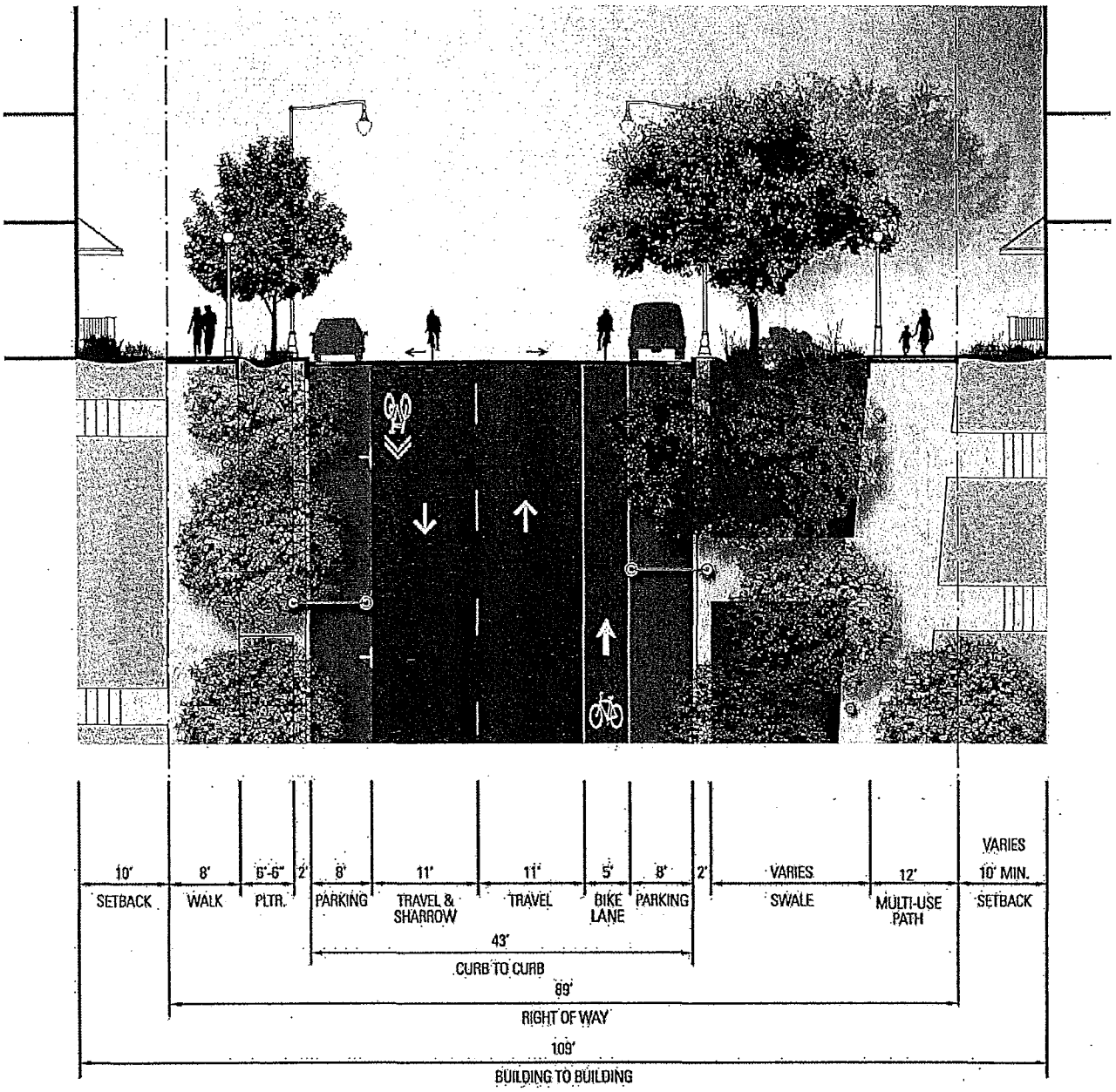


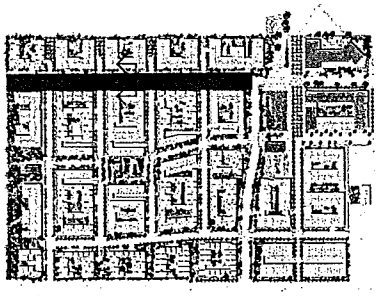
5.2.3 SUNNYDALE AVENUE AT PLAZA AND ORCHARD

As Sunnydale Avenue reaches the orchard and plaza, the pavement changes to emphasize the link from Herz Playground south through the plaza to the neighborhood green and community garden. Although Sunnydale Avenue still has curbs at this point, DPW approved special paving may be used on the sidewalk and street to emphasize the connection. Bollards will be placed at the curb line to warn pedestrians at this busy transit intersection.



KEY PLAN

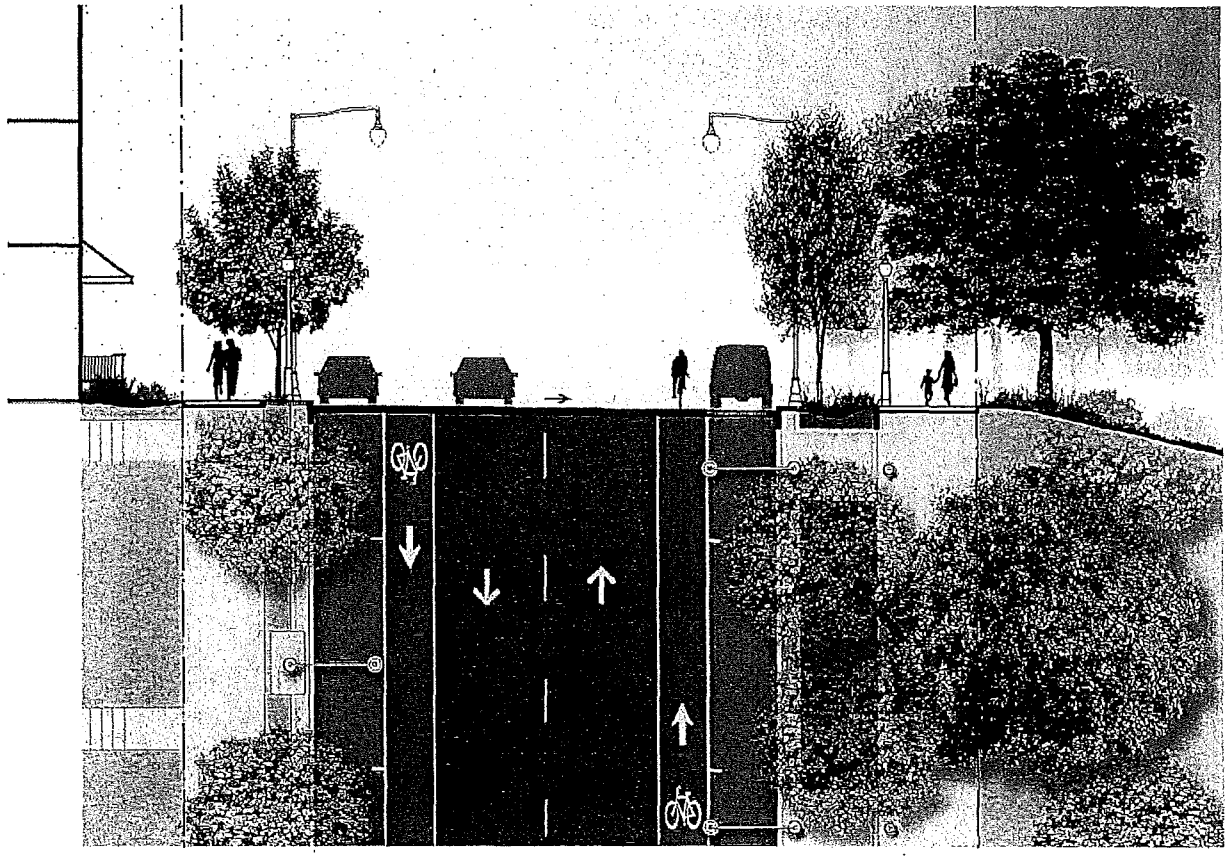


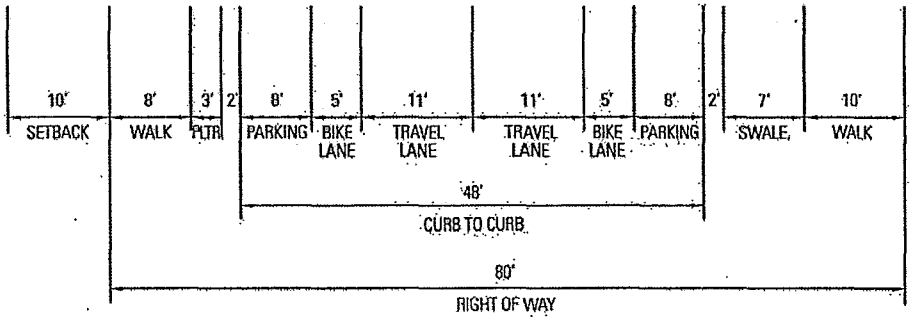


KEY PLAN

5.2.4 SUNNYDALE AVENUE WEST

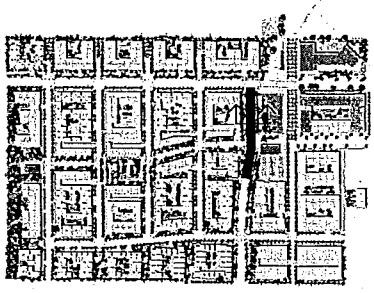
Sunnydale Avenue west of Santos Street is a showcase green street traveling up the hill to link to McLaren Park. Using generous setbacks, the street boasts a broad open space/greenway along the north side of the road. Working in tandem, a multi-use path and a linear open space braid in and out of one another, recalling the historic stream that once flowed nearby. See Section 6.2.6 for further detail.



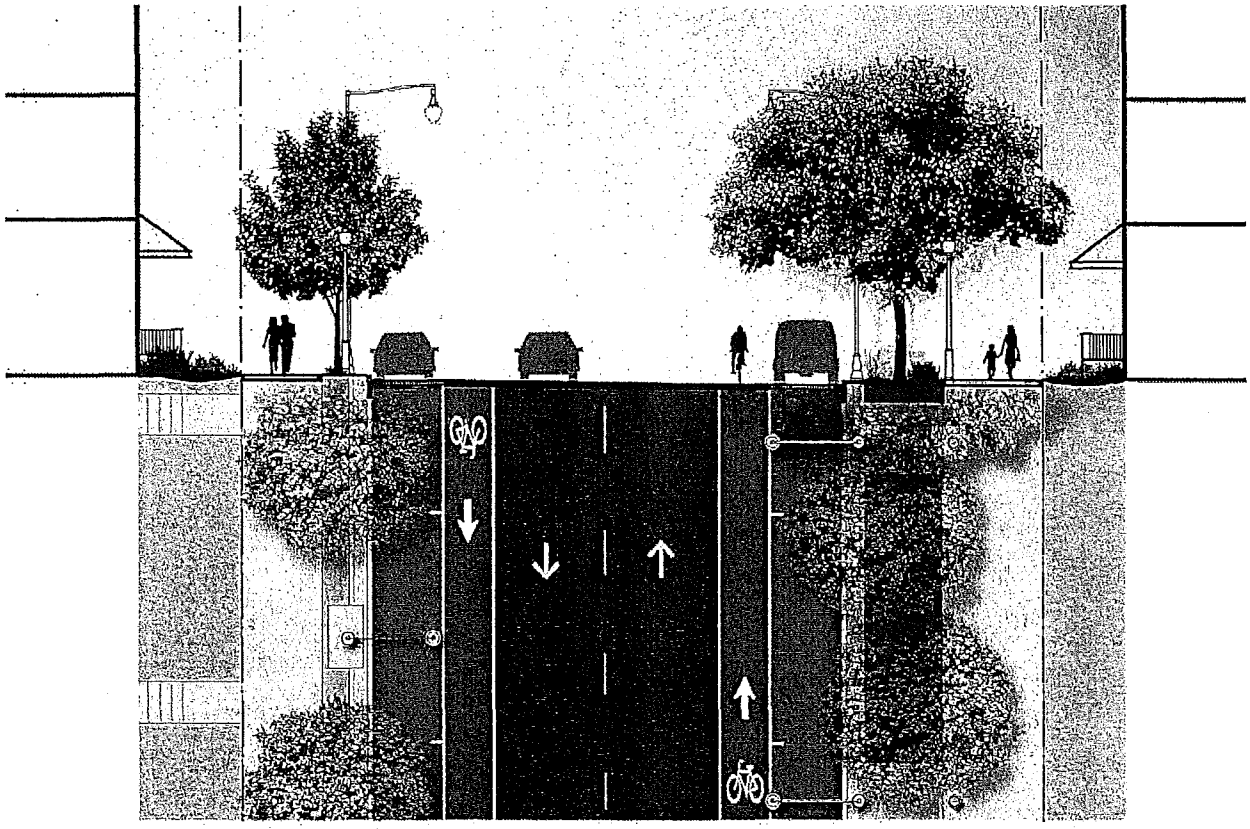


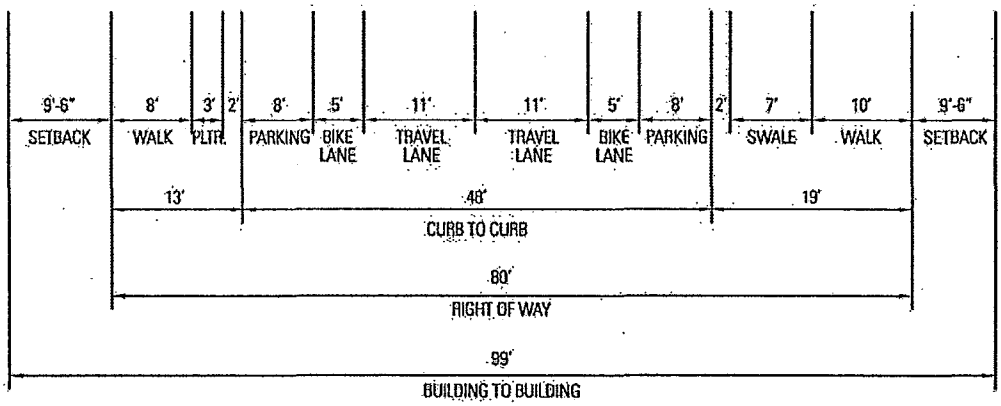
5.2.5 SANTOS STREET AT OPEN SPACE

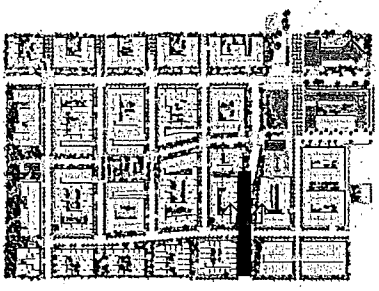
Santos is a bus arterial and key community connector. The complete street design emphasizes pedestrian and bike transportation. Rain gardens with street trees and parking bulb outs will slow traffic, as will the presence of bike lanes. Bicycle lanes will be painted green to emphasize this important link. Abutting the new Neighborhood Green, the bike/pedestrian circulation provides a family-friendly wide sidewalk that is buffered from the cars by a shallow stormwater swale. Where feasible and allowed by DPW standards, porous paving materials are used.



KEY PLAN



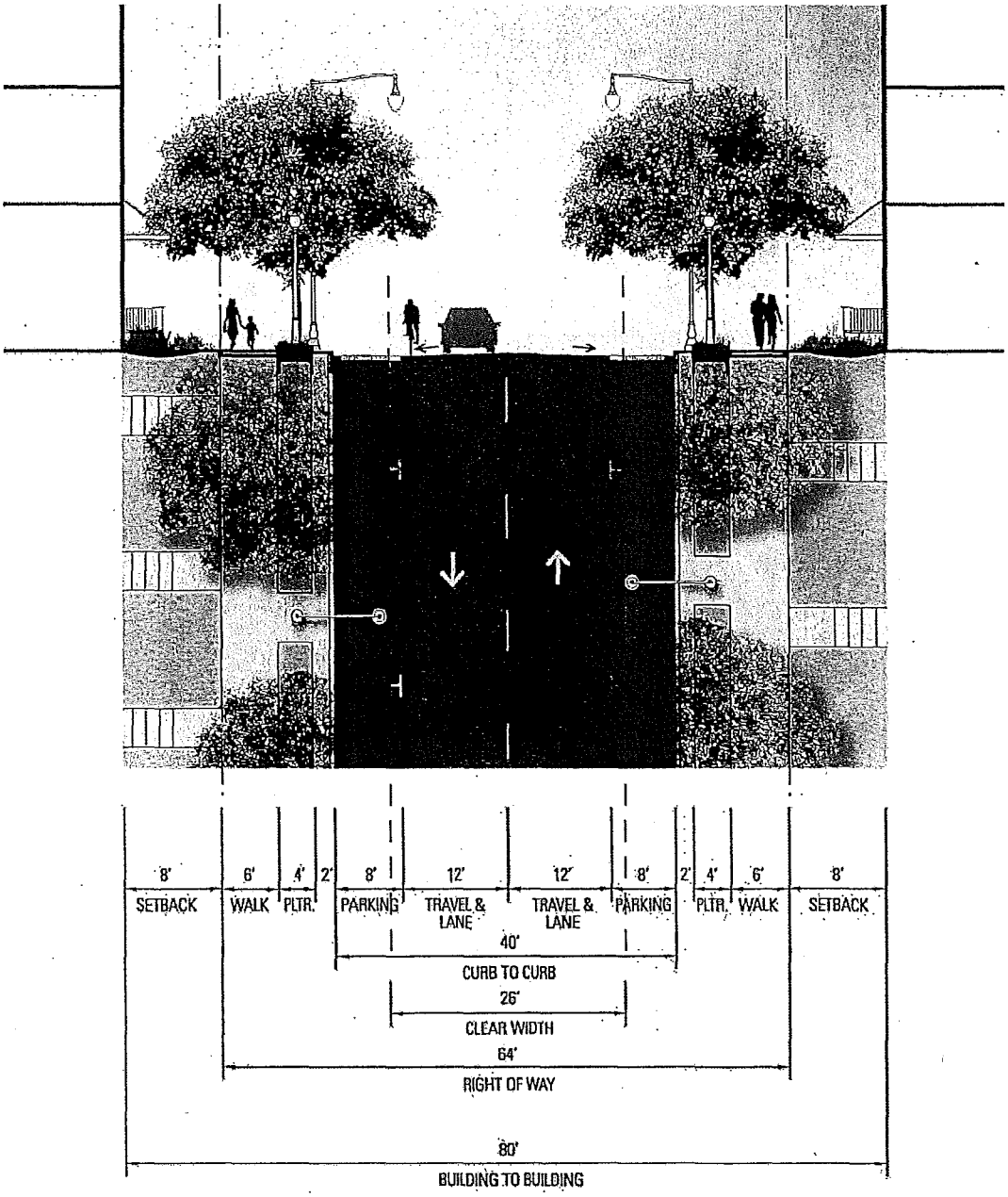




KEY PLAN

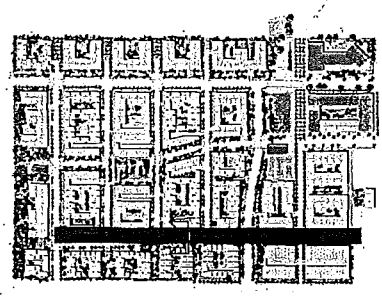
5.2.6 SANTOS STREET SOUTH

Santos Street is a bus arterial and key community connector. The complete street design emphasizes pedestrian and bike transportation. Rain gardens with street trees and parking bulb outs will slow traffic, as will the presence of bike lanes. The looser planting of the park edge trees continues past the residential buildings south of the park, linking to the edge of the development at Velasco Street.

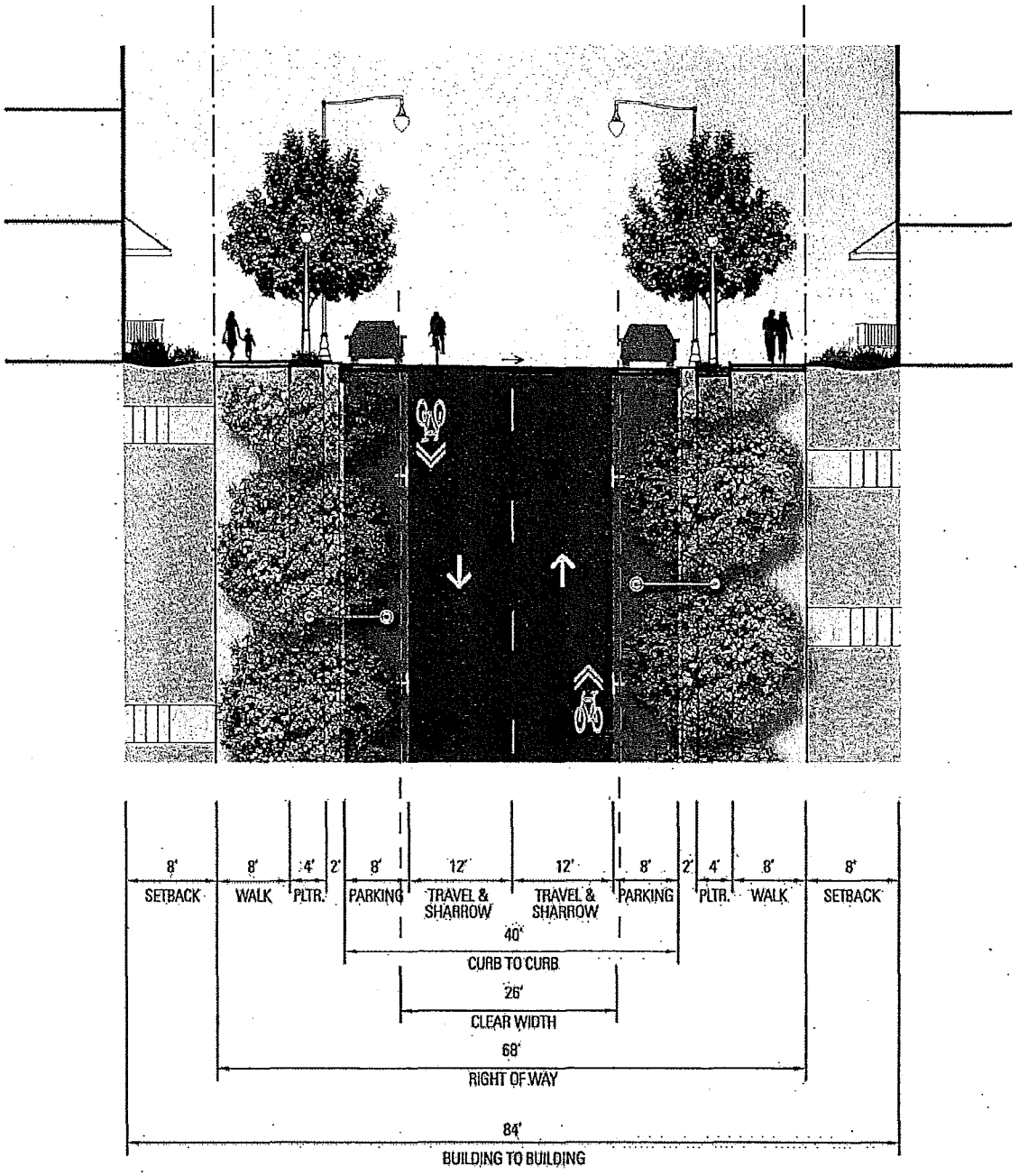


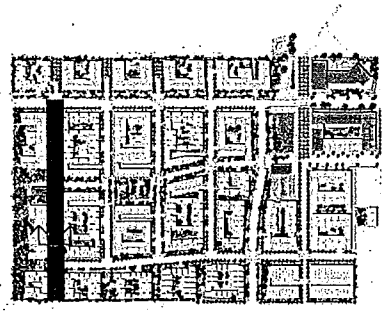
5.2.7 BLYTHDALE AVENUE AND CONNECTION TO SUNRISE WAY

Blythdale Avenue will be reconfigured to connect to the existing cul-de-sac at Sunrise Way providing an important connection to the neighborhood and Hahn Street. Given its steepness, the use of porous paving is limited but is proposed in places where the grade makes it feasible. In addition, structured rain gardens provide an excellent opportunity to provide stormwater treatment, seating opportunities and pedestrian interest.



KEY PLAN

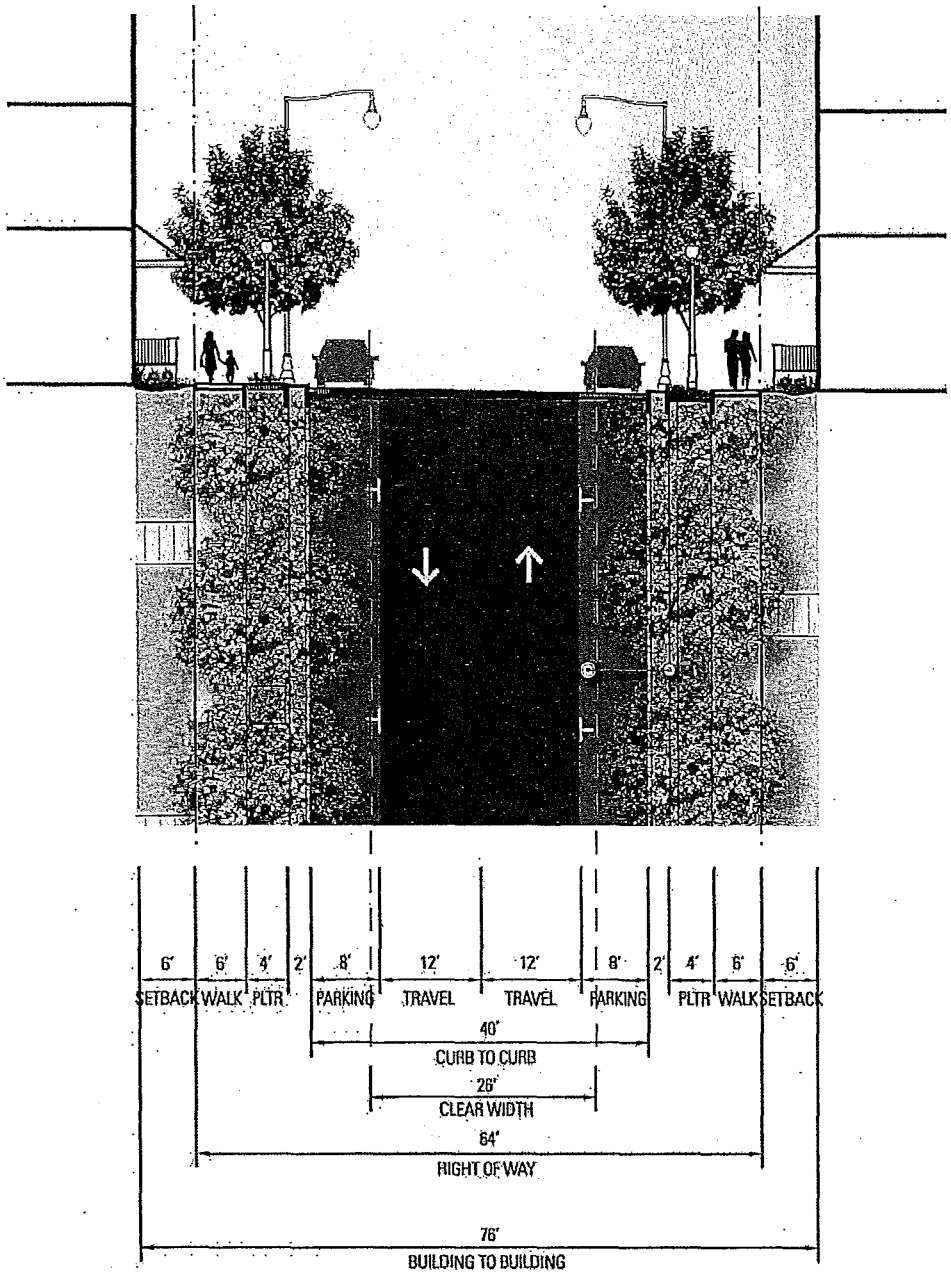




KEY PLAN

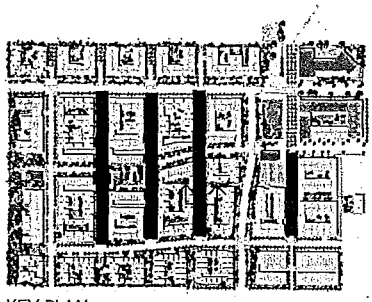
5.2.8 BROOKDALE AVENUE

Cutting across the top of the site, Brookdale Avenue connects from Sunnydale Avenue south to Geneva Avenue. Rather than having dedicated bike lanes, sharrows will be used. Porous paving will be used for the parking and sidewalks where allowed by DPW. Outside of the right of way, in the setbacks fronting the buildings, more naturalized swales buffer between the street and the surrounding buildings.

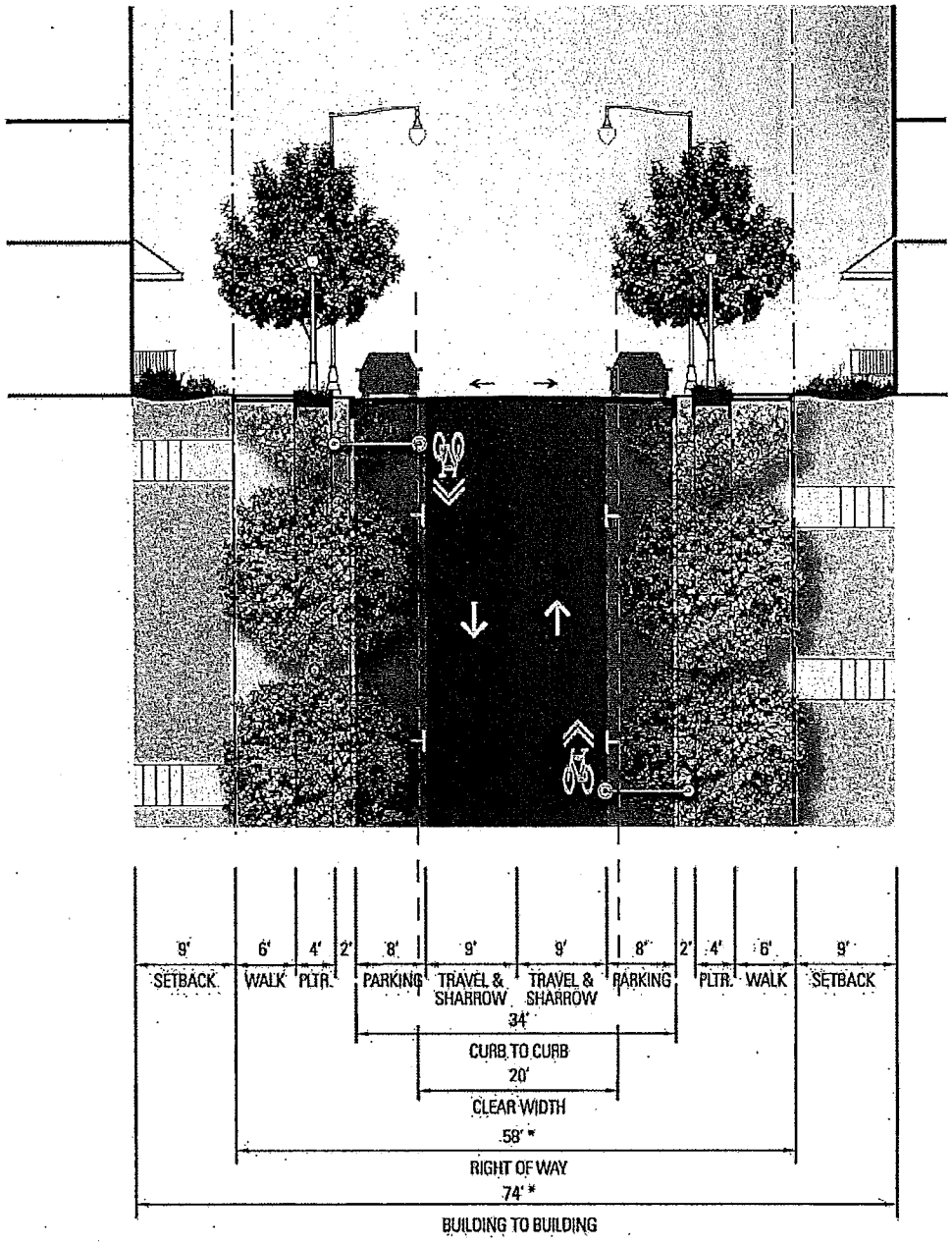


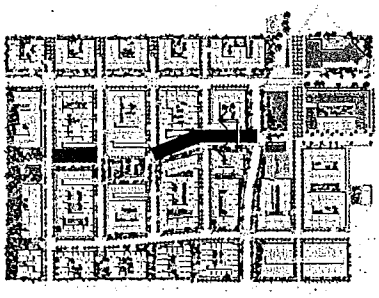
5.2.9 STREETS A-D (NEW NORTH/SOUTH NEIGHBORHOOD STREETS)

The north-south streets between Brookdale Avenue and Hahn Street are envisioned as smaller scale residential streets with little through traffic. These streets make up the heart of the neighborhood and set its residential character. Graded to less than five percent, these streets will also provide an accessible path to almost all of the blocks within Sunnydale.



KEY PLAN

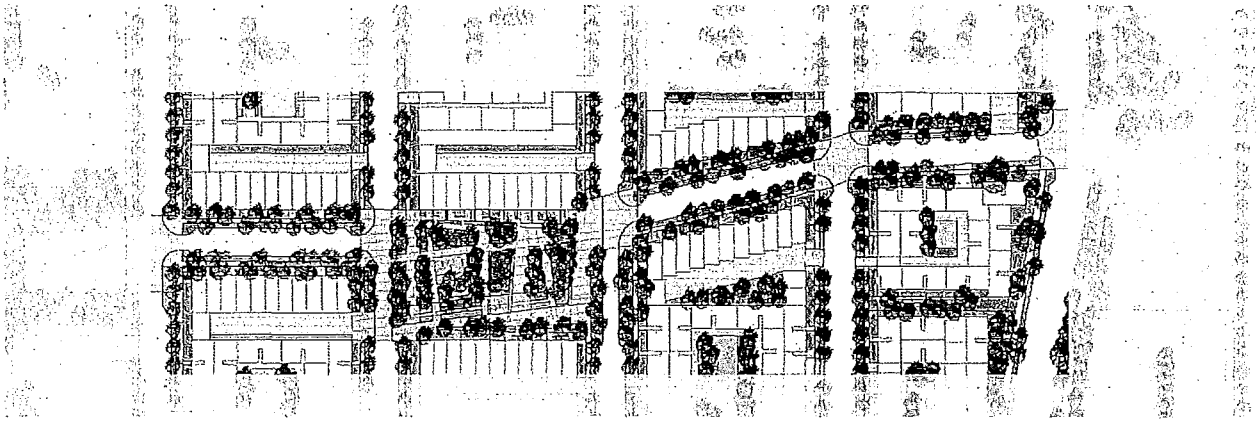




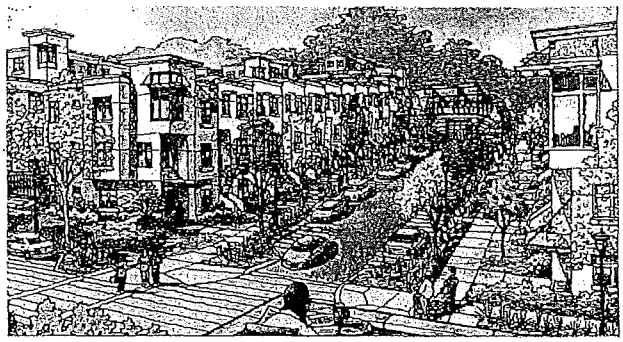
KEY PLAN

5.2.10 CENTER STREET

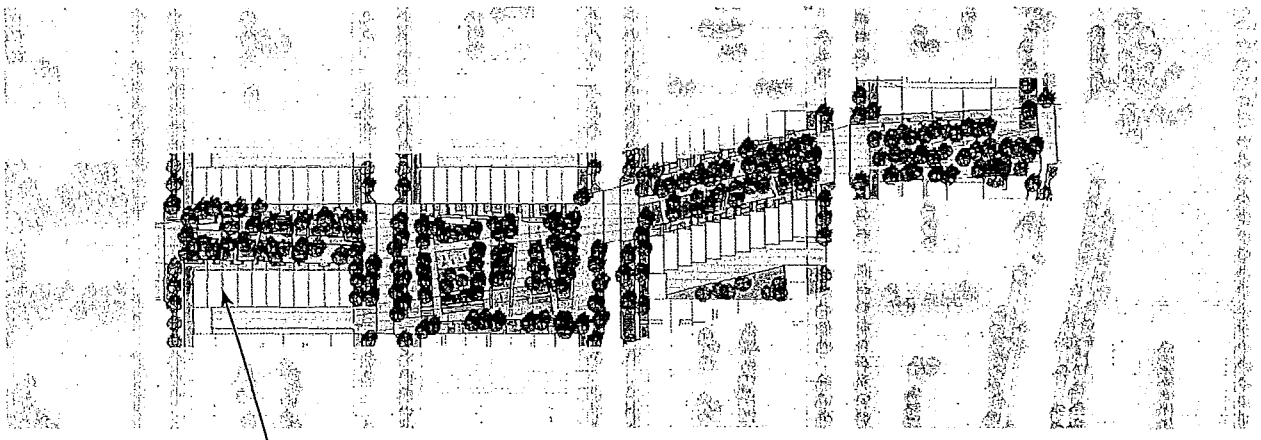
The new Center Street is a smaller scale street that downplays its role as a vehicular corridor, and is, instead, part of an exceptional pedestrian circulation system. Again, due to grades, the use of porous pavements may be limited, but should be used when appropriate. The Central Greenway Alternative, shown opposite, eliminates the driving lanes and creates a pedestrian only linear open space with front doors to townhouses stepping up the hill.



Center Street Plan

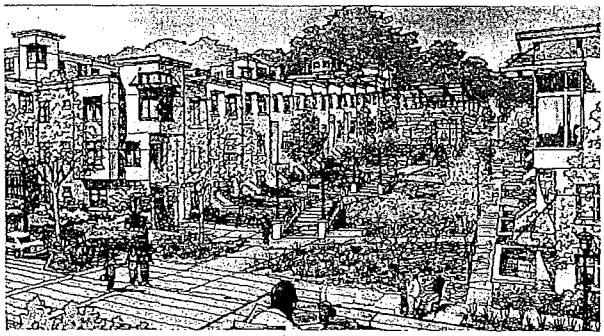


View of Center Street up to Overlook Open Space

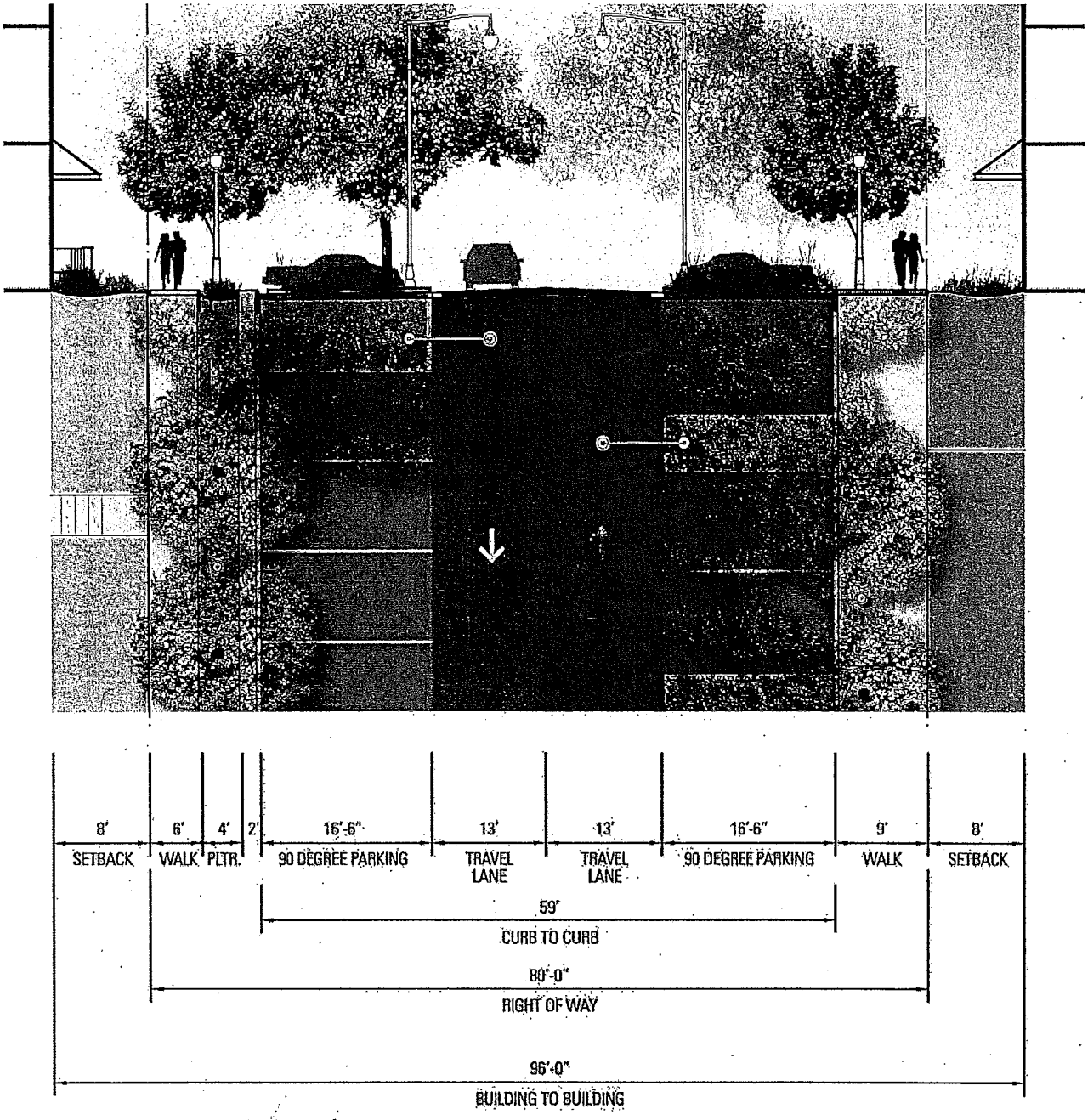


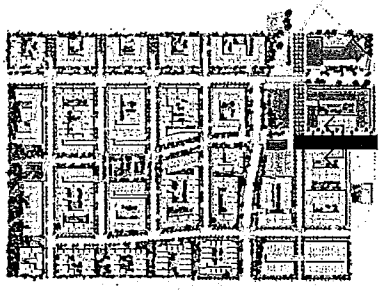
Townhouses face linear open space rather than street in greenway alternative

Central Greenway Plan Alternative



View of Central Greenway Alternative up to Overlook Open Space

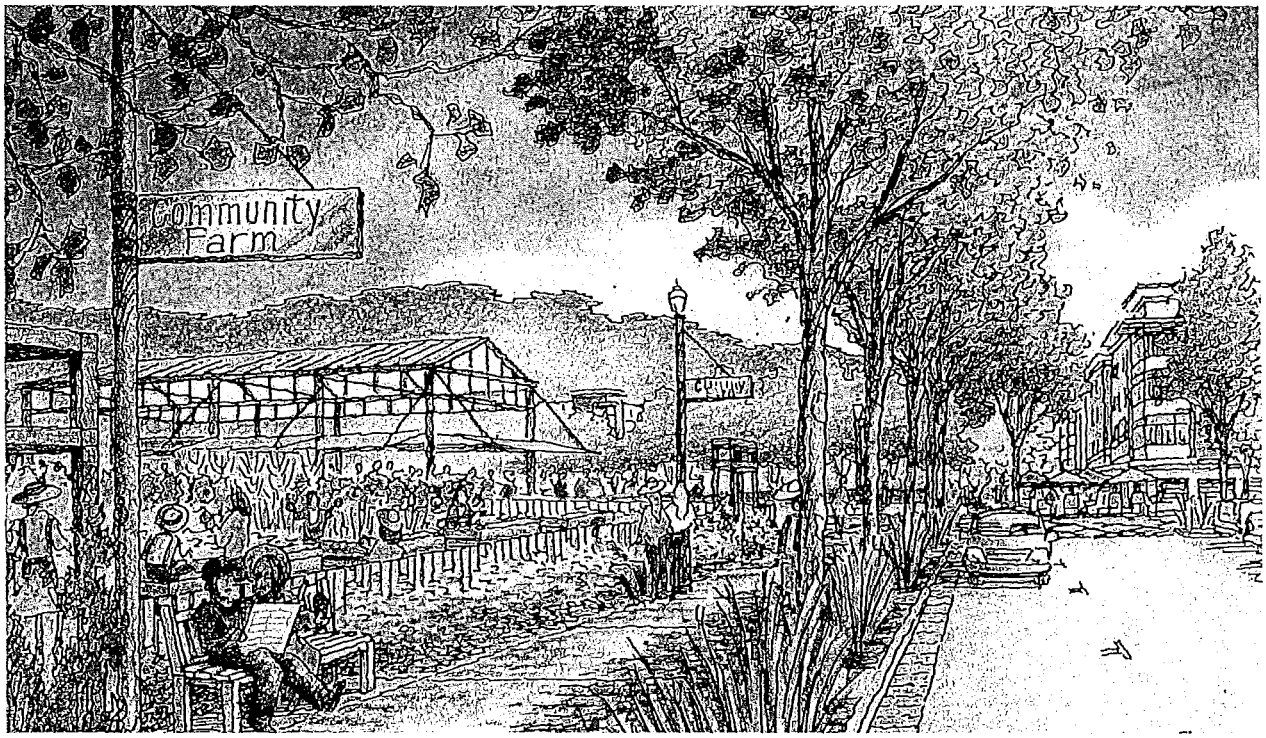




KEY PLAN

5.2.11 LOWER CENTER STREET

The lower Center Street, located between Hahn Street and the new 'A' Street, south of the senior and family mixed use buildings, is designed with perpendicular parking to serve the retail and neighborhood services. Loading for the mixed-use buildings can be accommodated here. Minumum 5 foot wide by 16'-6" planters shall be located a minimum of every five parking spaces and permitted by driveway entrances and utilities.



View of Community Garden, Pavilion and Park

6. Open Space

The character of the Sunnydale development is defined by its existing neighboring parks and new open spaces. Sunnydale is bounded by the 31.7 acre McLaren Park and abuts Gleneagles Golf Course and Herz Playground on its north property line. In addition, the new development provides 3.6 acres of new community open spaces.

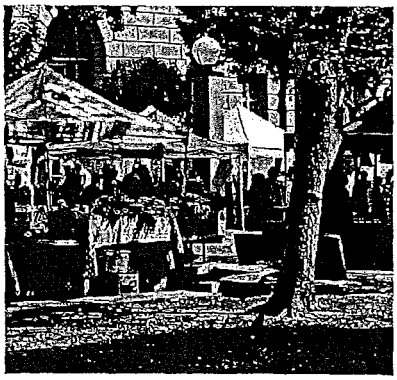
The following sections provide a conceptual description of the open spaces as envisioned and the Controls and Guidelines for each space. Amenities and uses will be refined upon further programming with the community.

The Sections 6.1 through 6.2.9 describe the publicly accessible community open spaces within the master plan and sets design standards for their execution. Sections 6.2.10 to 6.2.12 describe other open spaces that may be privately accessible but provide public benefit such as view corridors.

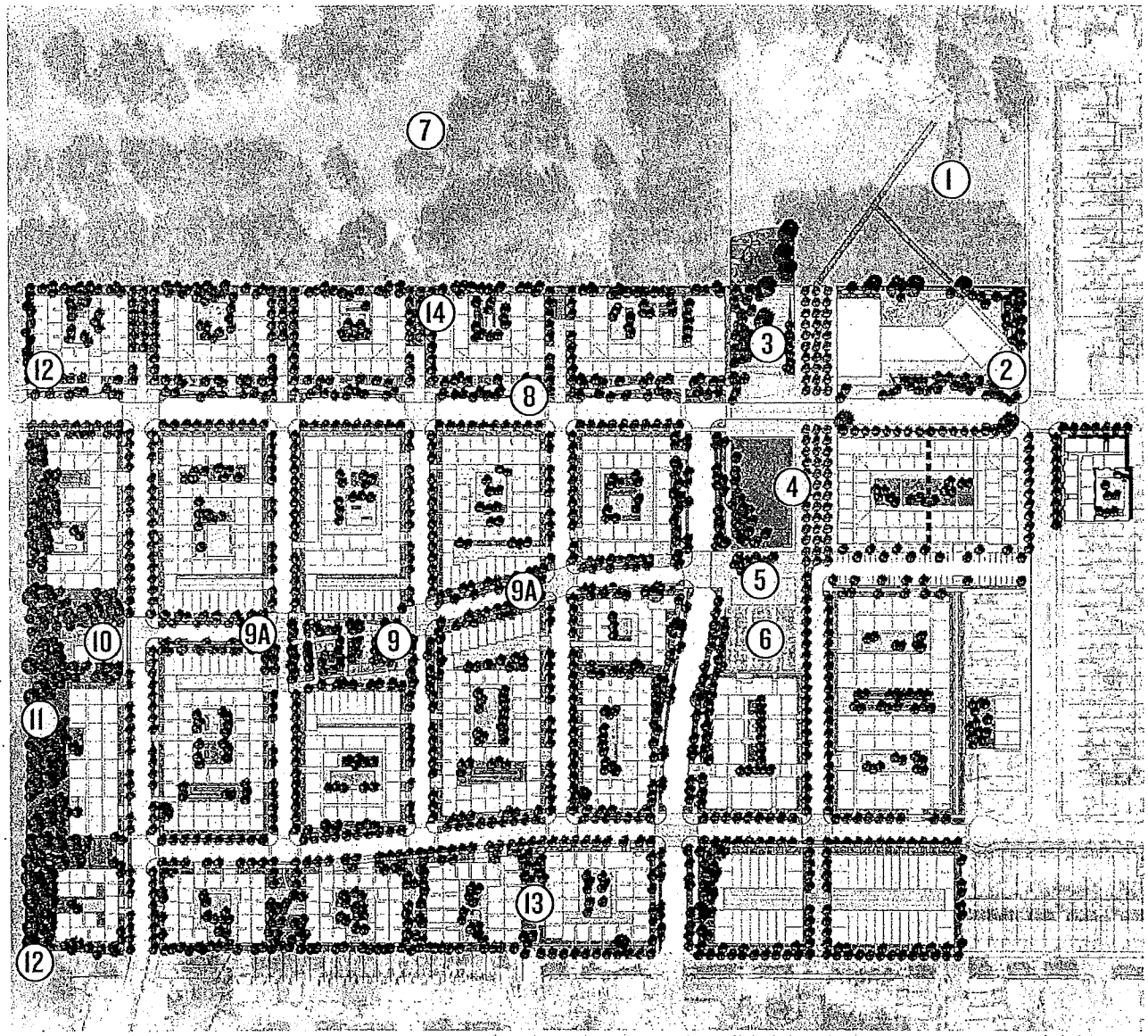
The following designs are concepts only. Final designs will be reviewed by the Planning Department and other appropriate city agencies during approval of Phased Applications and building design review for compliance with the DSG document. Final designs should be coordinated with the design of adjacent building parcels. The design of public open spaces is to include a community process to solicit feedback on potential designs.



Neighborhood Green



Farmers' Market



Open Space Key Plan (Figure 6.1)

KEY

1 Herz Playground and Coffman Pool (Existing outside project boundary with proposed connections)
2 Gateway Plaza and Recreation/ Community Center
3 Plaza and Stage
4 Neighborhood Green and Orchard
5 Community Pavilion
6 Community Garden
7 Gleneagles Golf Course (Existing)
8 Sunnydale Linear Open Space
9 Mid-Terrace Open Space
9A Central Greenway Alternative
10 Overlook Open Space
11 McLaren Park (Existing)
12 Gateway to McLaren Park
13 Pedestrian Connection to Carrizal
14 Golf Course Edge Pocket open space

6.1 OPEN SPACE CONTROLS AND GUIDELINES

Development Controls

1. The Plaza and Stage, Neighborhood Green, Mid-Terrace Open Space and Overlook Open Space shall be provided at the locations shown in the plans, be publicly accessible and remain open per the Sunnydale Hope SF Development Agreement description regarding access and operational standards.
2. All Community Open Spaces shall be visually and physically accessible to the public.
3. Community Open Spaces shall be well lit to enhance safety and security.

Design Guidelines

Amenities/Design

a. Open spaces should provide ample play spaces for children and seating for public users such as low walls, benches and/or stairs.

b. Recreation equipment should be designed for a range of ages and selected to complement the design of the open space and integrate into the topography of the site.

c. Stairs and terraces should be laid out in a way to minimize guardrails and walls that obstruct views.

d. Site furnishings should be designed and/ or selected to form a uniformly coherent palette of elements for the entire site. Pedestrian scale lighting should balance safety and energy efficiency.

e. Retain artists during the Community Open Space design process. Public art may incorporate playful elements desired by neighborhood residents, similar to installations in the Visitacion Valley Greenway.

f. Secure bike parking should be provided at open spaces to encourage alternatives to auto circulation.



g. Private stoops, porches and private courtyard entries shall be allowed to connect to Community Open Spaces to help activate these spaces and provide security.

Water Usage

h. Plantings should follow the SF DPW's 'Thrifty Fifty' recommendations for native species, low water use, and avoidance of invasive species.

i. Street trees should be chosen from SF DPW's adopted Street Tree Species List.

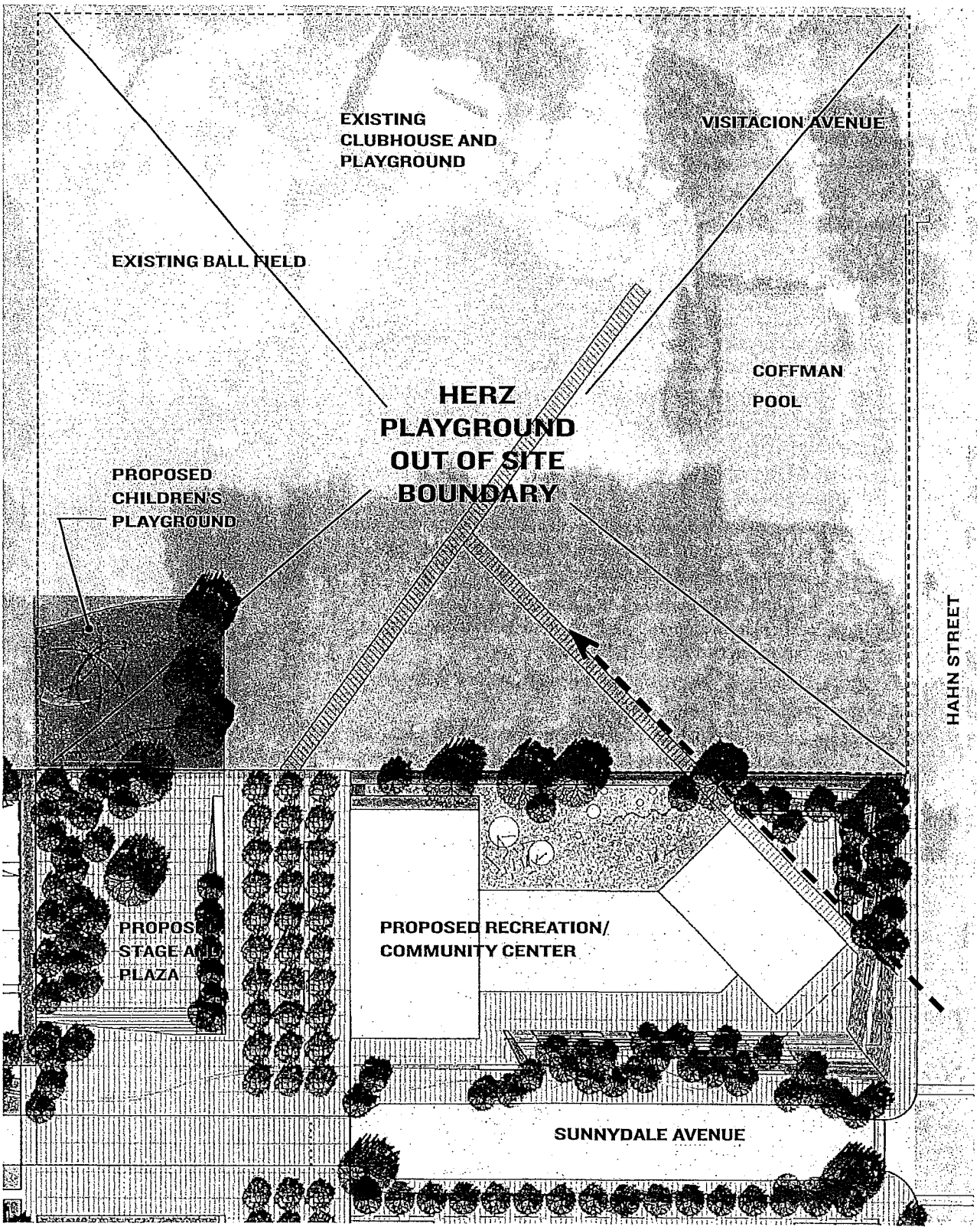
j. Reduce use of potable water for irrigation by installing smart (weather-based) irrigation controllers, and by using drip, bubblers or low-flow sprinklers for all non turf landscape areas.

Stormwater Management

k. Incorporate sustainable stormwater management features to reduce rainfall runoff. These may include but are not limited to use of vegetated swales, vegetated infiltration basins, flow through and infiltration planters, pervious pavement, and other methods.

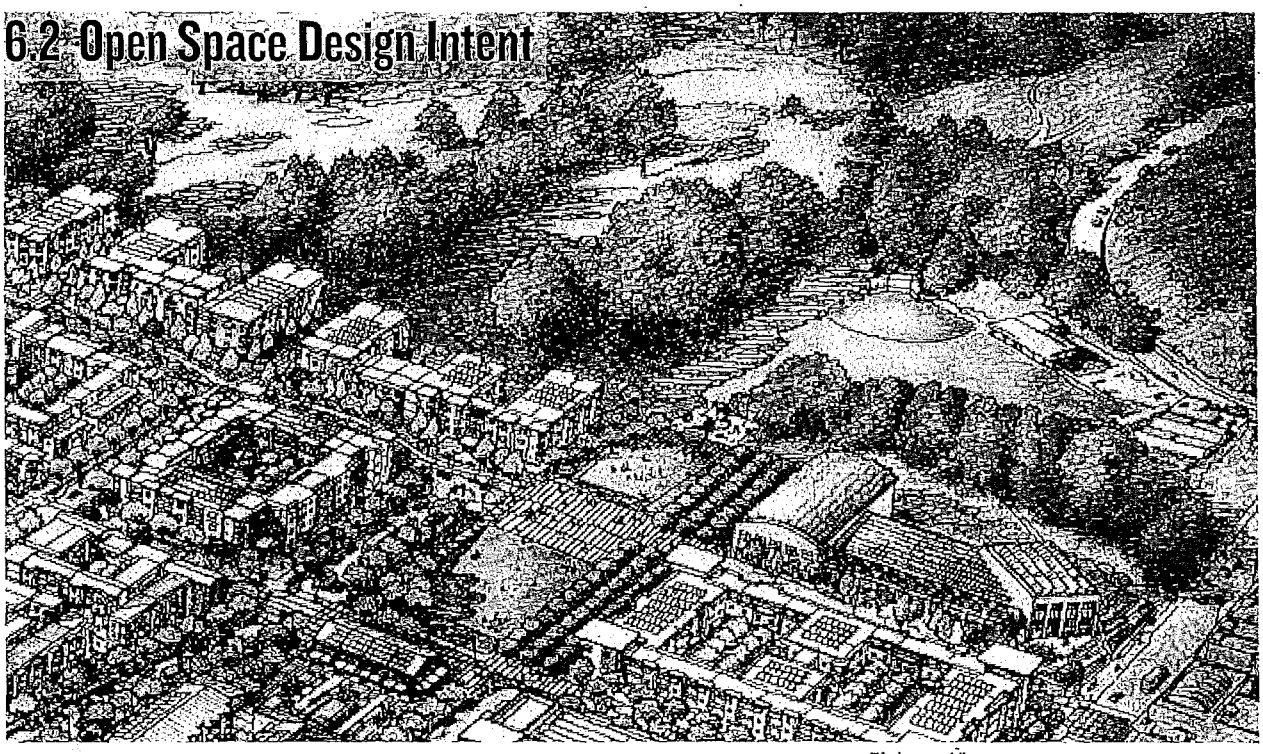
l. Where possible, design open spaces with the capability to collect, filter and store stormwater to irrigate public and accessible open space.

m. Incorporate integrated pest management, and non-toxic fertilization techniques to manage open spaces whenever possible.



Existing Herz Playground and Coffman Pool with proposed Recreation Community Building, Plaza, and connections.

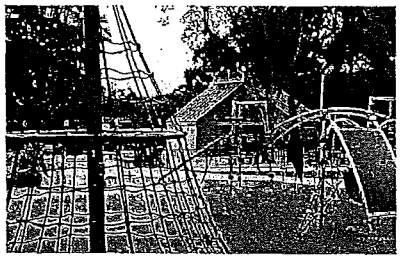
6.2 Open Space Design Intent



Birds-eye View

6.2.1 HERZ PLAYGROUND RENOVATION

Herz Playground is outside of the site boundary and is not technically part of the Sunnydale development. However, improving access and programming to this site would be greatly beneficial to the project and the neighborhood as a whole. This six-acre park is envisioned as the most active of the Community Open Spaces, and the development team will work with the SF Recreation and Parks Department to make connections and take advantage of this important amenity. A large children's playground for a range of ages, that connects to the new development is proposed on the Herz Playground.



Large Playground

6.2.2 SUNNYDALE GATEWAY PLAZA AND RECREATION/ COMMUNITY CENTER

The intersection of Sunnydale Avenue and Hahn Streets is envisioned as the front door to the new development. A gateway plaza is proposed to welcome people to the Sunnydale neighborhood and provide a spillway and waiting area outside the Recreation/Community Center. An elevated side patio could be used as an outdoor gathering space or for barbecues. The north side is envisioned as protected play area for younger children. This area could be gated for use as a childcare facility open space. See Section 7.2.1 for Recreation Center Controls and Guidelines

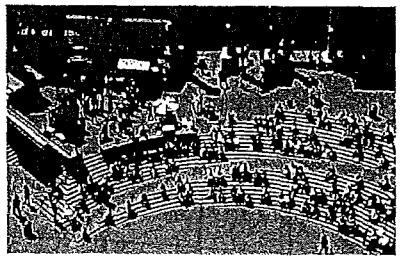


Active Park

Design Guidelines

a. Trees here should be less formal, stepping down by terraces to connect the area visually to the street level.

b. The community center should visually or physically link Hahn Street to the Herz Playground .



Gateway Plaza

6.2.3 PLAZA AND STAGE

The plaza and stage area are proposed as a flexible space for gathering or performance. The space visually ties the Recreation/Community Center and Herz Playground to the Neighborhood Green open space across Sunnydale Avenue.

Development Controls

1. Space shall create a link to Herz Playground.
2. This open space shall be an amenity to both the Sunnydale residents and greater neighborhood and serve as a unifying element.

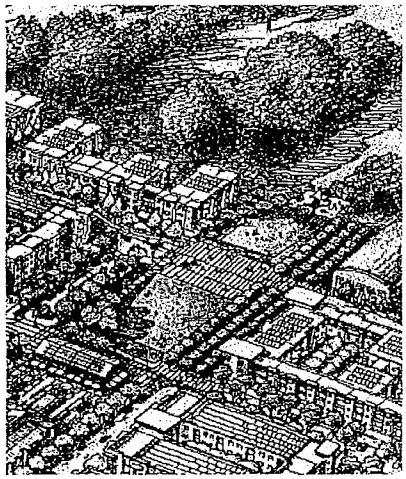
Design Guidelines

a. Special paving should be provided to improve the pedestrian connections between Herz Playground and the Neighborhood Green.

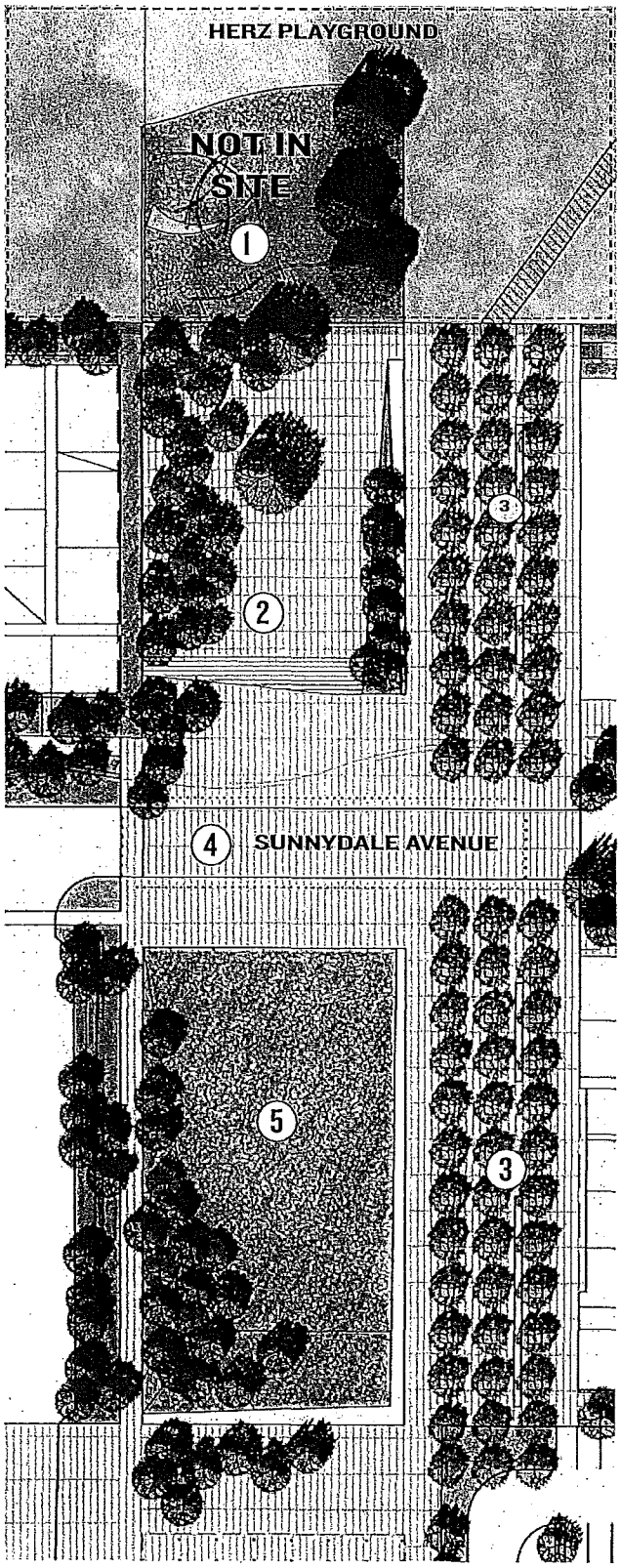
b. The proposed Children's Playground within Herz Playground should create a bridge to the new open hardscaped plaza and stage.

PROGRAM LEGEND

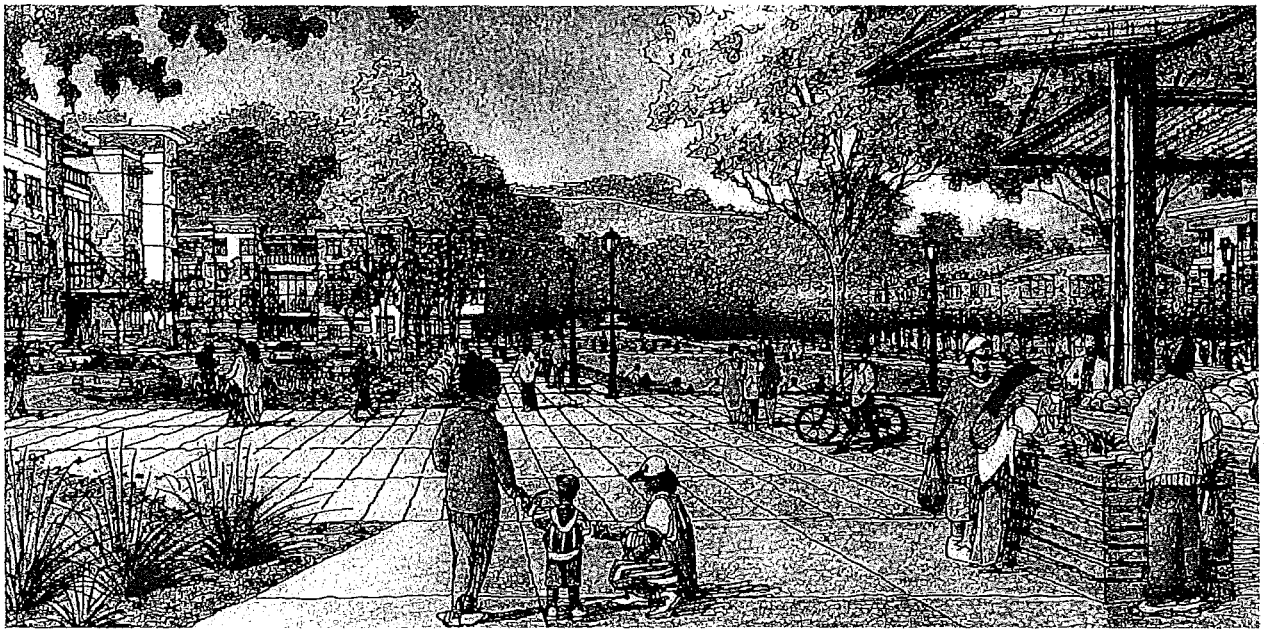
1. POTENTIAL PLAYGROUND/PLAY STRUCTURE
2. PLAZA AND STAGE
3. ORCHARD
4. SPECIAL PAVING
5. NEIGHBORHOOD GREEN



Birds Eye View of Neighborhood Green, Orchard and Plaza



Plan View



View north across Neighborhood Green from pavilion

6.2.4 NEIGHBORHOOD GREEN/ ORCHARD

The Neighborhood Green is envisioned as a flexible, informal, softscaped space. The open lawn will provide a viewing area for the stage across the street and a place for sunbathing, picnicking or an informal soccer game.

Design Guidelines

a. The Orchard fruit trees should provide shade and knit together two sides of Sunnydale Avenue.

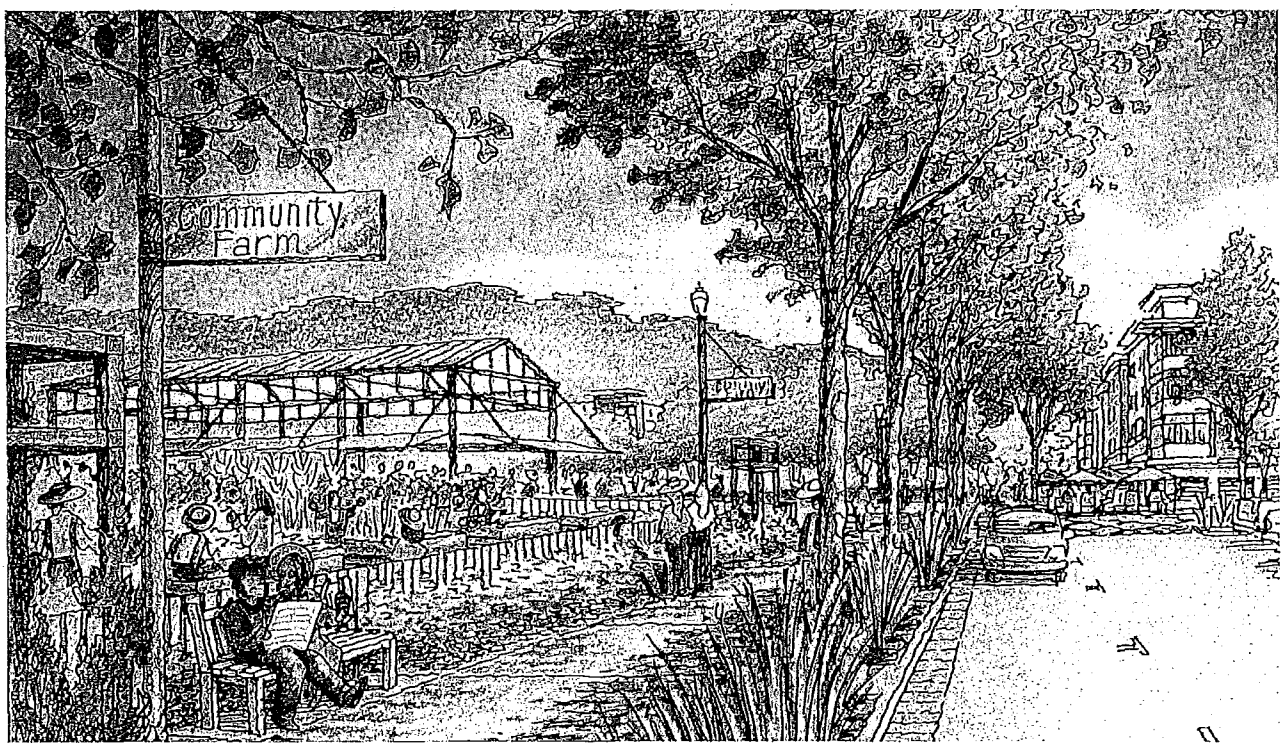
b. A program to cultivate and harvest fruit could be coordinated with the community garden.



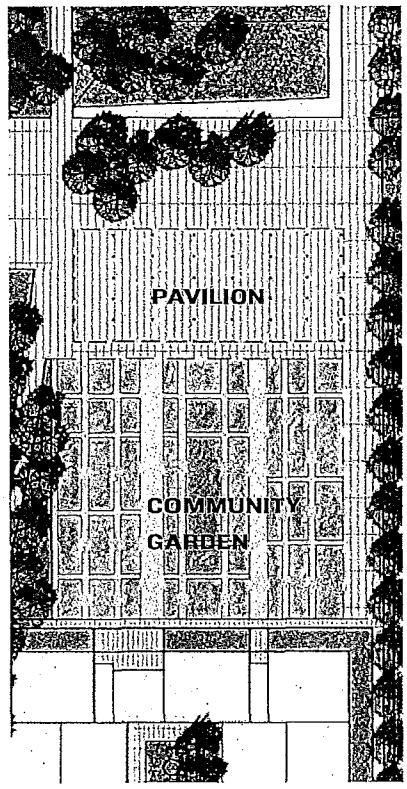
Neighborhood Green



Fruit Orchard and linear connection to open spaces



View of Community Garden and Pavilion



Plan View

6.2.5 COMMUNITY GARDEN AND PAVILION

This half acre community garden will provide the opportunity for residents and neighbors to grow their own fresh food while building community.

The Pavilion at the central open space is envisioned as a simple, open-air roofed structure that could serve multiple uses such as hosting a weekly farmers' market selling food from the adjacent community garden and orchard or an evening basketball game or outdoor performance.

Design Guidelines

a. The Community Garden may host individual plots, educational or school groups or a collective type farm.

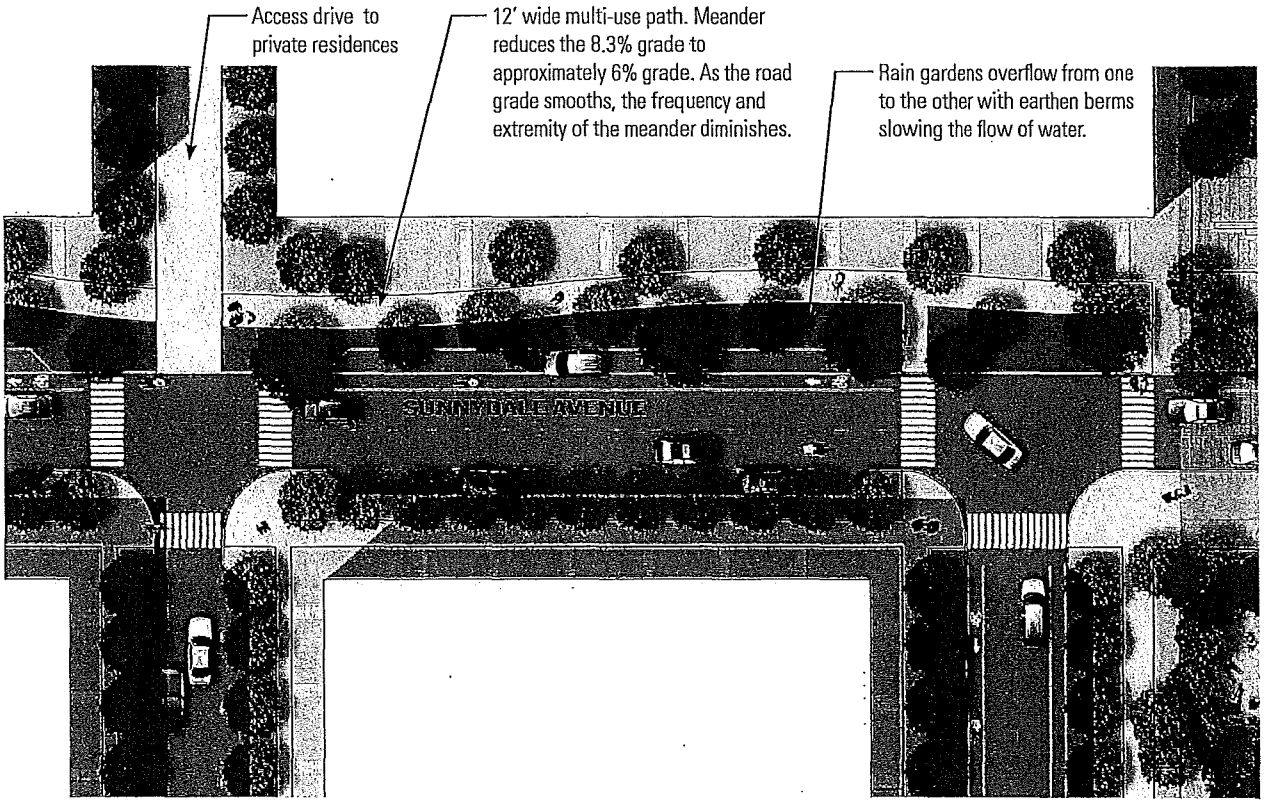
b. If additional functions such as a tool shed or bathroom are desired, they should be housed in a single building and located an appropriate distance from the housing.



Farmers Market



Pavilion



6.2.6 SUNNYDALE AVENUE LINEAR OPEN SPACE

The Sunnydale Avenue Linear Open Space is envisioned as the centerpiece of the new Sunnydale development by connecting Visitacion Valley to McLaren Park. As the most visible street in Sunnydale, Sunnydale Avenue is the part of neighborhood most seen by visitors. The Linear Open Space has the potential to promote Sunnydale and give a positive impression while serving as a stormwater management demonstration area.

Development Controls

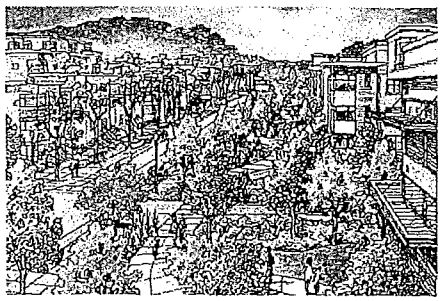
1. A multi-use path shall connect the Recreation/Community Center and Neighborhood Green to McLaren Park.

Design Guidelines

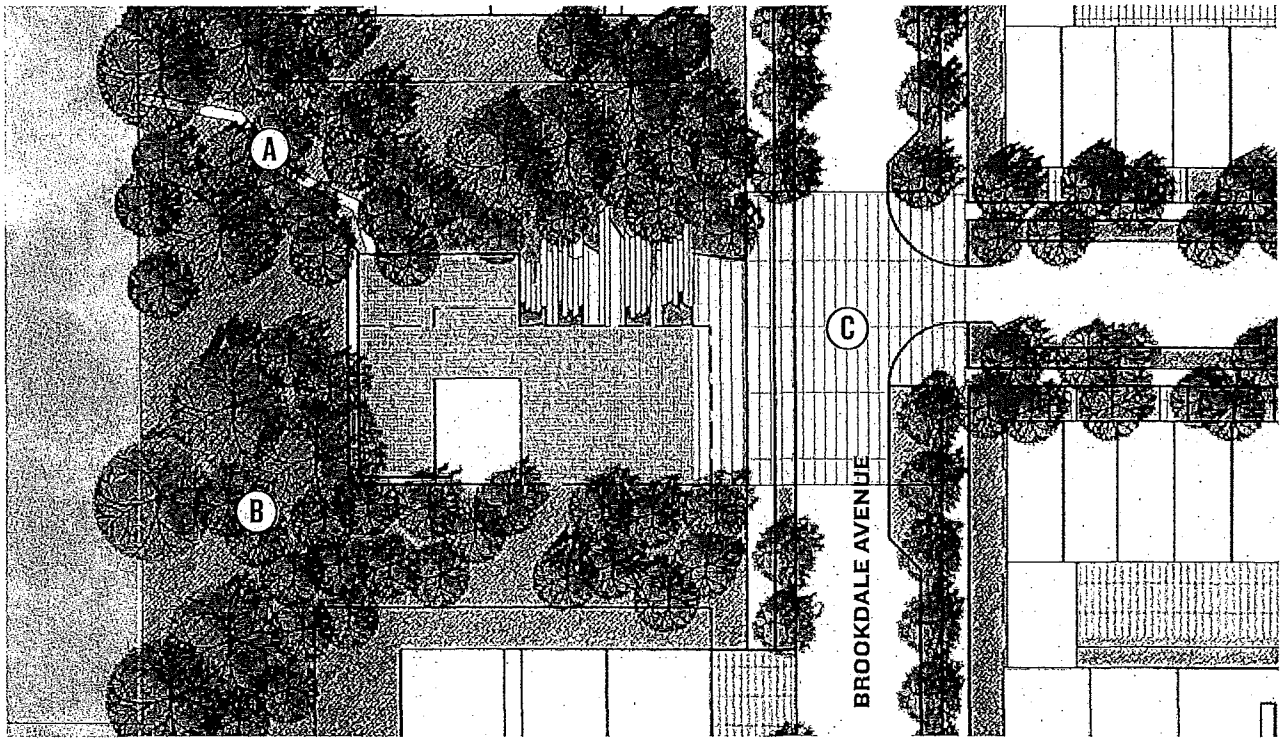
a. A set of bioswales should wind down the Linear Open Spece, making stormwater run-off collection and cleansing visible and legible.

b. Generous planting and trees should be provided to make the street pedestrian friendly and inviting.

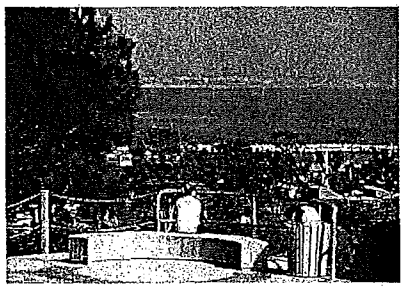
c. Informal planting, with a greater variety of trees and spacing, should extend the park setting into the community.



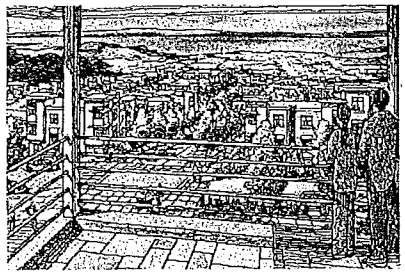
View west at Sunnydale Linear Open Space



Plan View



Viewing overlook



View toward Bay from Overlook Park

6.2.7 OVERLOOK OPEN SPACE

Perched at the highest elevation of the site, the Overlook Open Space takes advantage of Sunnydale's hilly location by capturing the sweeping Bay views and giving a place to pause. Grand stairs provide a place to pause and enjoy views. A small pavilion building could provide a space for parties, barbecues or picnics. Further description of the optional community pavilion can be found in Section 7.2.15.

Design Guidelines

a. A path could connect to the forested area of McLaren Park and to the McLaren School.

b. Forest trees should blur the boundary of Sunnydale to the parkland beyond.

c. Widened cross walk and special paving should connect the Overlook Open Space to the Mid Terrace Open Space. The widened crosswalks should continue down the hill to the Neighborhood Green to emphasize the connection.



Plan View

6.2.8 MID-TERRACE OPEN SPACE

Located at the steepest part of the site, the Mid-Terrace Open Space will link the lower and upper segments of Center Street - from the Neighborhood Green to Overlook Open Space, following the San Francisco tradition of terraced parks linking streets on steep hills. The meandering garden terraces will provide places to stop and enjoy, and connect to surrounding residences, in a playful and contemporary way. This is a potential location for public art.



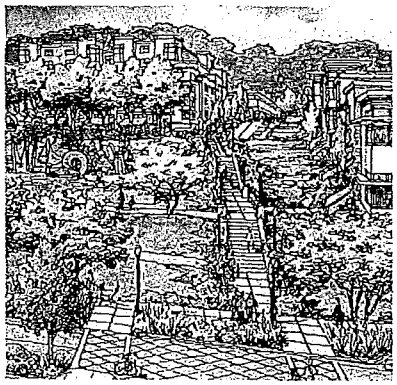
Hillside Open Space

Design Guidelines

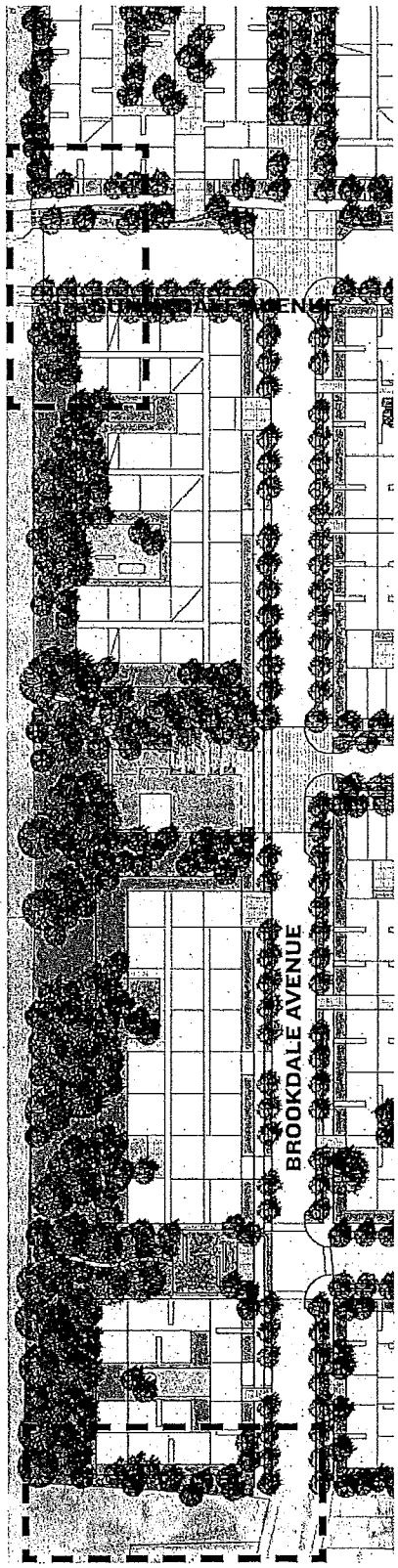
a. Sculptural play equipment such as an elongated slide should be provided.

b. Garden qualities such as flowers, flowering shrubs, textural grasses should be accented.

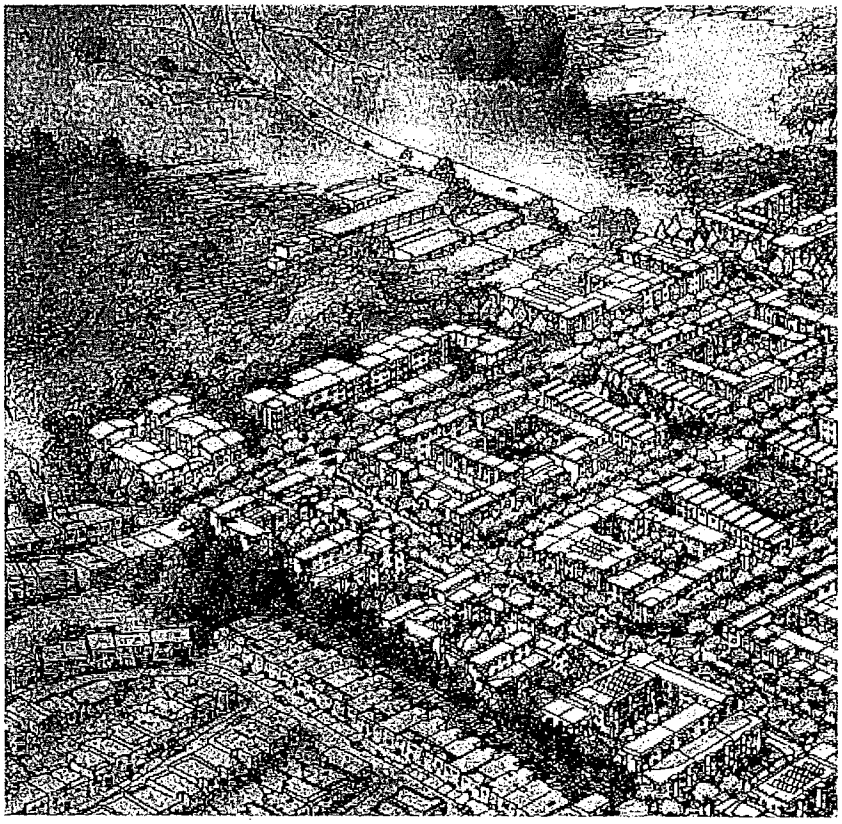
c. The open space should provide many places to rest, stop and enjoy the views and setting.



View west at Mid-Terrace Open Space

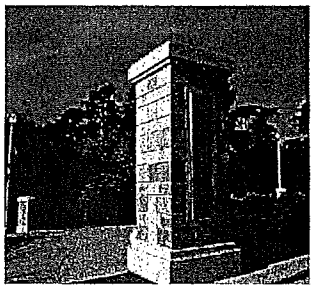


Gateways to McLaren Park



6.2.9 GATEWAYS TO MCLAREN PARK

Although Sunnydale is directly adjacent to McLaren Park, there are few opportunities for access. The gateways at the northwestern property boundary on Sunnydale Avenue and the southwestern boundary at Brookdale Avenue should be improved to strengthen their role as key transition points to and from the park. These entrance points could conversely be thought of as Visitacion Valley gateways marking the entrance into the neighborhood. A marker or monument could be used at the Sunnydale boundary.

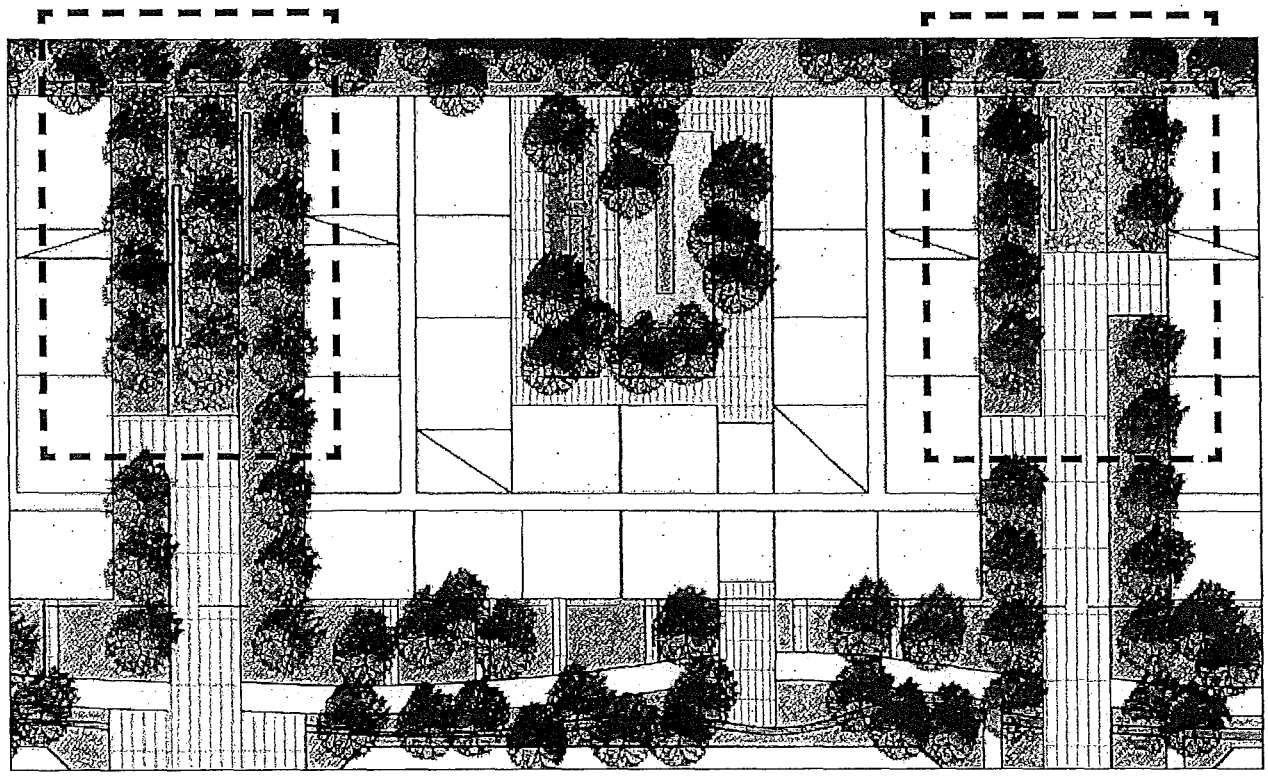


Example Gateway at Golden Gate Park

Design Guidelines

a. Gateways should improve visible and physical access and connections to McLaren Park to tie the development into the larger park setting.

b. Lighting should play an important role in the gateway feature.



Plan View

6.2.10 GOLF COURSE EDGE POCKET OPEN SPACES * PRIVATE WITH LIMITED PUBLIC ACCESS

The golf course edge open spaces are envisioned as private spaces associated with the adjacent buildings of Blocks 9, 10, 11, 12 and 13. These spaces will provide view corridors to Gleneagles Golf Course and potential future access to McLaren Park.

Development Controls

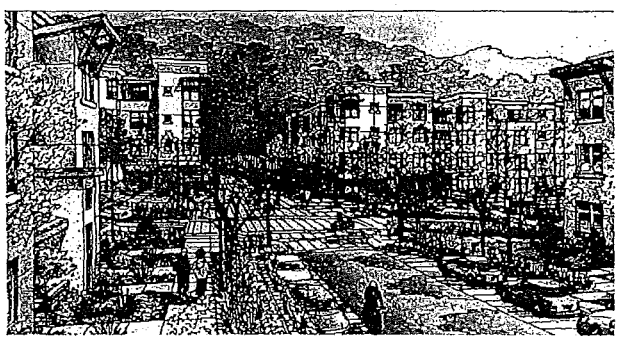
1. Spaces shall provide a visual connection to the golf course.

Design Guidelines

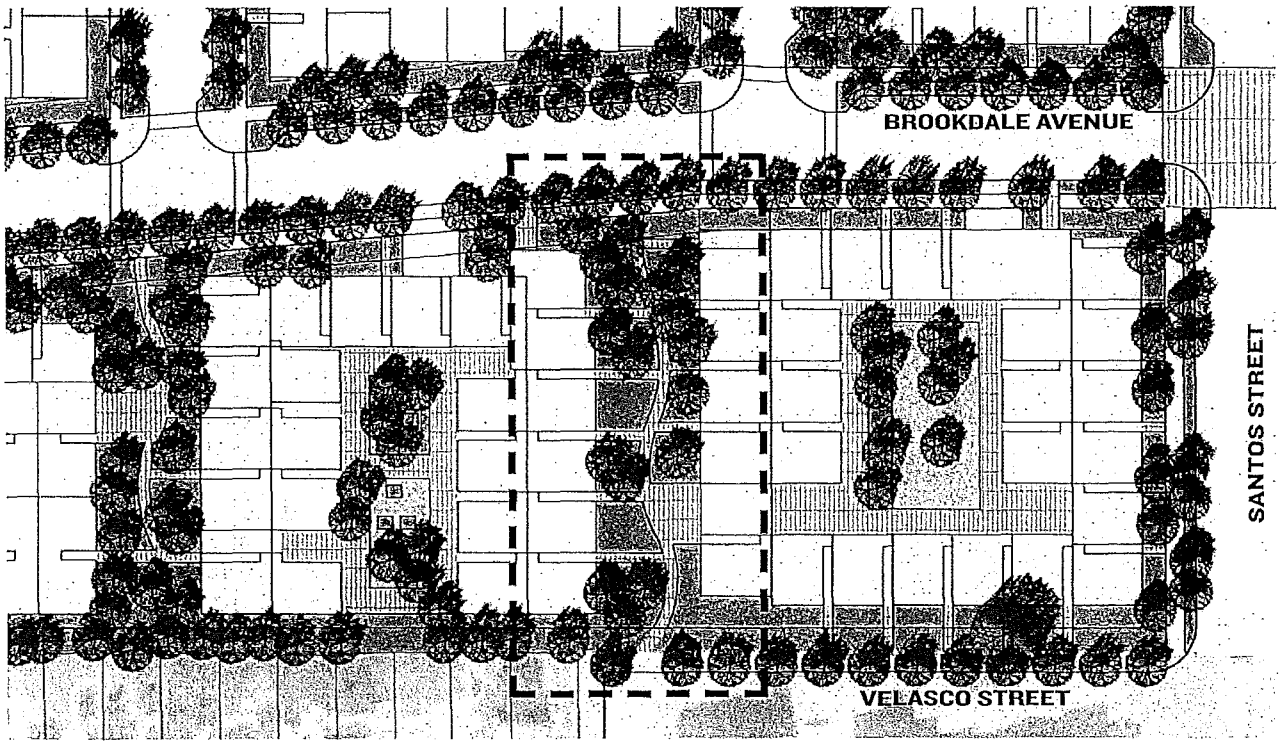
a. Spaces should be designed to allow access to the north, if the Golf Course use changes.

b. The spaces should provide additional open space for residents of Blocks 9, 10, 11, 12 and 13.

c. Gates are allowed to secure these spaces.



View toward Gleneagles Golf Course at 'D' Street



Plan View

6.2.11 PEDESTRIAN CONNECTION TO CARRIZAL STREET * PRIVATE WITH LIMITED PUBLIC ACCESS

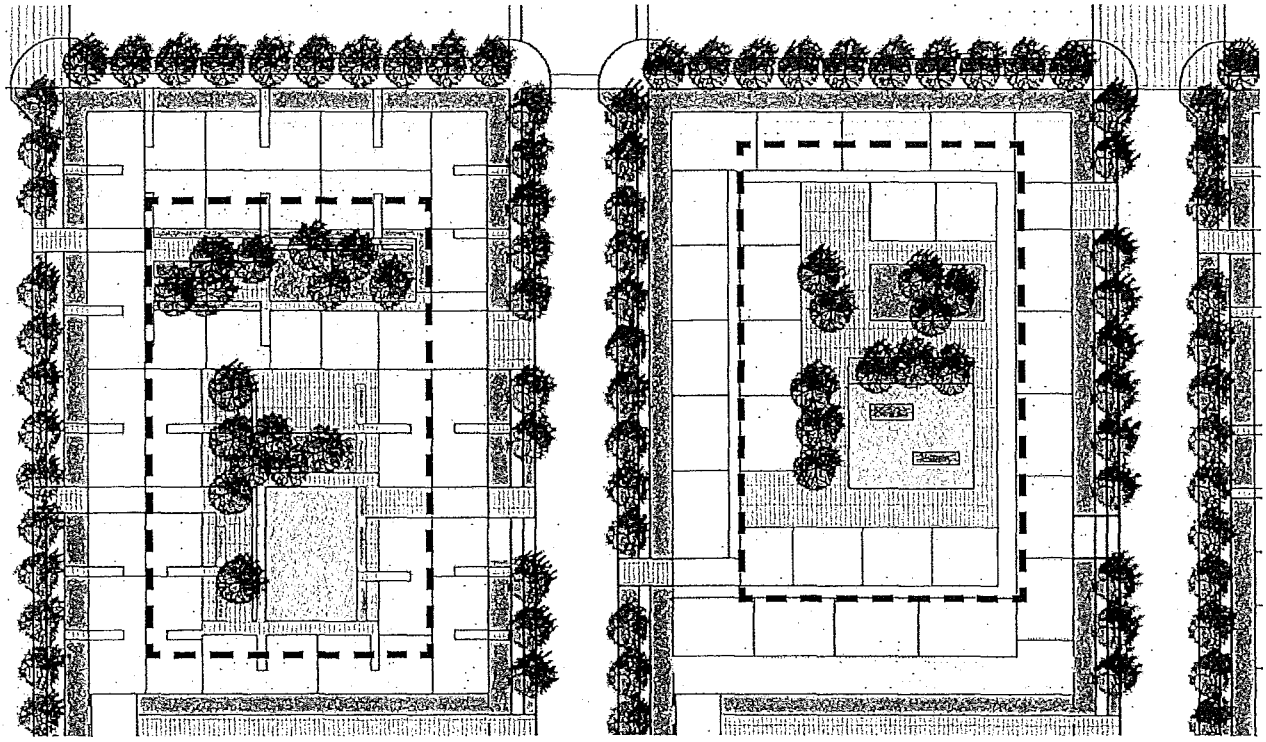
The pedestrian connection at Carrizal will provide an important link to the existing community. Front doors to units will open to this space, activating it and providing 'eyes on the park'. This connection is envisioned as private with limited public access.

Development Controls

1. Front door entries to units shall open on to and activate the space.

Design Guidelines

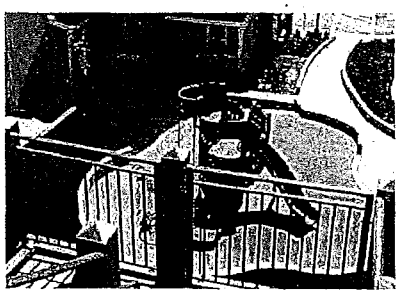
a. Gates may be used to secure this space.



Plan View

6.2.12- SHARED BUILDING COURTYARDS

Secure building courtyards, shared by, and restricted to residents of the building are a key element desired by the community. These courtyards are envisioned as smaller scale, safe open space for residents and their children. The courtyards will give residents a place to gather, eat outside, and bbq.



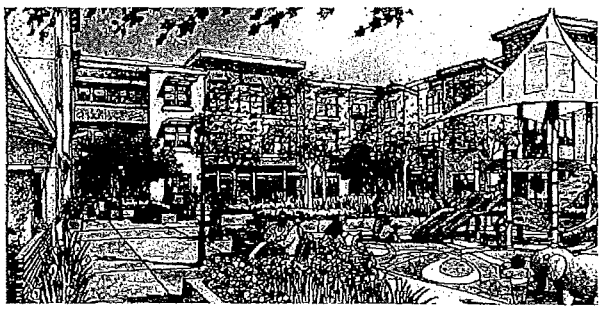
Courtyard Tot Lot

Design Guidelines

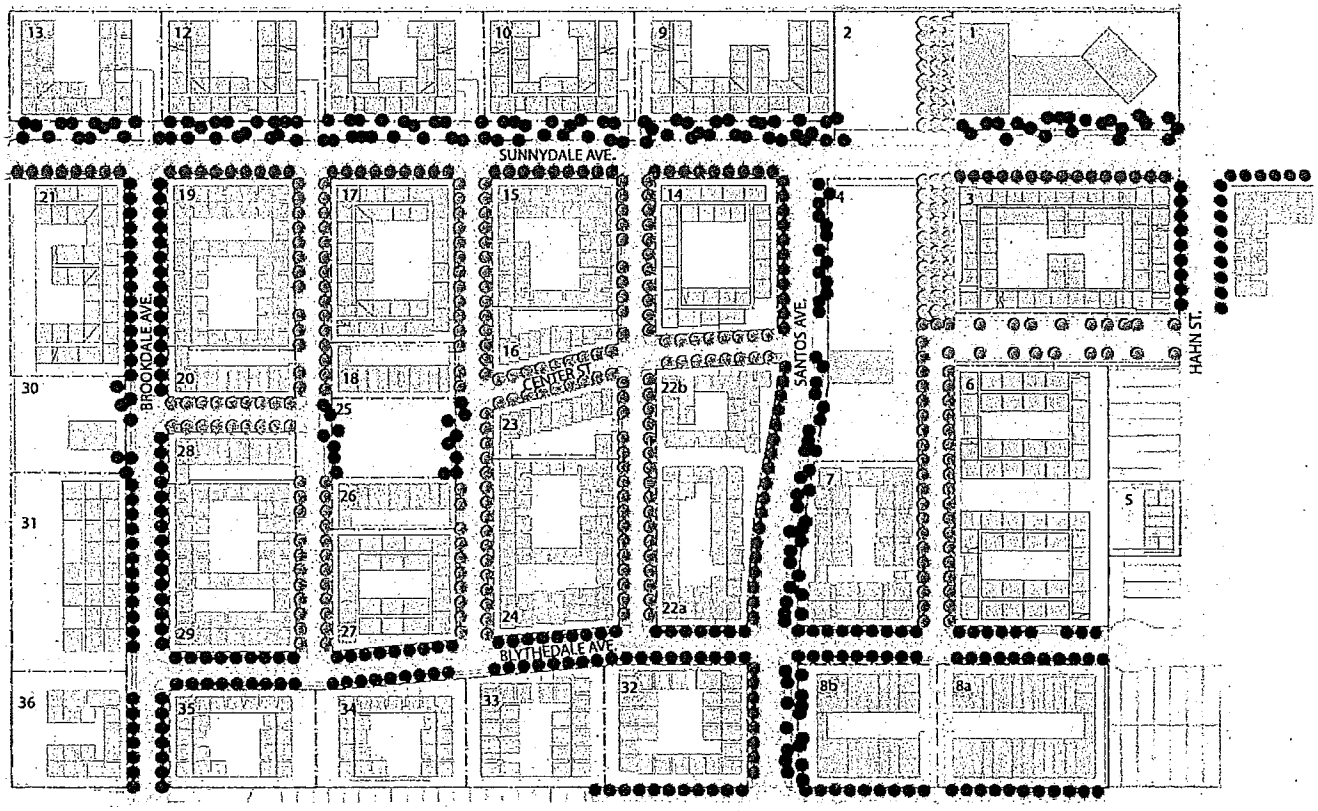
a. The courtyards should include tot-lots or barbeque areas with direct visual access from units to provide residents with a sense of ownership and intimacy.

b. Landscape should provide visual relief and protect courtyard level units.

c. Picnic tables and chairs should allow residents to inhabit space.



View of Courtyard Tot Lot



Street Tree Key Plan (Figure 6.2)

LEGEND

- LINEAR O.S. & PARK EDGE TREES
- PRIMARY STREET TREES
- SECONDARY STREET TREES
- NEIGHBORHOOD STREET TREES
- CENTER STREET TREES
- ORCHARD TREES

6.3 Planting Guidelines for Public Spaces

Planting consists of street trees, park trees, shrubs and native grasses and lawn. Tree plantings will be a mix of evergreen and deciduous, chosen to reinforce urban design concepts, provide a continuous canopy at streets, mark site entries, create distinct identity to streets and open spaces, provide variety and resiliency to disease, and aid in stormwater management. Shrubs and groundcover will be chosen to provide an intermediate scale of detail and texture between trees and building at parks, streets and residential areas. Also see San Francisco's Water Efficient Irrigation Ordinance Ch. 63, SF Administrative Code.

Development Controls

1. Plantings shall be selected for longevity, ease of maintenance, low water use and adaptability to serpentine soils.
2. Import soil shall be provided in sufficient volume to support anticipated future plant sizes.

Design Guidelines

a. Temporary irrigation should be provided where needed to establish plantings.

b. Permanent irrigation shall be provided for intensively used areas.

c. Shrub and groundcover plantings should be primarily native or climate adapted Mediterranean plantings such as those from Southern Europe, Chile, South Africa and Australia.

6.3.1 PROPOSED TREE SPECIES

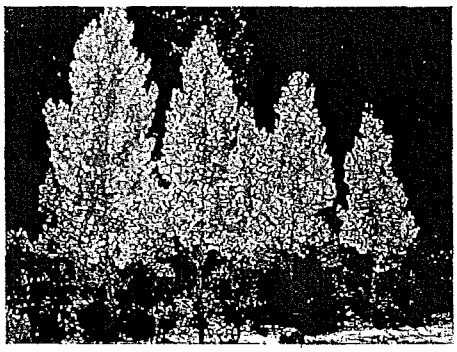
This street tree list is organized around the master plan site street network and developed with the San Francisco Bureau of Urban Forestry. A variety of trees are noted for each street category to allow for the specific conditions that will be encountered along the length of any one of the streets. The list includes evergreen and deciduous trees, and medium to large canopy trees. Eight of the fifteen trees listed are California natives. Trees that are adaptable to low, medium and high soil moisture content are also included. The variability in soil moisture adaptability is important for the master plan because of the innovative stormwater management techniques that will be employed. Trees that you might find along a California creek are well adapted to this condition; however, they typically have a higher annual water use than many other trees. Generally, the largest canopy tree that can fit comfortably within the site constraints should be selected to maximize shade. See Street Tree Key Plan (fig 6.2)



Acer Macrophullum



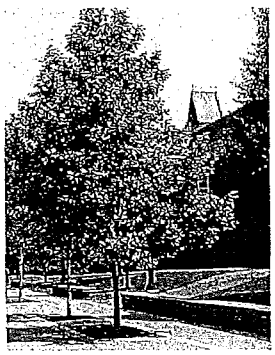
Platanus Racemosa



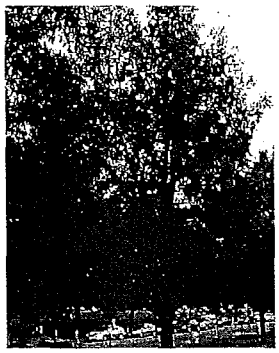
Populus Tremuloides

LP-LINEAR PARK & PARK EDGE TREES

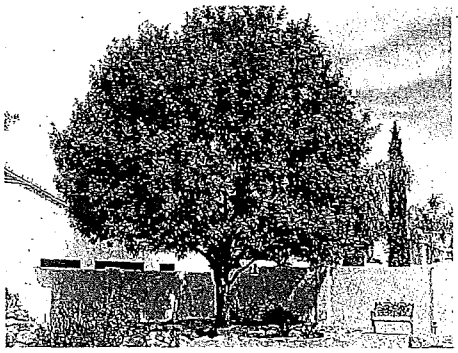
Botanical Name:	Common Name:	Evergreen/	H x W	Water Use	Native
Acer macrophyllum	Bigleaf Maple	Deciduous	50' X 40'	M	Y
Platanus racemosa	California Sycamore	D	30' X 20'	M	Y
Alnus rhombifolia	White Alder	D	70' X 40	H	Y
Populus tremuloides	Quaking Aspen	D	40' X 20	M	Y



Platanus Acerfolia



Lithocarpus densiflorus



Fraxinus uhdel

PS-PRIMARY STREET TREES

Botanical Name:	Common Name:	E/D	H x W	Water Use	Native
Platanus acerifolia 'Yarwood'	London Plane Tree	D	40' X 30	M	
Lithocarpus densiflourus	Tanbark Oak	E	60' X 40	L	Y
Fraxinus uhdei					



Acer Rubrum



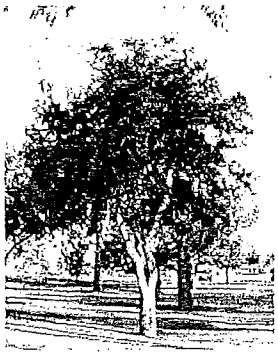
Ginkgo Biloba



Quercus Virginia

SC-SECONDARY STREET TREES

Botanical Name:	Common Name:	E/D	H x W	Water Use
Acer Rubrum	Red Maple	D	60' X 40'	H
Ginkgo biloba	Maidenhair Tree	D	40' X 30'	M
Quercus Virginia	Southern Live Oak	E	50' X 40'	M



Celtis Reticulata



Tilia Cordata



Umbellelaria Californica

NS-NEIGHBORHOOD STREET TREES

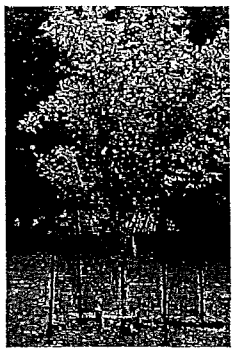
Botanical Name:	Common Name:	E/D	H x W	Water Use	Native
Celtis reticulata	Western Hackberry	D	25' X 25'	L	
Tilia cordata 'Greenspire'	Little Leaf Linden	D	40' X 20'	M	
Umbellularia californica	California Bay	E	25' X 25'	M	Y



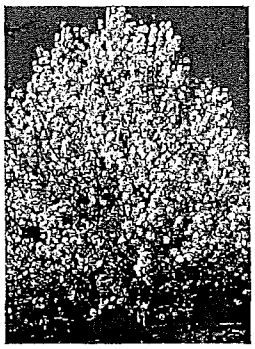
Arbutus Marina

CS-CENTRAL STREET TREES

Botanical Name:	Common Name:	Evergreen/	H x W	Water Use	Native
Arbutus marina	NCN	E	35' X 35'	L	



Malus Domesticus



Pyrus Communis



Persimmon



Prunus

ORCHARD TREES

Botanical Name:	Common Name:	E/D	H x W	Water Use	Native
Malus Domestica	Apple (Pippin, Delicious, Fuji)	D	20' X 20'	M	
Pyrus communis	Pear (Comice, Conference, Monterey)	D	35' X 20'	M	
Persimmon	Persimmon	D	25' X 25'	M	
Prunus	Plum	D	20' X 20'	M	

Orchard trees were chosen for their appropriateness to the Sunnydale location but flexibility to respond to a food program should be accommodated.

6.4 Site Lighting, Paving and Furnishing

Development Controls

Site Lighting

1. Street and open space lighting have a key role in creating safe public spaces. As such, this lighting shall provide light levels as specified in the San Francisco Better Streets Plan. Lighting shall be pedestrian scaled and be coordinated with street trees and site furnishings.
2. Street lighting shall be incorporated throughout and shall be spaced and scaled to assure pedestrian comfort and safety.

Furnishing

3. Site furnishings may include lighting, signage, seating, bike racks, fencing, retaining walls, screens, trellises, utility enclosures and other minor architectural structures. Furnishings shall be selected to reinforce overall design concepts throughout the neighborhood and provide an opportunity for public art.

Design Guidelines

Site Lighting

a. Light fixtures should be selected for longevity and ease of maintenance, with light levels as low as possible without compromising safety.

b. Street lights and other site lighting should be designed to minimize uplighting and glare.

c. Lights and site electrical equipment should be planned with tree locations having priority over the joint trench network when feasible.

d. Lights with uniform spacing should contribute to the structure of the streets and parks.

e. LED street lights should be used in order to reduce energy use and take advantage of improvements in street lighting technology.

Paving

f. Special paving should be located at important intersections including Sunnydale Avenue and Santos Street and the intersections along the Center Street.

g. Concrete sidewalks should include lampblack and finishes to minimize reflection and staining.

h. Tree grates, unit pavers, stone cobbles or gravel should be used at the base of street tree plantings.

Furnishing

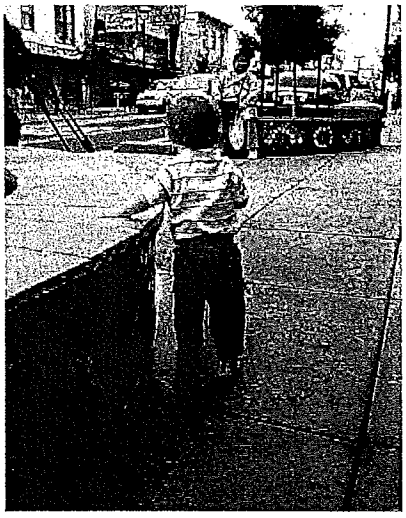
i. Street furniture should provide an opportunity for public art similar to installations on Leland Avenue.

j. Built-in and prefabricated furnishings should be of a family of elements, unified in color and form throughout the public open space.

k. Furnishings should be selected with attention to permanence and durability, while also fitting the character of the furnishing palette.



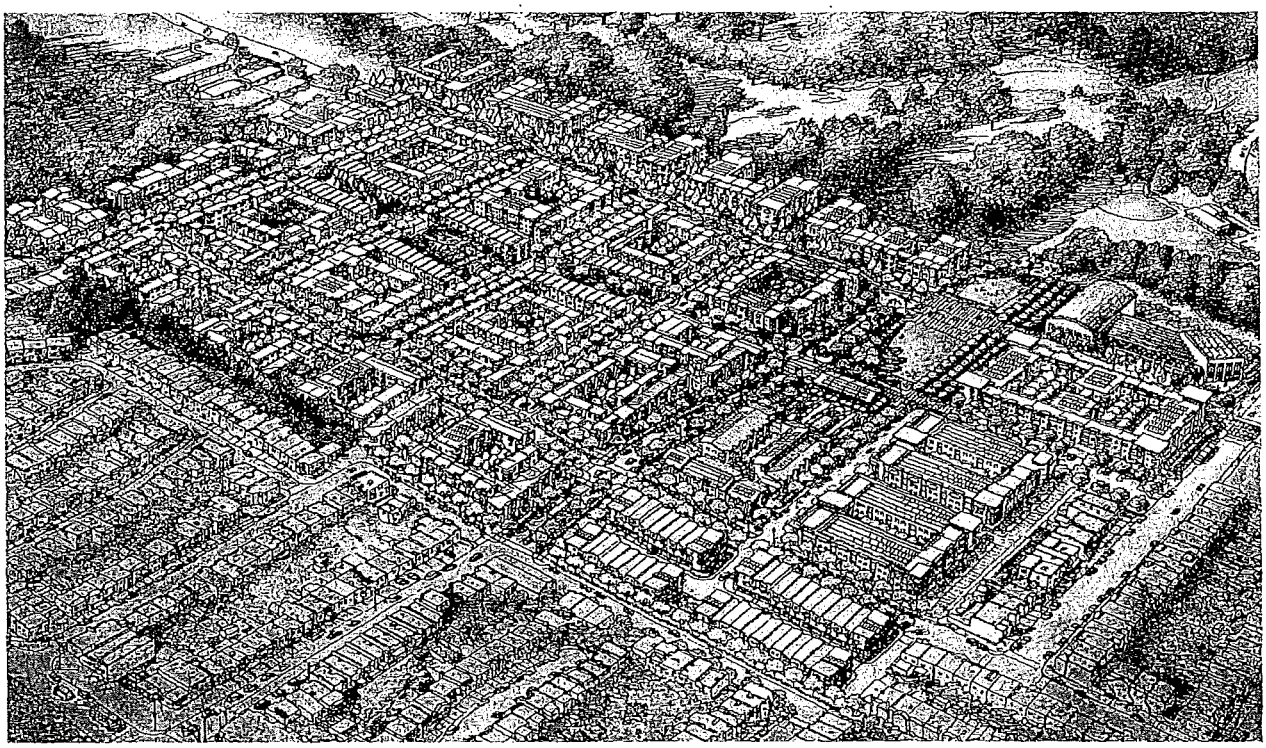
Seating wall and pedestrian scaled light fixture on Leland Avenue



Low seating wall design with tile inlays



Art Installation on Leland Avenue.



Birds-eye view of the Sunnydale HOPE SF Development

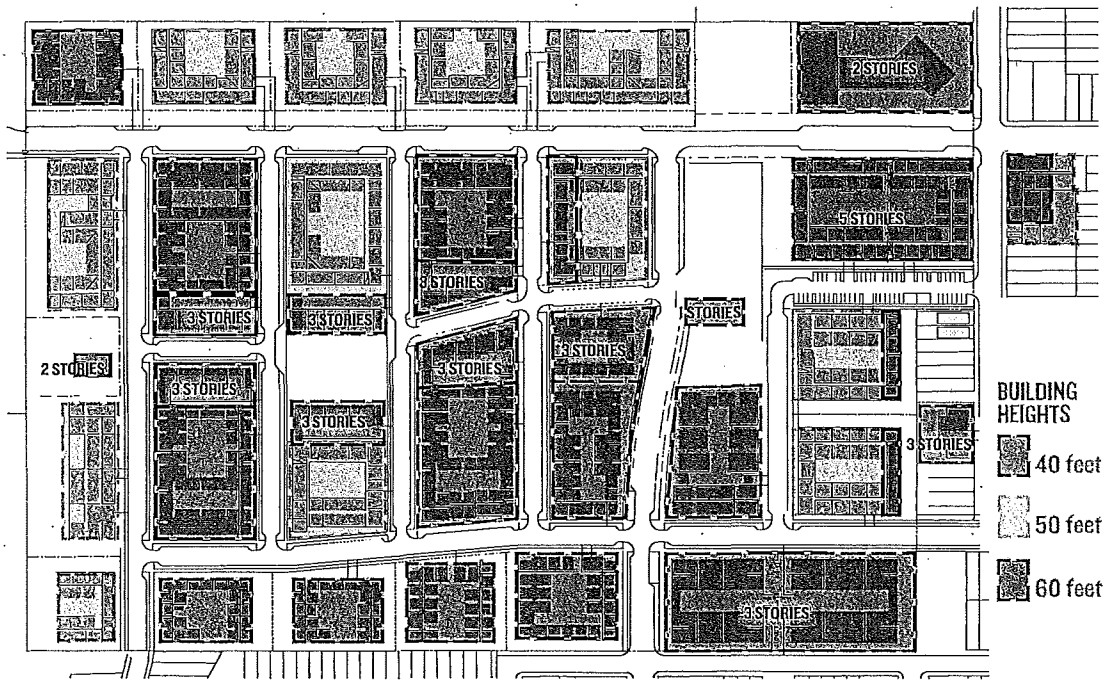
7. Building Development

7.1 CONTROLS AND GUIDELINES

The intent of the Sunnydale design controls and guidelines is to create buildings which: 1) reflect the fine-grained scale typical of San Francisco's residential neighborhoods; 2) reinforce the topography with built form; 3) define street walls which create a continuous, active, safe, and walkable streetscape; and 4) create a variety of architectural expressions.

Individually, these controls and guidelines may only achieve a limited effect, but cumulatively they may reinforce one another to create a whole, livable neighborhood environment. The quality and success of the buildings and public spaces will depend on how masterfully they are interpreted and embraced by the designer.

Deviation from the strict adherence of these controls and guidelines, as provided in the Sunnydale Hope SF SUD (Planning Code Section 249.75) will be evaluated based on how the alternative(s) performs to achieve the above criteria.



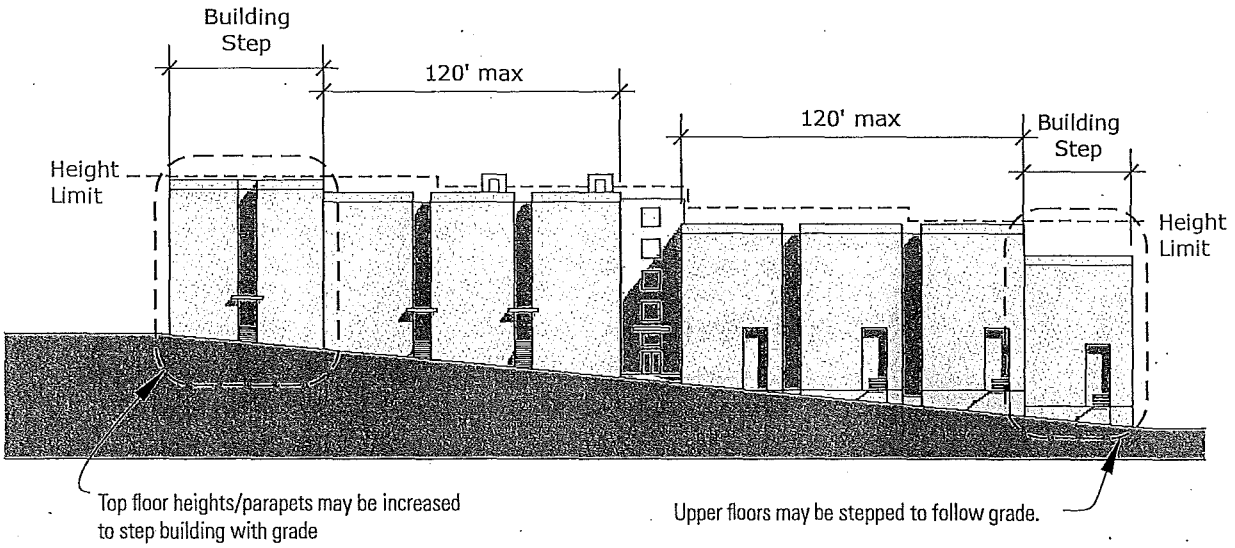
Building Height Diagram (Figure 7.1)

7.1.1 BUILDING HEIGHTS

The height controls indicated in Figure 7.1 are intended to accommodate Sunnydale's new density while maintaining the low-rise character of Visitacion Valley. A 50' height limit at select locations is intended to allow four story buildings on sloped portions of the site. The 60 foot height limit at Block 3 (refer to 7.2.2) allows for four stories above a tall retail base. Where the number of stories is listed, the number of stories is the limitation, regardless of the height limit.

Development Controls

1. Maximum building heights are established in the Building Height Diagram (Figure 7.1) above. Height measurements shall follow the provisions of the San Francisco Planning Code section 260B, except that for the sake of measuring height, street grade and curb grade shall be the grade of the street or curb after any street construction or reconstruction.
2. Where Figure 7.1 indicates the number of stories allowed, that is the limitation, regardless of the height limit.
3. For residential buildings with ground floor walk-up units, one additional foot of height, up to a total of five feet, shall be permitted above the designated height limit for each foot the ground floor unit is raised above sidewalk grade.
4. In addition to meeting all Planning Code height requirements, buildings shall step with grade along all street frontages regardless of whether they reach maximum allowable height. On streets with grades 5% or less,



Building Height Stepping Diagram (Figure 7.2)

no step is required. On streets with grades over 5% and less than 15% building facades shall step with grade at a minimum of every 120 feet. On streets with grades greater than 15%, buildings shall step with grade at a minimum of every 80 feet.

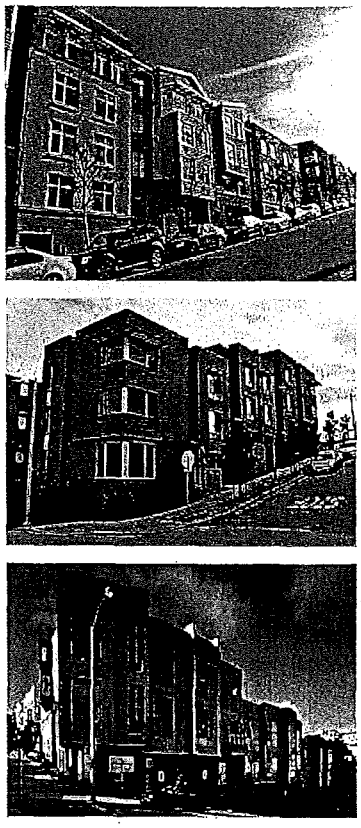
Stepping can be achieved with the following methods: (a) including changing the elevations of finished floors and/or roofs for no less than 4-feet between steps, (b)adding floors at higher grade elevations; and/or (c)stepping back floors at lower elevations. However, projects that achieve the stepping requirement other than through methods (a), (b), and (c) listed above may be granted a Minor Modification pursuant to Planning Code Section [249.75, 263.00].

5. Projects shall also comply with the Sustainability Development Controls in Sections 8.2 and 8.3. The sustainability controls include urban design requirements that assure compliance with LEED for Neighborhood Design (LEED ND) sustainability certification.

Design Guidelines

a. Building heights and roof lines should be varied within the same height district and across blocks to create visual interest to the skyline and avoid the appearance of monolithic development.

b. Where appropriate, upper floors should be stepped back from the façade to help break down the building's scale and increase the building's stepping.



Examples of stepping facades and varied rooflines.

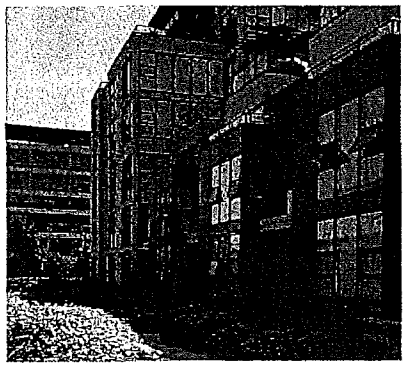




Examples of significant breaks



Massing and articulation should reflect 25'-50' San Francisco residential pattern.



One to two story elements bring down the scale of buildings

7.1.2 MASSING AND BULK CONTROLS

The intent of the massing controls is to create a varied urban form that reflects the fine-grained scale of San Francisco's residential urban fabric. Recognition is given to the differences between walk-up buildings and corridor access buildings. Walk-up buildings typically reflect the San Francisco pattern of narrow (25'-50') parcels, whereas corridor-access buildings typically have larger floor plates and a bigger scale on the street. Bulk controls are intended to mitigate the impact of corridor-access buildings with their larger floor plates. Refer to individual block controls for site specific recommendations.

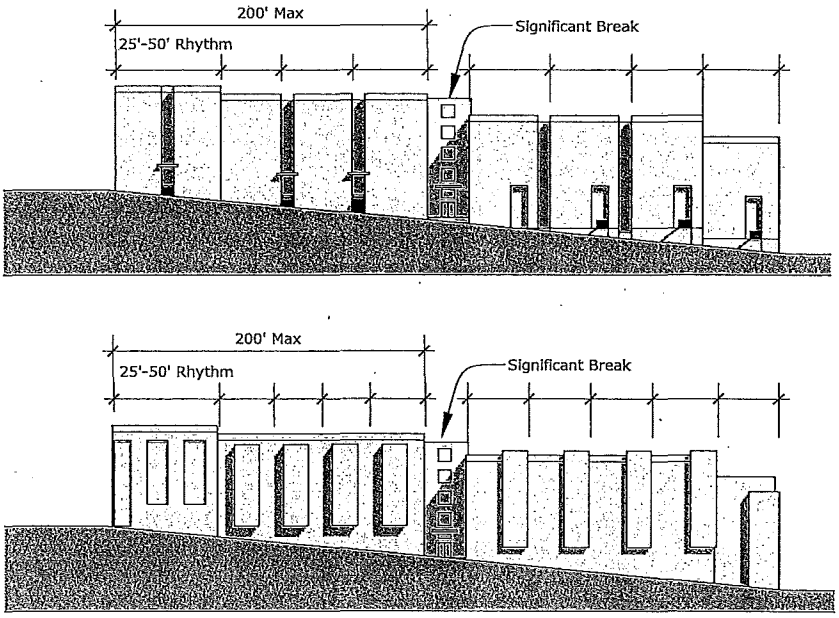
Development Controls

1. No building shall have a building wall exceeding 200 feet in length without a significant break. Such a break can be in the form of:

   (a) a 20 ft by 20 foot exterior court open to the sky located at street grade
   (b) an at street-grade interior break at least 10 feet wide that leads to the mid-block area
   (c) an at-grade entry portal with a width of at least 12 feet and clearance of at least 1.5 stories
   (d) an upper story break that meets the provisions of the Planning Code Section 270.1.

   Projects that achieve same effect of breaking down the scale of a building through other means than those listed above may be granted a Minor Modification pursuant to the Sunnydale SUD [249.75, 263.00].

Massing Articulation Diagram (Figure 7.3)



2. The massing of residential buildings shall incorporate a rhythm of less than 50' to reflect the typical pattern of San Francisco's residential buildings. Massing articulation may include stepping the façade with the slope of the street, breaking the roof plane, and changes to façade plane.
3. Maximum dimensions shall be measured at grade – massing controls do not impact subgrade parking podiums or below-grade building area. The bulk controls refer to the external plan dimensions of the building design but do not apply to non-enclosed outdoor porches or decks.

Design Guidelines

a. Blocks developed as single projects should be designed to look and feel like multiple buildings above grade.

b. Residential building facades over 50 feet in length should provide architectural breaks in the vertical and horizontal modulations of at least 2 feet to provide an articulation to the buildings.

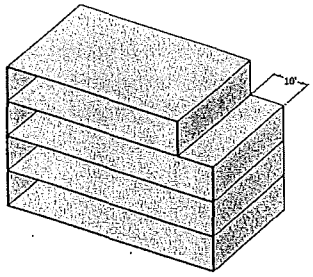
c. One and two story elements such as entry porches and bays should be used to bring down the scale of four and five story buildings.

d. The following three examples, or combinations thereof, may be used to comply with Development Controls 7.1.1 and 7.1.2 while visually relating taller buildings (over 40') to the low-rise neighborhood fabric.

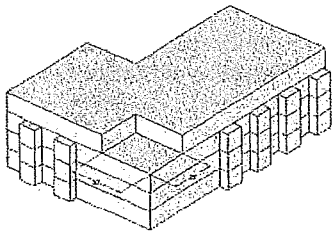
Option 1: Step back the primary facade, including any projections such as bays, a minimum of ten feet at the top level

Option 2: Remove front corner units to reduce height and step the elevation at the street. The bay form at the street should relate to roof line of neighboring buildings.

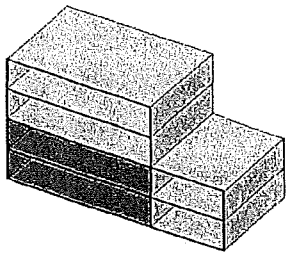
Option 3: Provide liner townhouses along the street frontage in front of the main building to relate to adjacent low-rise residential buildings.



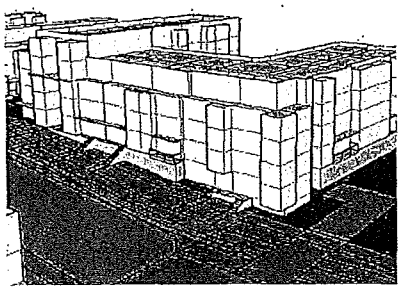
Option 1 'Step Back'



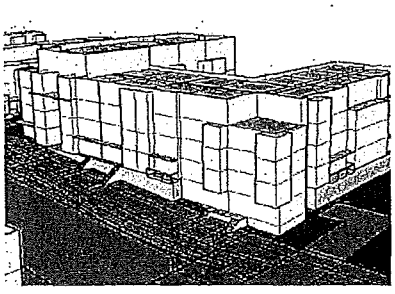
Option 2 'Corner Back'



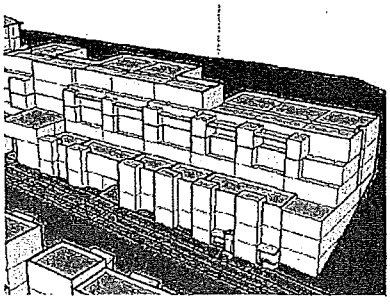
Option 3 'Liner Townhouses'



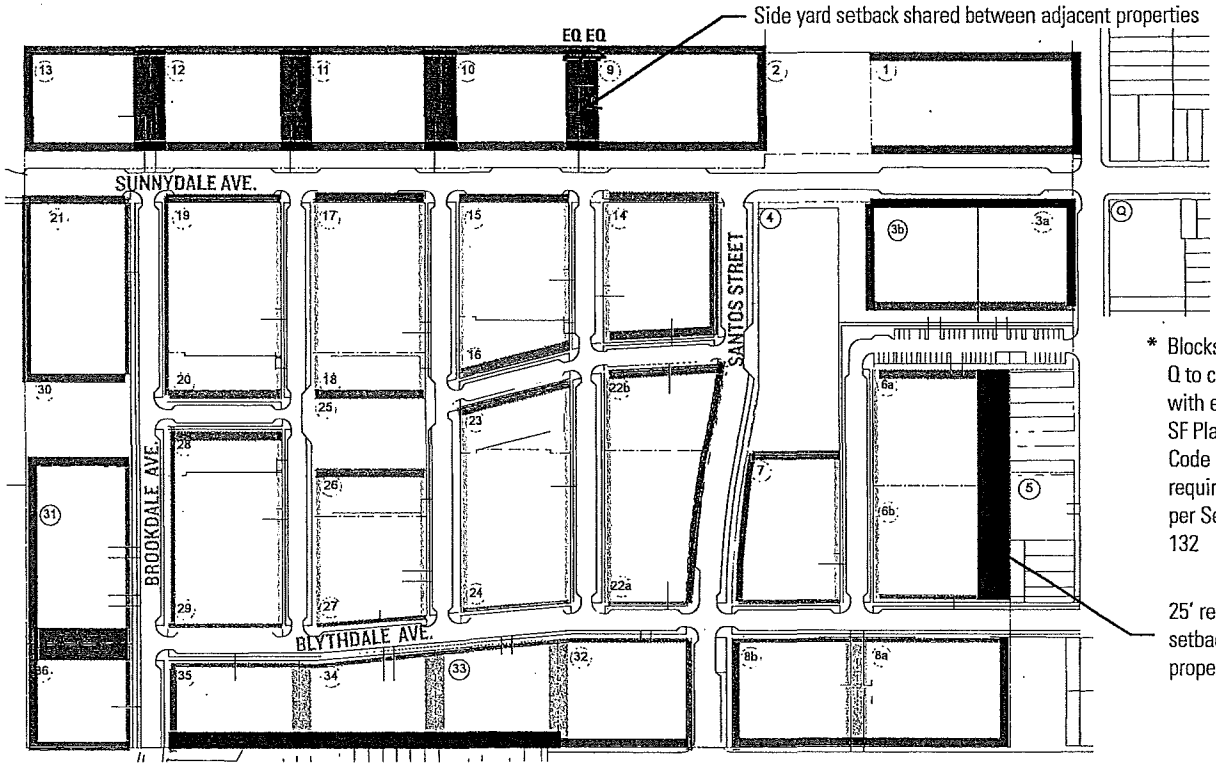
Option 1 'Step Back' shown at Block 12



Option 2 'Corner Back' shown at Block 12



Option 3 'Liner Townhouses' shown at



Setback Diagram (Figure 7.4)

LEGEND

- 6' setback
- 8' setback
- 9' / 9'-6" setback, refer to Section 5.2
- 10' setback
- 15' Minimum setback at rear yard condition
- Optional 'Active Use Setback
- 15' Side yard setback south of Blythdale
- 26' side yard setback shared btw. parcels
- 25' rear yard setback



Stoops and porches may extend into setback

7.1.3 LOT COVERAGE/REAR YARDS

Development Controls

1. The maximum lot coverage of all residential levels, excluding permitted obstructions in SF Planning Code Section 136, is 75% of the lot area (provided at grade or above a parking podium).
2. Rear yards shall be a minimum 25 feet in depth when adjacent to neighboring residential properties outside the planning area, with the exception of Blocks 32-35 which are separated by significant grade change.

7.1.4 SETBACKS/BUILD-TO LINES

Setback and build-to lines help define the streetwalls and create a continuous urban fabric. As with most other San Francisco neighborhoods, the building facades should align with the streets and define view corridors and vistas. Front building setbacks/build-to lines will create a transitional space between the public realm of the street and the private realm of the dwelling units. See Setback Diagram above. Special setbacks and build-to lines are identified in Section 5.2 on a block by block basis.

Development Controls

1. Residential buildings shall be setback according to Figure 7.4 and street sections in Section 5.2 (as measured from the back of sidewalk) at a minimum.
2. Excluding setbacks at Block 3, all parcel setbacks shall include a minimum of 40% planted area.
3. In addition to the obstructions allowed by Planning Code Section 136, the following obstructions are also permitted: (a) within the required setbacks at the lowest story closest to street grade: steps, balconies,

and porches not exceeding a maximum height of 10' from back of sidewalk, landscape planters and berms; (b) for the entire façade, rectangular bays up to 15 feet wide and 3 feet deep for no more than 65% of the building facade length; curved or segmented bays up to 20-feet wide and three feet deep for no more than 65% of the building facade, sunshades of any dimensions; combination bays and balconies described under Planning Code section 136(c)(2)(G) shall not be allowed.

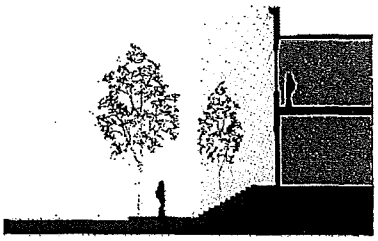
Design Guidelines

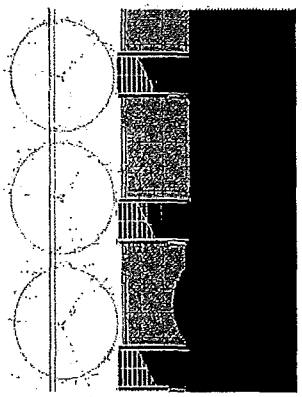
a. A majority of the building plane should be built to the established setback for the block.

b. All setback areas along residential buildings should provide front porches, stoops, terraces/balconies and landscaping for ground floor units. Stoops, porches, bays, balconies and other overhangs may project in to the setback area provided that sufficient planted area is provided.

c. Planting in setbacks should enhance the privacy and security of ground floor units while maintaining a line of sight between the front door and right-of-way.

d. On a sloping site, setbacks can accommodate level changes and warped surfaces between the back of sidewalk and the building entrances.





Stoops encroach in setback area.

7.1.5 RESIDENTIAL ENTRANCES

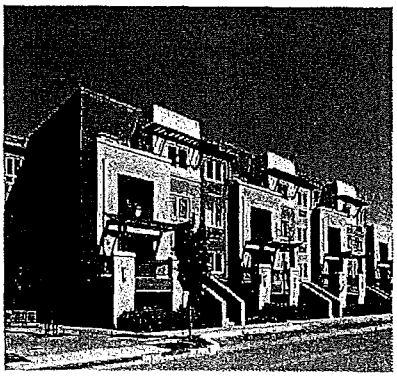
Residential building entrances perform important roles in the overall design and character of neighborhoods. Frequent entrances to small groups of units or single units and generous lobbies to multi-unit buildings visible from the street help to animate streetscapes and make them safe and walkable. The Department's Design Guidelines for Residential Ground Floor Design shall be followed except where these Design Standards and Guidelines are more specific. Where conflicts between this document and the Design Guidelines for Ground Floor Residential Design occur, the Sunnydale HOPE SF Design Standards and Guidelines shall control.



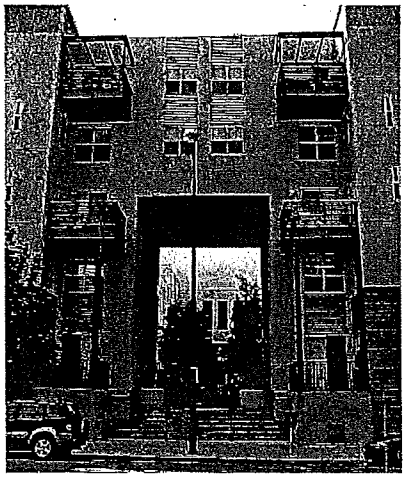
Stoop entries at ground floor units. Residential module is evident in this stacked flat building.

Development Controls

1. Ground floor entries for dwelling units, as individual stoops, shared entries for multiple units, or building lobbies shall be provided along all street frontages at regular intervals except for Blocks 1 and 3.
2. Multi-unit buildings shall have secured 'hard' entries and lobbies directly accessible to the sidewalk, public open space, or public right of way. Main entries may also be in the form of exterior portal entries.
3. Ground floor units shall have direct, individual access to sidewalk or public right-of-way. Where direct access is not possible for ground floor units, porches and/or balconies shall be provided. Ground floor units are defined as the closest unit to the sidewalk grade without a habitable floor below.
4. Where provided, stoops and stairs shall have a minimum width of 40 inches for individual units, 60 inches for shared entries.
5. Building and unit entrances shall occur at or above the back of walk elevation.



Stoops and porches with landscaped setbacks at townhouse entries



Shared portal entry







Residential facades should be designed with the purpose of enhancing the pedestrian experience

Design Guidelines

a. Building entries should be articulated and proportionate in size to the number of units served. i.e. larger entries for lobbies to corridor buildings, smaller entries to private front doors. Private entryways should be no less than five feet wide at the building face. Grouped entryways should be no less than ten feet wide.

b. Shared portal entries should be used when possible to access interior courtyards (especially important when walk-up units are accessed solely from interior courtyard) directly from a sidewalk, open space, or public right of way.

c. Shared portal entries should be inviting, well lit and provide visual access into the courtyard from the sidewalk.

d. Shared portal entries should be at least 1.5 stories in height and have significant width (generally 12' minimum). Open balconies and/or corridors can encroach into space. Shared portals should be proportionate in size to the number of units served.

e. Security gates at shared portal entries provide an opportunity for artistic ironwork.

f. Ground floor residential units should be configured to assure that residential entries are provided at a regular interval across the building façade.

g. Residential developments should have unit or building entries every 50 feet of street-facing facade. (Mixed-use developments are exempted.)

7.1.6 RESIDENTIAL DESIGN

Residential facades should be designed with the express purpose of enhancing the pedestrian experience and increasing the number of "eyes on the street." Buildings should be inviting and blank facades minimized. Where blank walls cannot be avoided due to steep slopes or exposed upper levels at the property line, they should be mitigated by landscaping or architectural treatments.

Development Controls

1. Any above ground parking garages shall be lined with residential units or other active uses, except that no more than 25% of garage podium length above 4 feet from grade along any street facing façade may be exposed.

Design Guidelines

Facade Design and Building Orientation

a. Corners should be designed to emphasize the street corner. Emphasis may include building or unit entries, special architectural character, and/or stepping landscaped areas where the building is not built to the corner.

b. Materials and detailing used on visible side and rear elevations shall be consistent with those on front elevations.

c. Building facades should respond to solar orientation. (Sun shades on south and west facing facades or larger glazing on north facade, for example.)

d. The total street frontage dedicated to parking and loading access should be minimized.

e. Building facades should reflect site context. (An elevation facing Sunnydale or Santos should be more formal than an elevation facing a smaller scale street.)

Building Materials

f. Materials should be used to reinforce the architectural character, the building articulation, and add visual interest.

g. Changes in material and/or color should be used to articulate building elements such as building entries, base, body and parapet caps, or bays and arcades.

h. Changes in material and/or color should occur at appropriate facade locations to appear integral with the building massing, rather than a surface application (i.e. inside corners not outside corners.)

i. High quality materials, such as concrete, masonry or tile, should be used at important locations to articulate the building facade, providing a visually interesting appearance as well as durable performance.

j. Stucco should be of a high quality and should not be used for architectural detailing.

Fenestration /Windows

k. Limit blank walls without fenestration. Provide visual interest to blank walls by using landscaping and texture to provide shade and shadow, and treatments that establish horizontal and vertical scale.

l. Windows should be organized, patterned and grouped to reflect and reinforce the building's organization and programming..

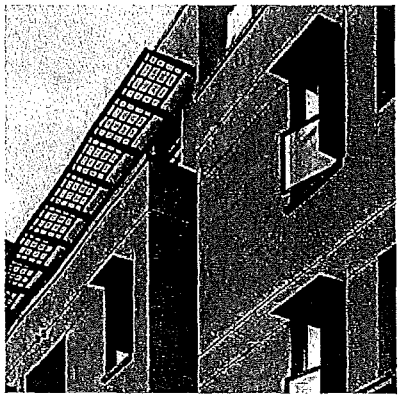
m. The window detailing should reflect the building architectural character.

n. Window trim should be consistent with the architectural character. Windows without trim should be recessed a minimum of two inches to provide a "punched" recessed character on street facing facades or an alternative architectural treatment to provide a distinctive and high quality façade treatment

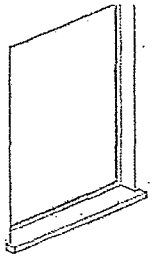
o. Flush windows are strongly discouraged on primary facades.

p. Large mechanical grills or vents on primary facades are strongly discouraged and if necessary should be well designed and integrated into the facade.

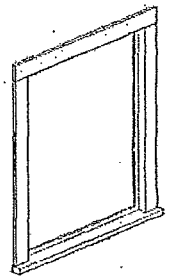
q. Where visible side elevations longer than 30' are on property lines and located above adjacent buildings, provide fenestration via a Building Code variance or by pulling portions of the building back from the property line.



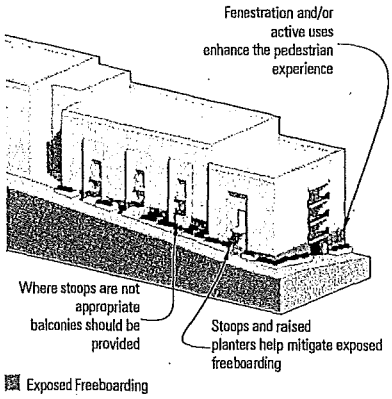
Sun shades protect windows from mid-day and afternoon sun.



Recessed or "Punched" Window



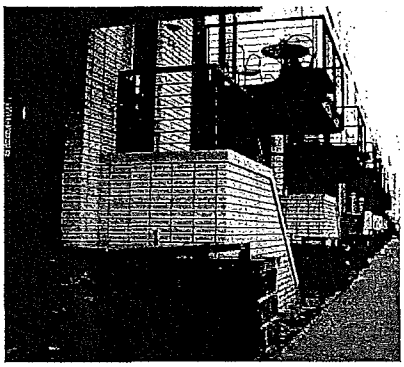
Trimmed Window



Limit Blank Facades



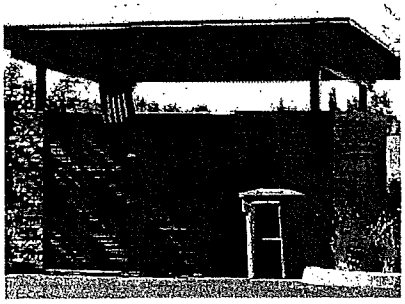
Exposed blank facades shall be architecturally treated to minimize impact.



Architectural treatments for blank facades may include stoop entries and raised planters.



Exposed parking structures should maintain the rhythm, articulation, and architectural treatment of the building above.



Refuse containers should be carefully sited and enclosures should be designed to harmonize with the project.

7.1.7 BLANK FACADES

Blank facades at the street level should be minimized wherever possible. Because of the steep slopes on many blocks, parts of habitable floor plates will often be above the sidewalk grade with uninhabitable building space (parking structures, crawl space, or grade) immediately adjacent to the setback/build-to line. These exposed blank faces should be mitigated through good building design and landscape treatments.

Development Controls

1. The lowest habitable floor, "ground floor", shall never be more than one story above sidewalk grade.
2. Exposed blank facades shall be kept to a minimum and architecturally treated to minimize impact. Treatments may include stoop entries, fenestration, landscape screening, raised planters, and other architectural features that improve the pedestrian experience.
3. Garages that border streets with less than 8% slope shall be wrapped with active uses to a depth of 25 feet as required by the Planning Code.

Design Guidelines

a. Exposed blank facades, including exposed parking structures greater than five feet in height should maintain the rhythm, articulation and architectural treatment of the building above.

b. Exposed blank facades on corners should not be greater than 8' in height measured from back of walk.

c. When exposed blank facades or parking structures are exposed on back sides of buildings interior to blocks and/or visible from other streets, they should reflect a residential design character and rhythm.

d. Architectural features, color and/or texture should be used to mitigate blank facades above ground level.

7.1.8 METERS, UTILITIES, AND TRASH

Functional aspects of buildings, including but not limited to meters, utility hookups, and trash bins, detract from the appearance of a buildings and the abutting streetscape when not properly hidden from view. Building design needs to carefully consider how to organize such functions so that they can be easily accessed but hidden from primary facades and not unduly interrupt pedestrian entrances and front facade activation.

Development Controls

1. Dumpsters and garbage cans shall be concealed in buildings or trash enclosures integrated into the design of buildings.

Design Guidelines

a. Where utilities, transformers, trash enclosures, and similar functional aspects of buildings must be placed along the front facade of a building along a right-of-way, such features should be hidden from view through landscaping, public art, or be well integrated into the architecture.

b. Exposed utility connections and meters along street fronts should be

avoided or integrated into the building's architecture and landscape design.

c. Where auto access is provided along alleys perpendicular to rights-of-way, utilities and transformers should be provided at these locations rather than along right-of-way frontage.

d. Utilities and transformers should be avoided at Sunnydale and Santos Streets.



Utility infrastructure should be grouped, integrated with landscape, and can provide space for public art.

7.1.9 GATES AND FENCES

Security gates and fences are to complement the building architectural aesthetic and should provide opportunity for local character defining features, possibly as public art. Security concerns should be addressed by creating well-lit, well-used and active residential frontages that encourage 'eyes' on the street.

Development Controls

1. Low fences used to define yards or patios within the front setback shall not exceed 3'-6" in height.
2. Full height security gates shall not be allowed to encroach into the setback zone and shall be at or behind the principal plane of the building facade.
3. Chain link, barbed wire, and spiked security fences are not allowed.



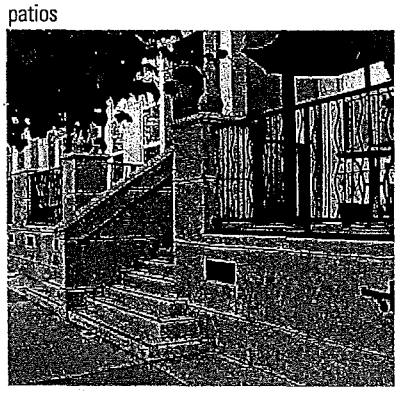
Low transparent fences define front yards and patios

Design Guidelines

a. The placement and design of gates should be welcoming and avoid the impression of walled enclaves.

b. Fences should be designed to be integrated into the architecture of the building and the block.

c. Metal fencing or low masonry walls are desired and incorporation of local artistic elements is strongly encouraged.

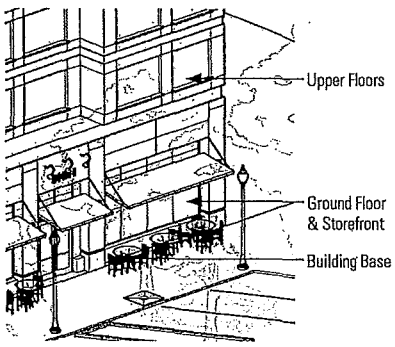


Metal fencing should be integrated into the architecture of the buildings and incorporating local artistic elements is encouraged.

7.1.10 RETAIL/ SERVICE FACADES AND ENTRANCES

Development Controls

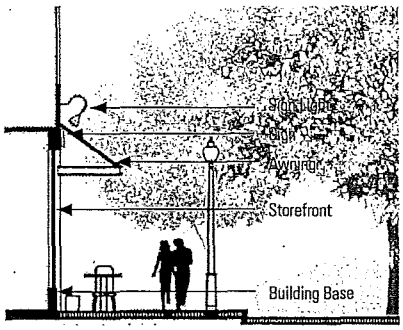
1. Storefronts shall be articulated at regular increments of 20-40 feet to express a consistent vertical rhythm along the street.
2. Retail/Service space at the ground floor must be a minimum of 14 feet floor to floor at Blocks 1 and 3.
3. Retail/service space shall be fenestrated with transparent windows and doorways for no less than 60 % of the street frontage at ground level and shall allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required 60% transparent area.
4. Commercial Signs shall meet the requirements of Planning Code Article Six for signs in NC-2 (Neighborhood Commercial - Small Scale) Districts.



Articulated building facade



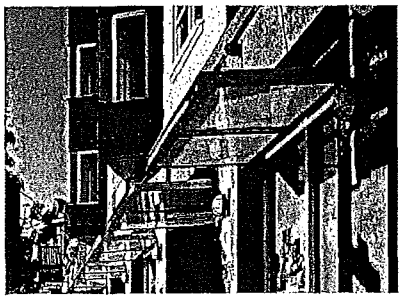
Large clear glass display windows encourage window shopping and a visually interesting public realm.



Typical section through storefront and sidewalk realm



Recessed storefront entry



Individual awnings and columns articulate building facade rhythm.

All other signs shall meet the requirements of Planning Code Article Six for signs in residential districts.

5. All retail entrances shall be at sidewalk level and must be well marked and prominent. Sunken or raised storefront entrances are prohibited.

Design Guidelines

Entries

a. Retail entries should be designed to provide transparency and create a smooth but defined transition from public to private space.

b. Commercial and storefront entrances should be easily identifiable and distinguishable from residential entrances through the use of recessed doorways, awnings, large windows, changes in colors and materials, and alternative paving.

c. Elements or features generating activity on the street, such as seating ledges, outdoor seating, outdoor displays of wares, and attractive signage are encouraged at all mixed-use buildings.

d. Retail and Service building frontages should not be used for utilities, storage, and/or refuse collection.

Storefront Design

f. Large display windows are strongly encouraged.

g. Clear glass should be used. Colored or reflective glass is not appropriate except at uses such as childcare or health centers where privacy is a concern.

h. A well designed base with decorative material is desired at display windows.

Building Base

i. Non-residential ground-floor uses shall be distinguished from the building's upper-floor uses through varied detailing and through the use of awnings, belt courses, or other architectural elements.

j. The building base should "ground" the building and provide greater detail and visual interest at the pedestrian level.

k. Where the structured parking extends above grade, its appearance should be consistent with the building base.

l. The building base should be incorporated into the storefront design at columns and below windows.

Awnings and Canopies

m. Awnings over storefront windows and entries are strongly encouraged to provide signage, shade, and pedestrian cover.

n. Individual awnings, which articulate the building facade rhythm, are desired in lieu of long continuous horizontal awnings.

o. Awning colors are recommended as accents and should be integral with the building's overall color palette.

Building Signage

p. Signage should be tastefully designed and consistent with the overall design of the building.

q. Facade signs of individual letters, highlighted by separate wall washing lights or backlit as silhouettes are recommended and preferred.

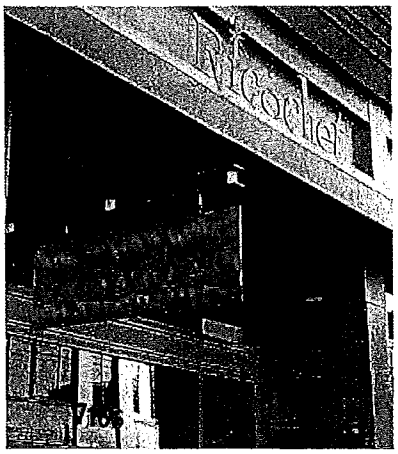
r. Stylistic signage representing the character of the shop or business is encouraged.

s. Blade signs that are simple and attractive are encouraged.

t. Neon and other artistic forms of signs are encouraged for variation and individuality.

u. Cabinet signs are discouraged.

v. Raceways and conduits should be hidden and not run on the facade.

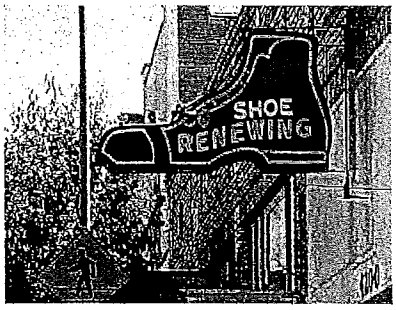


Facade signage of high-quality, individual letters highlighted with wall washing lights

7.1.11 ROOF DESIGN

Development Controls

1. Mechanical equipment located on the roof of buildings shall be screened from adjacent street level view with enclosures, parapets, landscaping and other means. Such equipment shall also be screened from neighboring buildings to the extent feasible. Photovoltaic and solar panels are excluded from this requirement.



Stylistic signs represent the type of business before the text is ever read, and they make for a lively environment.

Design Guidelines

a. A variety of roof forms should be used to contribute to the overall character of the development. Strategies to achieve roof character include vertical accents, varied parapets, roof gardens, and trellises.

b. Roof design should attractively incorporate and integrate sustainable technologies (renewable energy opportunities, plantings and the collection and storage of stormwater runoff) to be compatible with roof design and use as project economics allow.

7.1.12 BUILDING LIGHTING

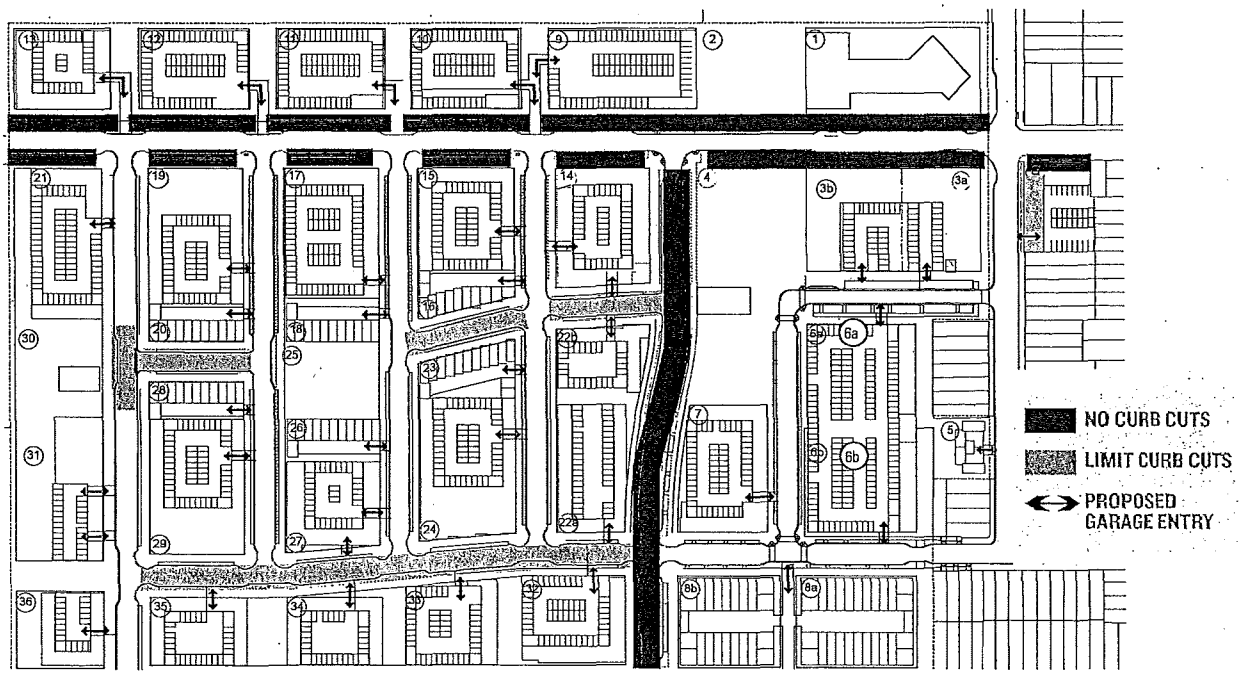
Development Controls

1. All exterior building fixtures shall direct light downward, using the following methods: "Full Cut Off" or "Fully Shielded" fixtures (i.e. Fixtures do not allow any light to be emitted above the fixture). Architectural accent lighting is exempted from this requirement.

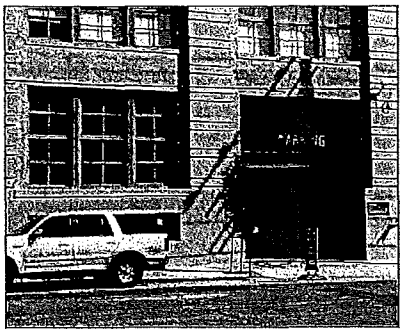
Design Guidelines

a. Above the pedestrian level, building lighting should be limited to architectural accents and building facade lighting. Large building mounted security lights are discouraged.

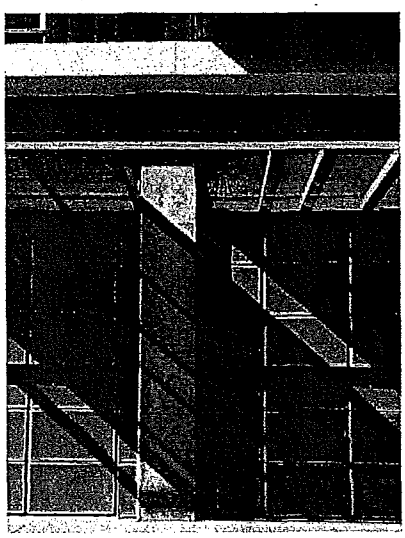
b. Building lighting should include "shut off" controls such as sensors, timers, motion detectors, etc, so lights are turned off when not needed for the safe passage of pedestrians.



Parking Diagram (Figure 7.5)



Well designed garage entry



Garage entry and screening designed to integrate with architecture.

7.1.13 PARKING, PARKING ENTRANCES AND CURB CUTS

Suggested location and frequency of curb cuts are shown in Figure 7.3 above Guest and retail parking will be provided by on-street parking.

Development Controls

1. Garage entrances shall not be allowed on Sunnydale Avenue and Santos Street.
2. Garage entrances shall be no wider than 20 feet if combined for ingress and egress, and no wider than 10' if ingress and egress are separated.
3. If off-street loading is provided it shall be integrated into the auto entry with a combined width of no more than 20 feet and meet the requirements and maximums provided in the San Francisco Planning Code.
4. No building located on streets with less than 10% slope, on Center Street, or on Blythdale Avenue shall have more than 2 garage entries on any one street façade.
5. Off-Street Loading shall meet the requirements of Section 7.1.13 Parking, Parking Entrances and Curb Cuts.

Design Guidelines

a. Garage entrances and curb cuts should be designed to minimize their impact on the safety and vibrancy of the streetscape for pedestrians.

b. Parking, loading and garage entries should be recessed a minimum of 3 feet from building plane. Townhouses are exempt from this requirement however, recessed entries are encouraged.

c. On 50' wide lots or wider, entries to shared garages should be placed at

least 10' from lobbies where possible

d. Curb cuts should be kept to a minimum to allow maximum number of on-street parking spaces and to enhance pedestrian safety.

e. Bike parking and curb cuts should be coordinated to minimize conflicts between bicycles, pedestrians, and drivers.

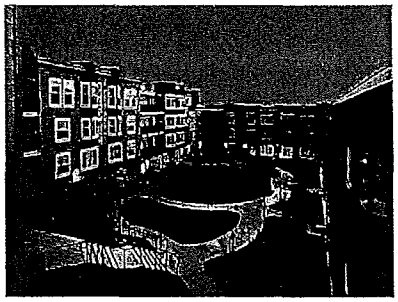
f. Care should be taken to avoid locating garage access directly across the street from building lobbies of adjacent properties.



Common open space at podium level

7.1.14 USABLE OPEN SPACE AT BUILDINGS

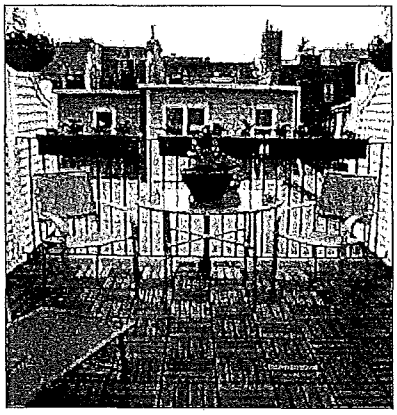
Private and common open spaces at each block are important elements in the overall open space plan for Sunnydale. These spaces must be well designed, well lit and secure, with 'eyes on the street'. Security is the most important concern that residents have for these spaces. Because the overall neighborhood plan provides over six acres of park, the usable open spaces at individual buildings have been reduced from typical Planning Code minimums.



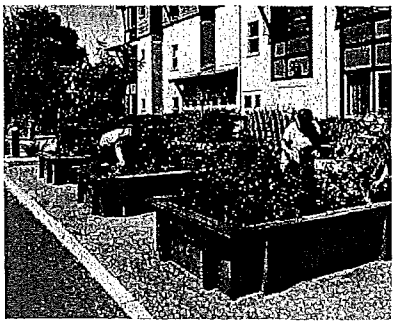
Courtyard common open space

Development Controls

1. A minimum of eighty (80) square feet of usable open space per residential unit shall be provided. Open space may be provided as private usable open space, as common usable open space within the building's property lines or a combination of the two. Townhouse blocks may use rear alleys as shared pedestrian open space, however, private open space such as porches, roof decks and balconies are encouraged.
2. Private open space shall be provided in the form of private patios, yards, terraces or balconies. Private open space shall have a minimum dimension of 6 feet on a deck, balcony, porch or roof and shall have a minimum dimension of 8 feet if located on open ground, a terrace, or the surface of an inner or outer court.
3. Common open space shall be provided through common gardens, building courtyards, or rooftop terrace spaces. Common open space shall be open to the sky and have a minimum dimension of at least 15 feet. Common usable open space shall be configured to assure generous access to natural light. However, such open space need not meet the exact exposure requirements for usable open space as described in Planning Code Section 135(g)(2). Common open space must be accessible to all residents in the building in which it is located.
4. Community rooms, recreation or exercise centers with direct access to either: 1) on-site common open space that meets the requirements of Control no. 3 above; 2) immediately adjacent off-site publicly accessible open space; or 3) the street, as long as the community room or exercise room meets the active ground floor requirements of the SF Planning Department's Guidelines for Ground Floor Residential Design; may be provided to fulfill up to a maximum of 33% of the building's open space requirements, subject to minor modification process, if approved by SF Planning Department, based on the quality of the overall public spaces provided if well integrated into the project's overall open space program.



Private open space



Common open spaces such as common gardens must be accessible to all residents.



Private podium level open space screened from common space.



Open space should be designed to follow Bay Friendly Landscaping Guidelines and avoid invasive species.

5. Projections permitted into or over required private and/or the building's common open space are limited to balconies, bay windows, and decorative building facade features allowed in usable open space as described in the Planning Code and modified in Section 7.1.4.
6. Podium landscaping shall have an adequate soil depth subject to guidance from a certified arborist or landscape architect to ensure successful planting.

Design Guidelines

a. Private and common open space should be designed to be visible from unit living areas.
b. The building's common open space should be designed as usable surface area, containing both landscaped and hardscaped areas. Landscaped green and/or garden space should comprise more than 30% of the common outdoor area where possible.
c. Courtyards should include patios for ground level units.
d. Internal courtyards and common open spaces should be designed to provide privacy for ground floor units.
e. The design of private and building's common open space should follow the SFPUC's Water Efficient Landscape requirements, and use primarily native and/or drought-tolerant plants. Plants listed on the Invasive Plant Inventory by the California Invasive Plant Council should not be used.
f. Private and common open space areas should be designed to comply with the current stormwater controls of the SFPUC.
g. Visual cues (landscaping, architectural features) should be incorporated to clearly differentiate private and public spaces.

7.1.15 PEDESTRIAN MEWS/PASEOS

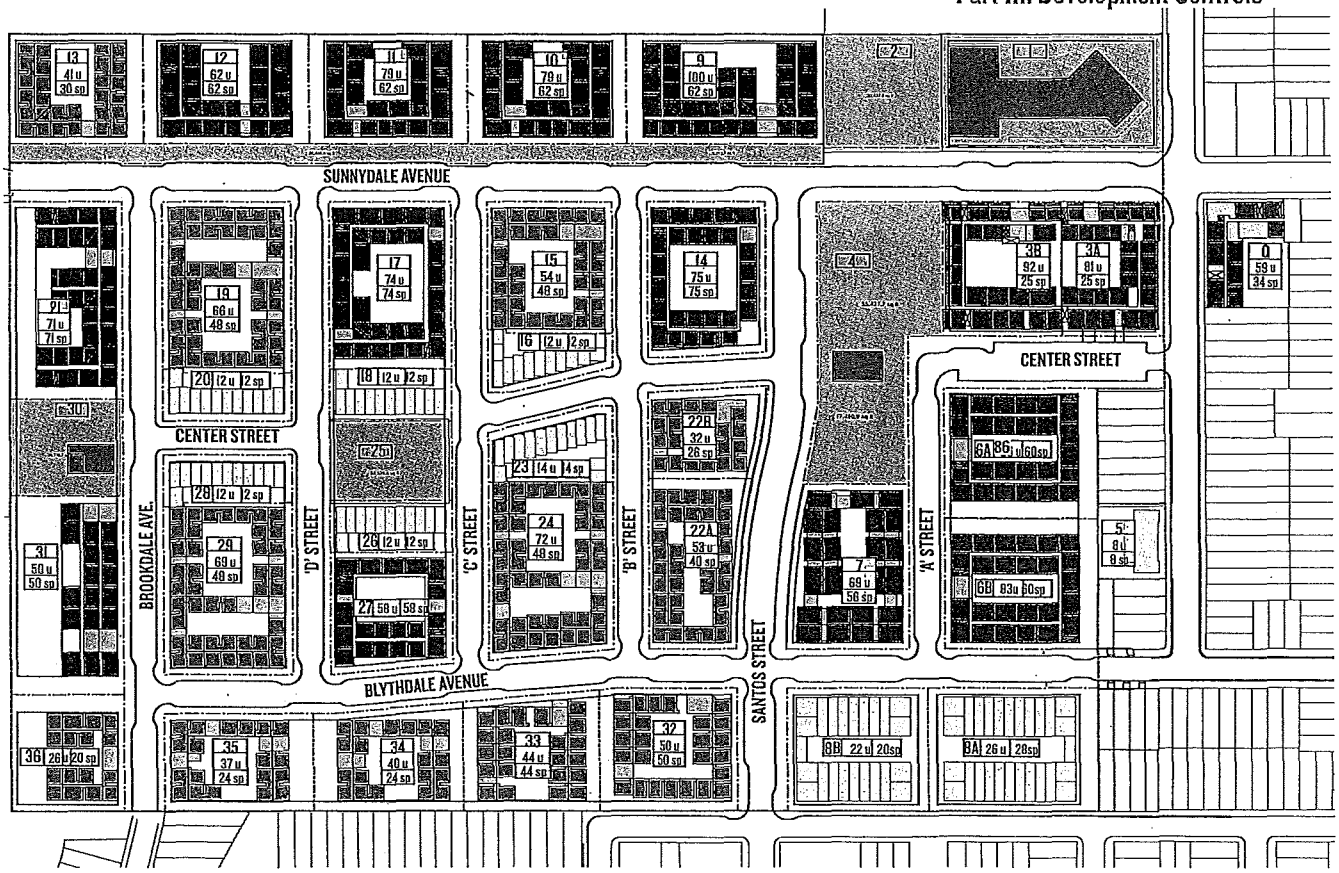
Pedestrian mews may be provided to give through access on larger blocks and/or to increase the number of units that have direct access to a public way.

Development Controls

1. Where provided, pedestrian mews shall be inviting, provide through access from one public right-of-way and/or public easement to another, and have common entrances and ground floor units that open directly to the mews.
2. Buildings facing pedestrian mews shall meet all applicable development standards and guidelines as buildings that are located on a public right of way.
3. Clearance for pedestrian passage on pedestrian mews shall have a minimum of 6 feet in width.
4. Pedestrian mews shall be minimum 25 feet in width between building frontages or 30 feet in width where there are 4 story buildings on two sides.
5. Pedestrian mews shall meet all usable open space requirements to be considered usable open space.

Design Guidelines

a. Pedestrian mews should be open to the public during daylight hours.
b. Pedestrian mews should be well lit.
c. Landscape planters and fences designating private open spaces should not be greater than 3 feet in height.



Proposed Building Type Plan with Block Numbers (Figure 7.6)

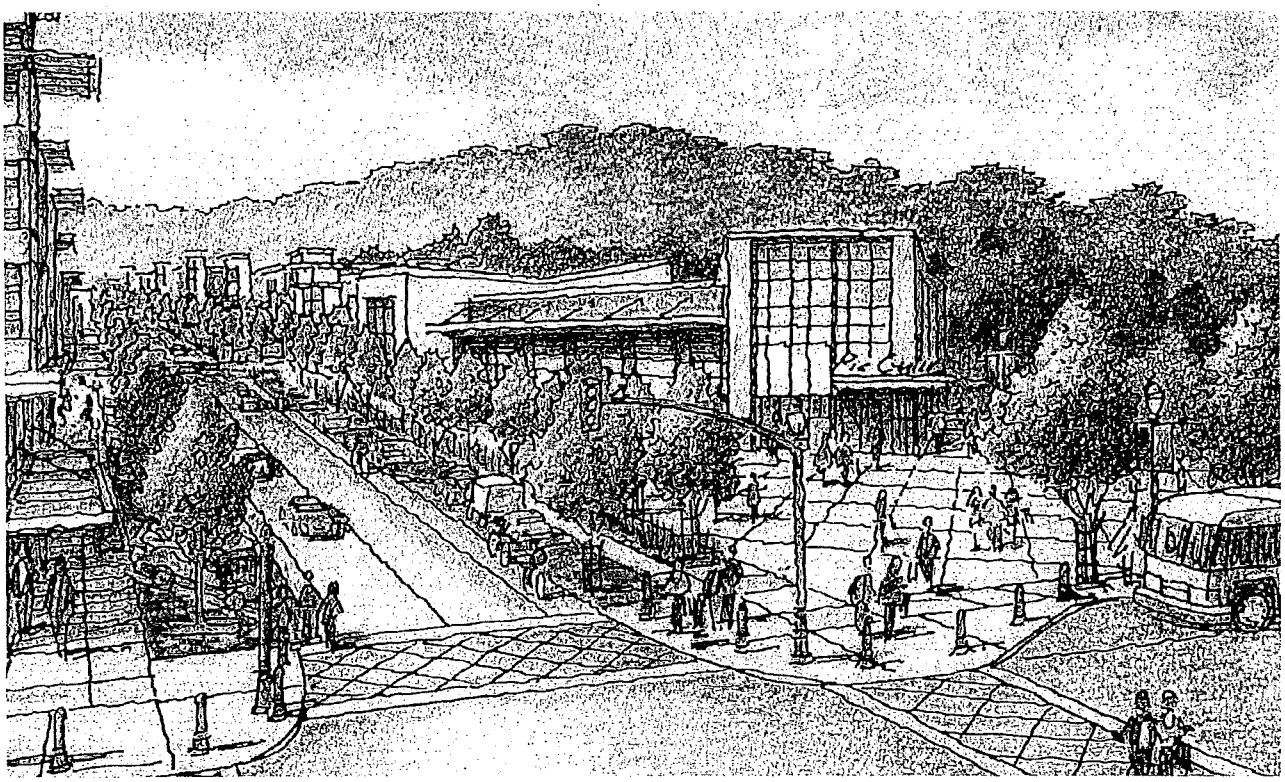
7.2 DESIGN INTENT: BLOCK BY BLOCK ANALYSIS

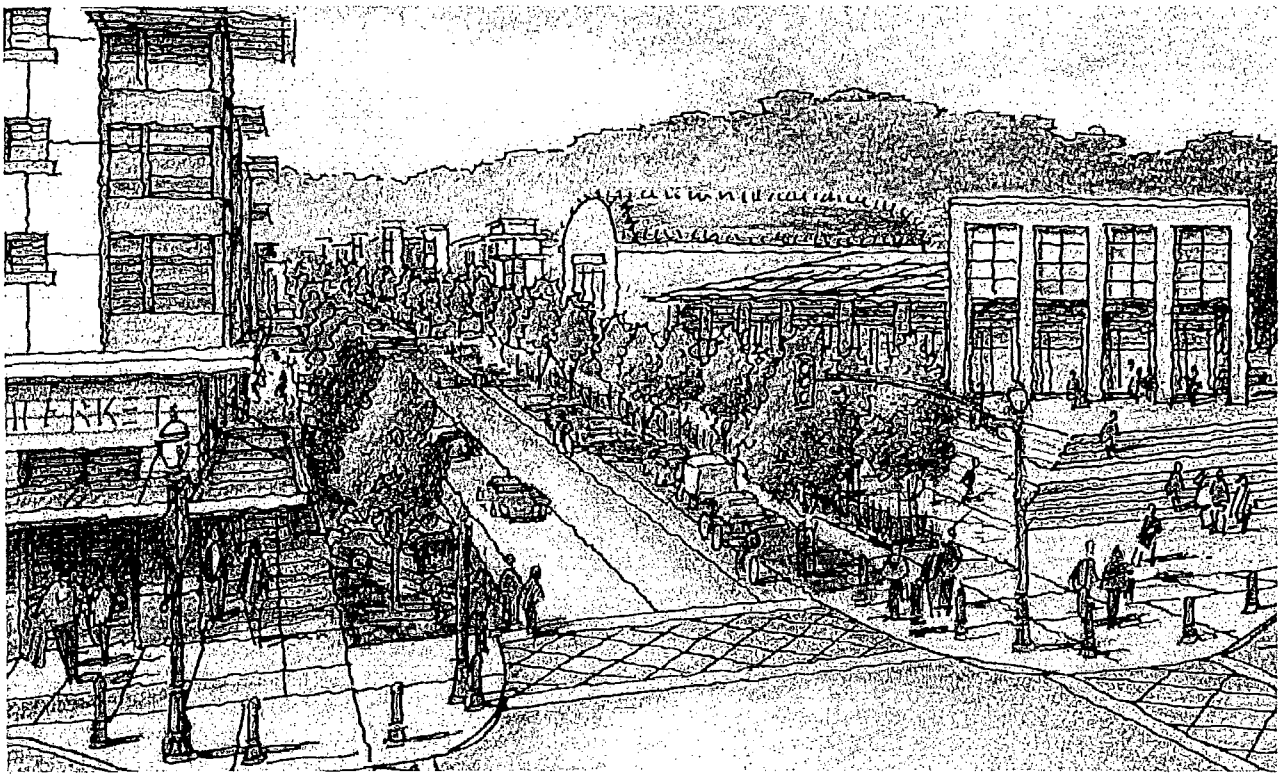
This section provides controls, guidelines, and possible development scenarios tailored to each individual block. For each block, one or two development scenarios are shown that illustrate the design intent for the block. A given block's final design does not need to strictly adhere to the example design scenario as long as the controls and guideline for that block in addition to those described elsewhere in this Design Standards and Guidelines document are met.

Townhouses may be developed on any of the housing blocks except Blocks 1, 3 and 6A/6B. Townhouse controls may be found in section 7.3 Townhouse Blocks.

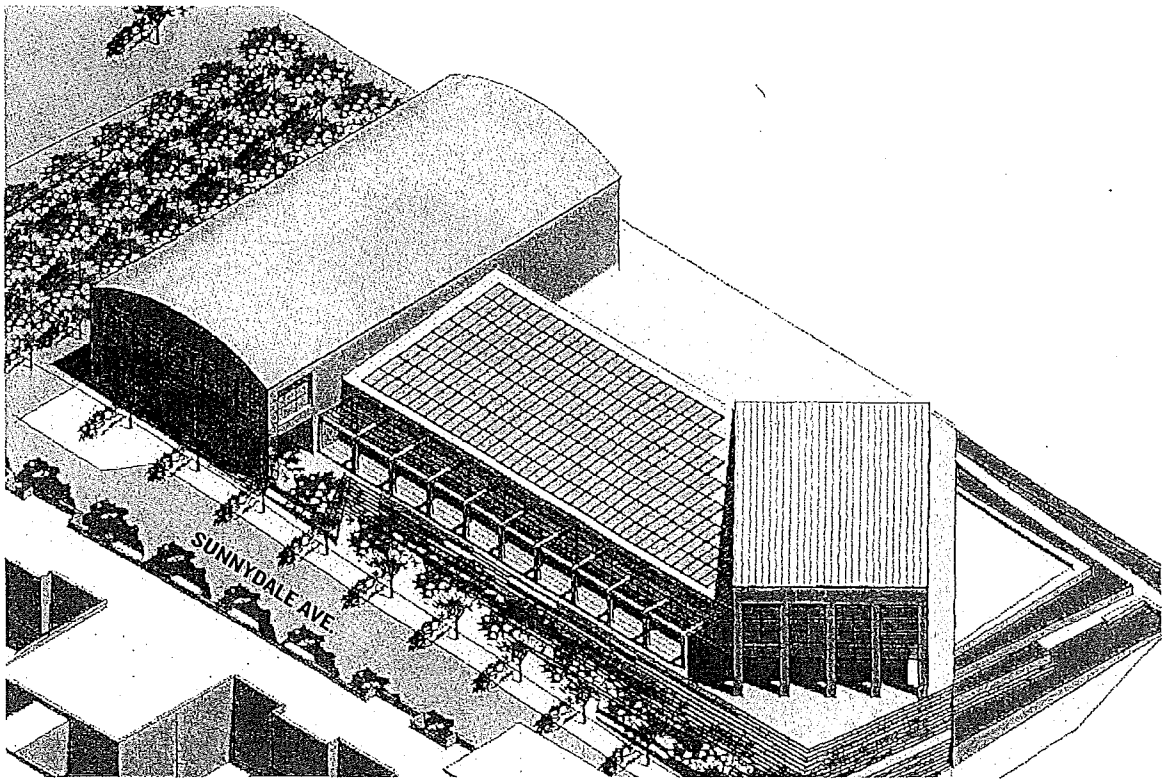
KEY

1	Block Number
50 u	Proposed Units
50 sp	Proposed Parking





Alternative views of the Sunnydale Gateway Plaza and Recreation Center at Sunnydale and Hahn (Blocks 3 and 1)



Axonometric View of Recreation / Community Center

7.2.1 BLOCK I - RECREATION / COMMUNITY CENTER

The Recreation/Community Center located at the northeast corner of Sunnydale Avenue and Hahn Street will serve the entire Visitacion Valley community and become a gateway to the revitalized neighborhood. This building is envisioned as a signature architectural expression incorporating sustainable features. It is anticipated that the Recreation/Community Center will be LEED certified.

Development Controls

1. The main entrance of the building shall orient to a public space on Sunnydale Avenue or Hahn Street or at the intersection of the two.

Design Guidelines

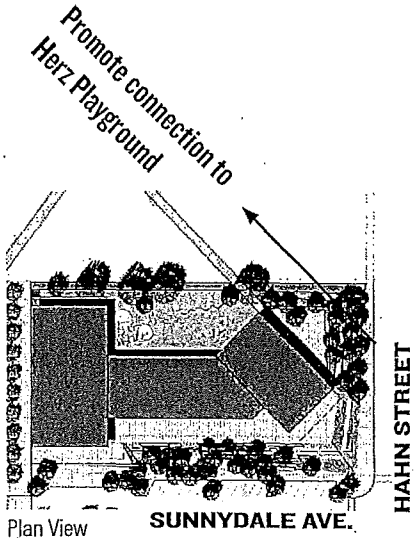
a. Building should have a special architectural presence and shall create a visual gateway to the neighborhood.

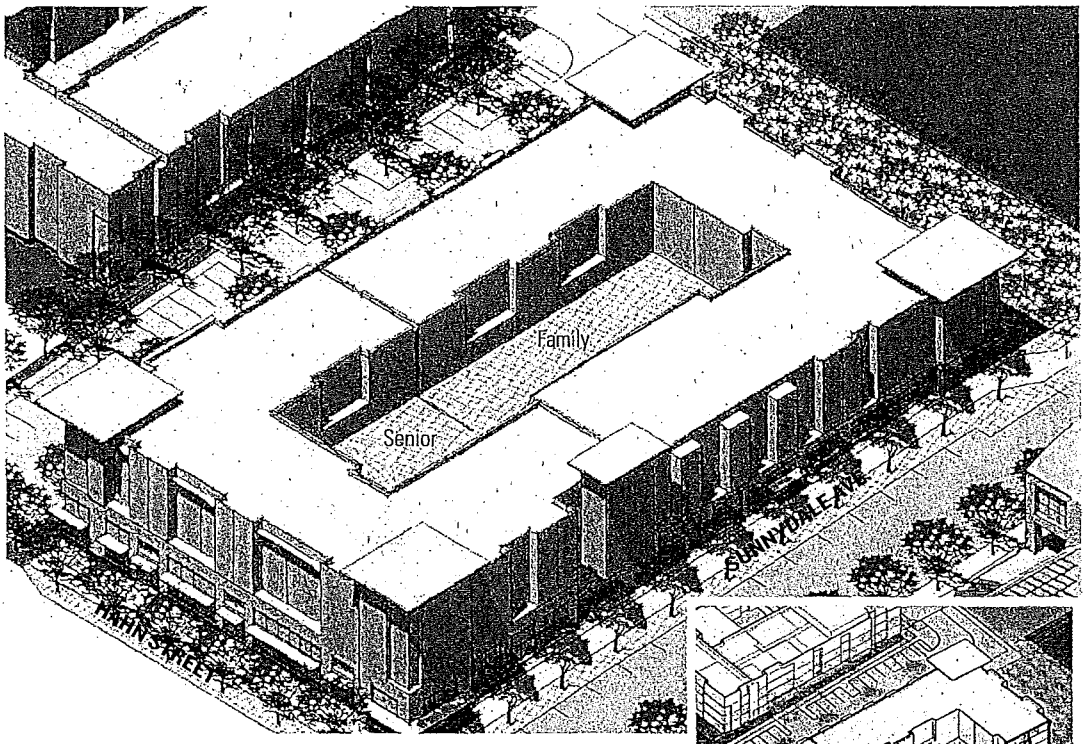
b. Building mass should be sculpted to define important public spaces, key intersections and corners.

c. On-site outdoor play space for children should be located away from Sunnydale Avenue and orient toward Herz Playground.

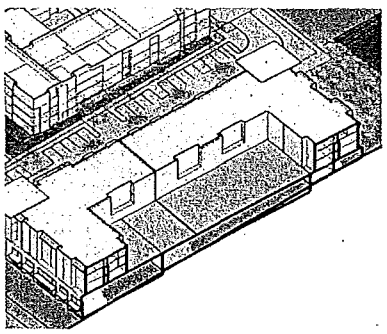
d. The building should relate to Herz playground and Coffman Pool.

e. The Recreation Center may incorporate a wrap around patio at the Sunnydale Avenue frontage.

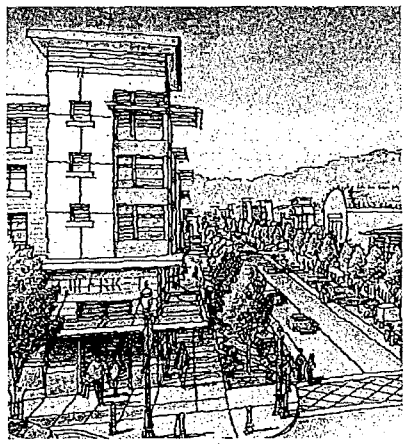




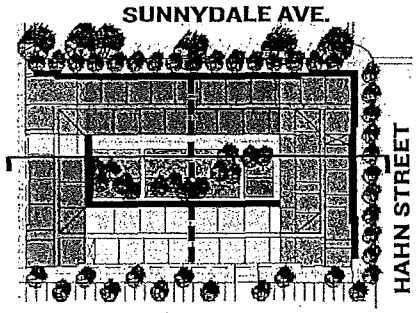
Axonometric view of Block 3 as seen from above Hahn Street looking southwest



Section



Prominent corner seen from Hahn Street



Plan showing ground floor retail (in red), services (in blue) and residential uses above

7.2.2 BLOCK 3 - SENIOR AND FAMILY MIXED-USE

Located opposite Block 1 at the southwest intersection of Sunnydale Avenue and Hahn Street, two mixed use buildings will form the other half of the gateway to the new Sunnydale. A senior mixed use building will be located at the corner of Hahn Street and Sunnydale Avenue and a family mixed use building will front the Neighborhood Green. The buildings are envisioned as four stories over a ground floor parking structure lined by commercial and service uses.

Development Controls

1. The ground floor fronting Hahn Street and Sunnydale avenue shall consist of retail and neighborhood services.
2. Parking and service shall be accessed from Center Street.
3. The building base shall be a minimum of 14' floor to floor.
4. Although retail is not explicitly required, ground floor tenant space shall be designed to accommodate retail use. Such design characteristics shall include, but not be limited to: 1) continuous storefronts along all streets; 2) mechanical needs for retail uses such as cafes; 3) noise attenuation between retail and residential uses.

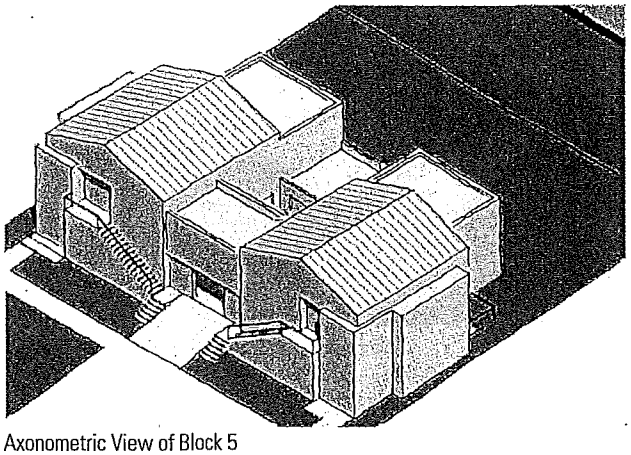
7.2.2 BLOCK 3 - SENIOR AND FAMILY MIXED-USE CONTINUED

Design Guidelines

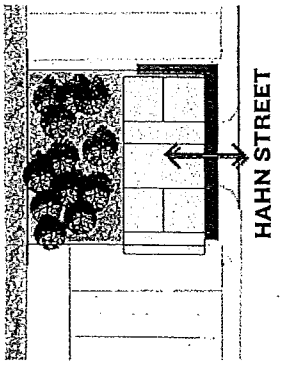
a. The corner of the building located at Hahn Street and Sunnydale Avenue should be designed to create a significant architectural presence and reflect the residential character of the neighborhood.

b. Outdoor seating associated with restaurant and cafe uses is encouraged.

c. The west facing facade should create a wall along the open space in order to frame the open space at Block 4.



Axonometric View of Block 5



Plan View

7.2.3 BLOCK 5

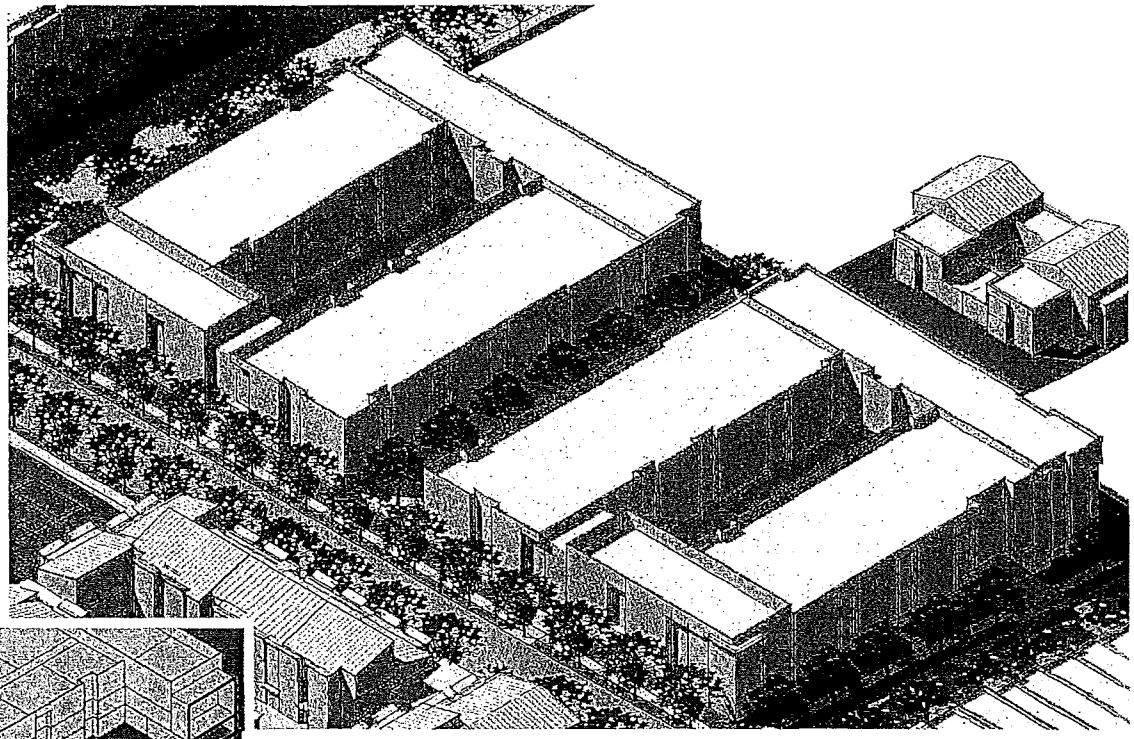
Block 5 is envisioned as eight units of two and three story townhouses accessed from Hahn Street. This block could also be developed as townhouses parked from the street or through a single driveway to the rear.

Development Controls

1. The setback shall be determined by Planning Code section 132. Major or minor modification can be sought through Planning Code Section (Sunnydale SUD 249.75) rather than through the variance process of Planning Code Section 306.
2. Unit entries shall have a prominent presence on Hahn Street.

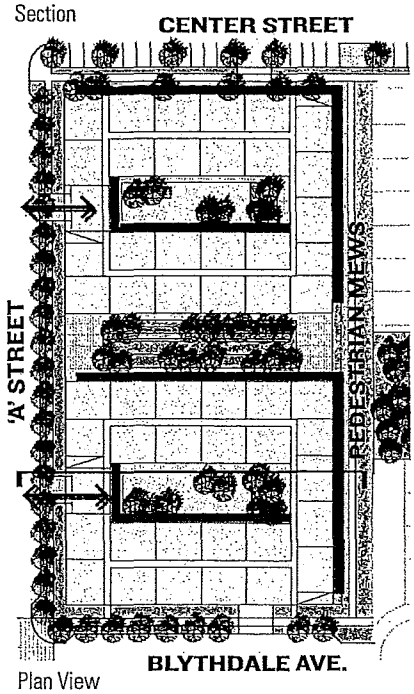
Design Guidelines

a. The garage entry should be no wider than 12'.



Blocks 6A and 6B as seen from the southwest

Section



Plan View

7.2.4 BLOCKS 6A & 6B

Blocks 6A and 6B are envisioned as two separate 4/5 story corridor buildings over a partially subgrade parking podium. A shared pedestrian mews is activated with unit entries.

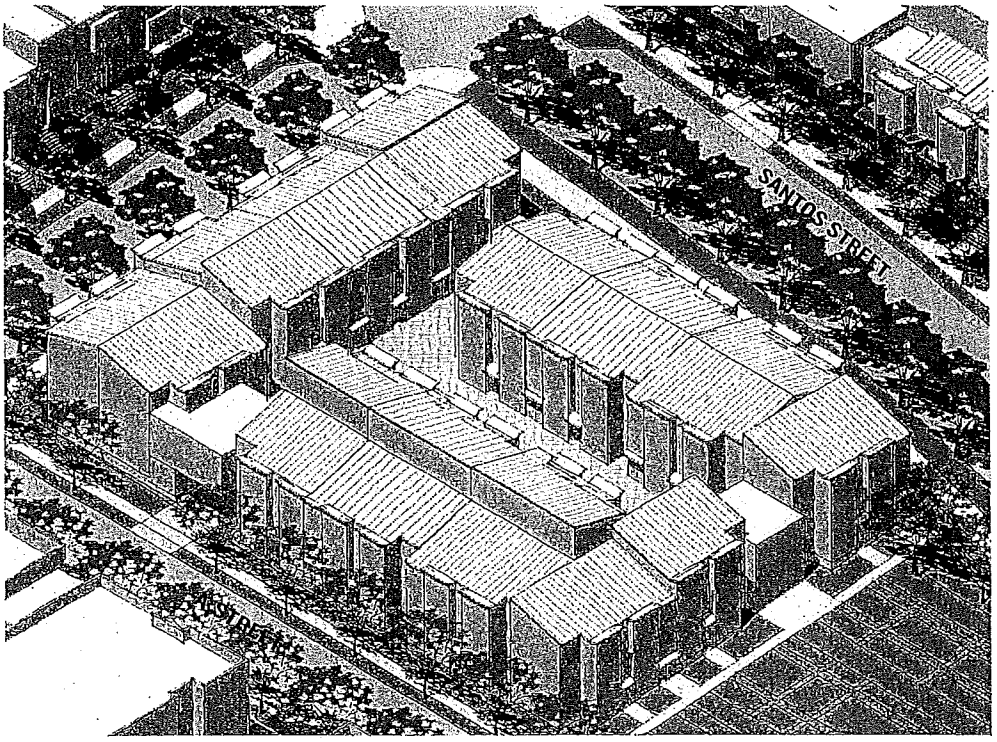
Development Controls

1. The buildings shall be entered from lobbies located on the west frontage along 'A' Street, Blythdale Avenue, and Center Street.
2. Garages shall be entered from Blythdale to the south or from Center Street to the north.

Design Guidelines

a. Ground floor units should be entered directly from the street or pedestrian walks where possible.

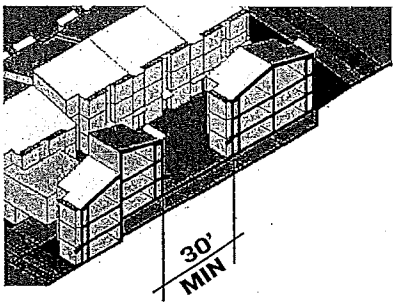
b. The pedestrian mews should be activated with unit entries.



Axonometric View of Block 7 from the southeast

7.2.5 BLOCK 7

Block 7 is envisioned as a three story walk-up building over a partially subgrade concrete parking podium with a secure interior courtyard.



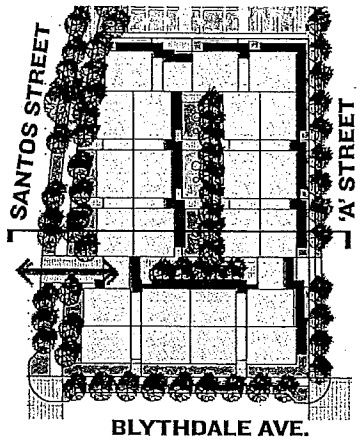
Section

Development Controls

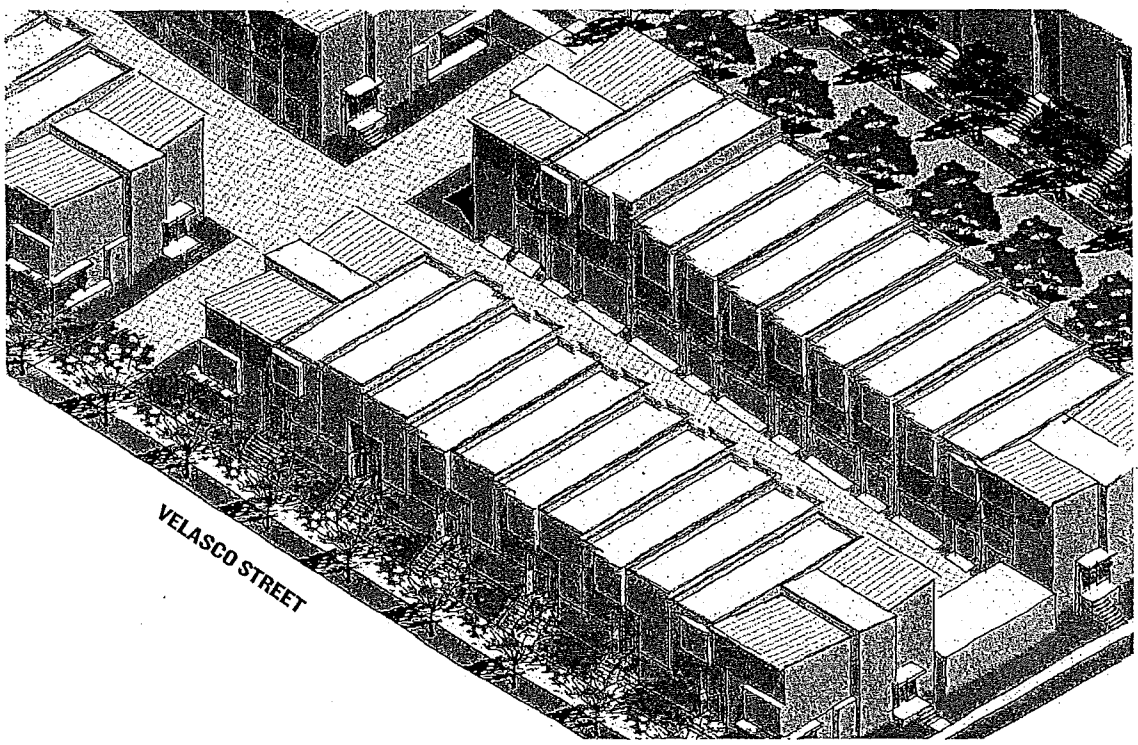
1. The courtyard shall be accessed from Santos Street frontage to the west and/or the community garden to the north.
2. Garage entrance shall be located along 'A' Street.

Design Guidelines

a. Building facades should maximize unit orientation to the community garden and public streets.



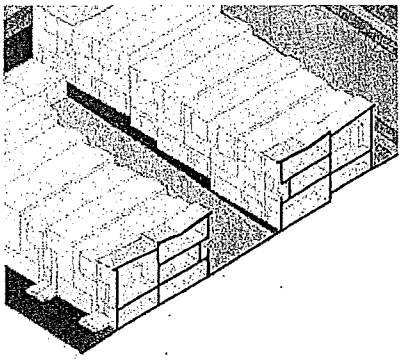
Plan View



View from Velasco Street frontage

7.2.6 BLOCKS 8A & 8B - TOWNHOUSES

Blocks 8A and B are envisioned as two and three story, single-family townhouses to acknowledge the existing neighborhood along Velasco Street.



Section

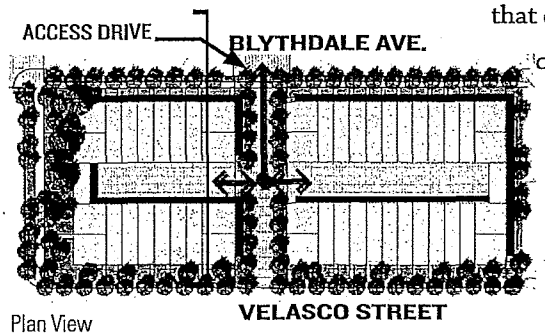
Development Controls

1. Front doors to individual townhouses shall be accessed directly from the sidewalk.
2. A 30' PUC utility easement must be maintained between the exsiting and new homes. No structures may be built on top of the PUC easement.

Design Guidelines

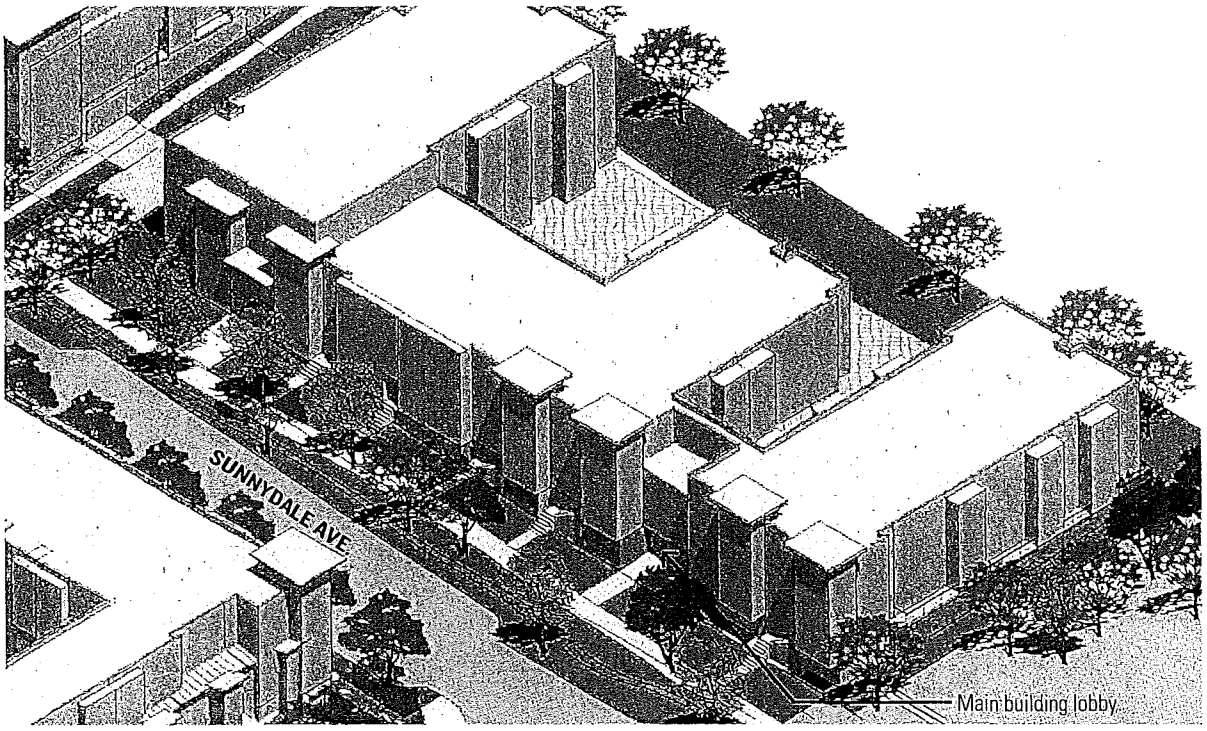
a. The setback at Velasco frontage should match the setback of the neighboring single family residences.

b. Individual townhouse garages should be accessed from a shared alley that connects to Blythdale Avenue and/or Velasco Street.



Plan View

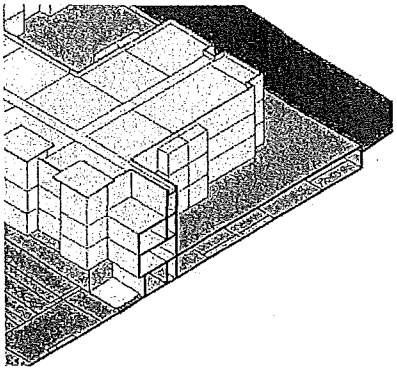
c. Vertical breaks should be used at a spacing of 25-50 feet to step down the hill. A vertical break should comply with massing articulation strategies outlined in 7.1.2.2 and may be a change in material, plane, roofline, or other design feature that defines the individuality of each townhouse.



View with Sunnydale Avenue Linear Open Space in foreground

7.2.7 BLOCK 9

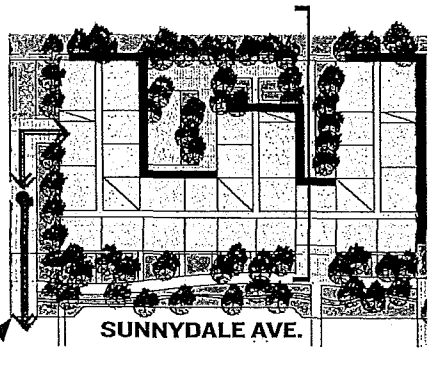
Block 9 is uniquely situated with open space on three sides. Gleneagles Golf Course is to the north, the new Sunnydale Avenue Linear Open Space to the south, and a new public plaza and community performance area to the east. This parcel is envisioned as a three story corridor building over a subgrade parking podium. An alternate townhouse configuration is shown on page 123.



Section

Development Controls

1. Parking and fire access shall be accessed from a shared driveway on the west building frontage.
2. The driveway shall not be gated at Sunnydale.
3. Ground floor units facing Sunnydale Avenue shall have front doors accessed directly from the Linear Open Space where possible.

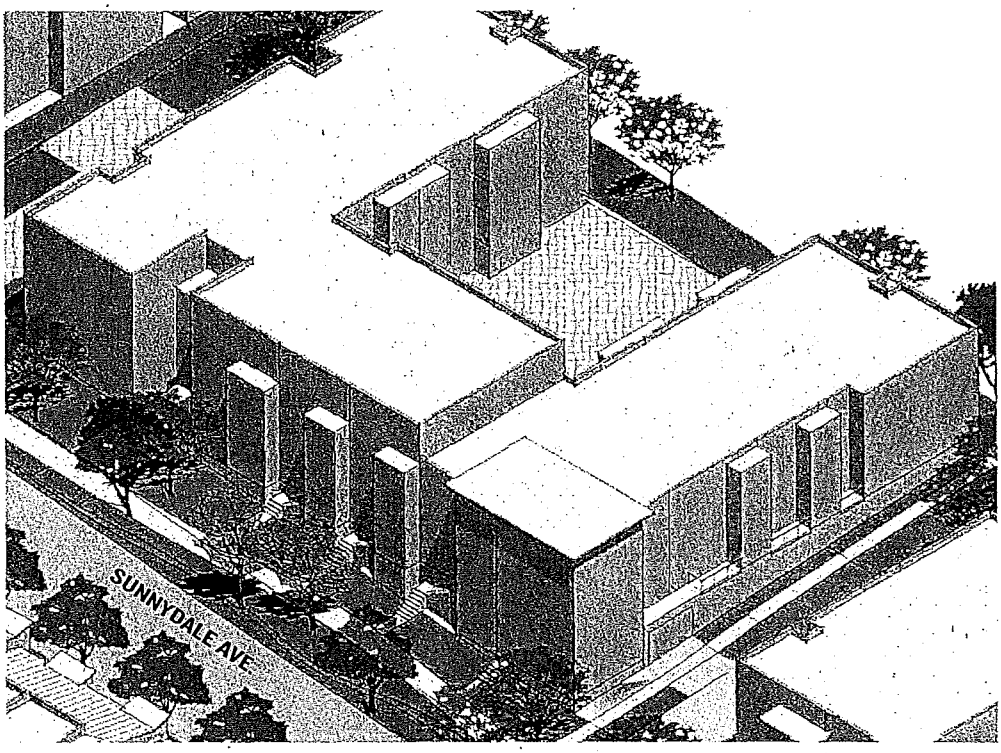


Design Guidelines

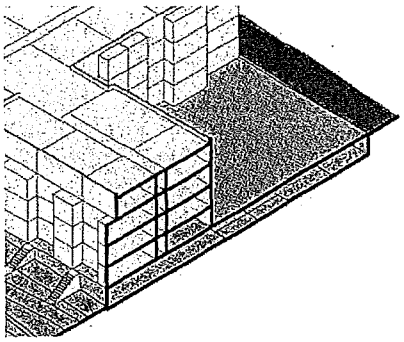
a. Maximize units facing the open spaces.

c. Ground floor units facing the public plaza at Block 2 should be protected by a landscape buffer.

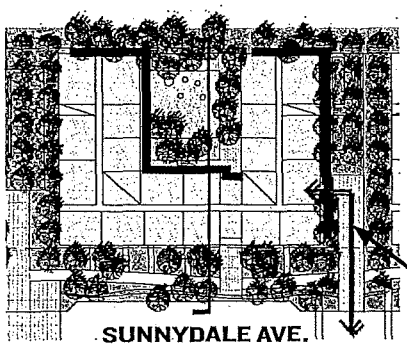
d. The building facade should step down as necessary to follow topography along Sunnydale Avenue.



View from Southeast



Section



Plan View

7.2.8 BLOCKS 10,11 & 12

Blocks 10, 11 and 12, located on the north property line abutting the Gleneagles Golf Course enjoy both the golf course views and the new Sunnydale Linear Open Space. These buildings have been studied as 3-4 story corridor buildings over a parking podium.

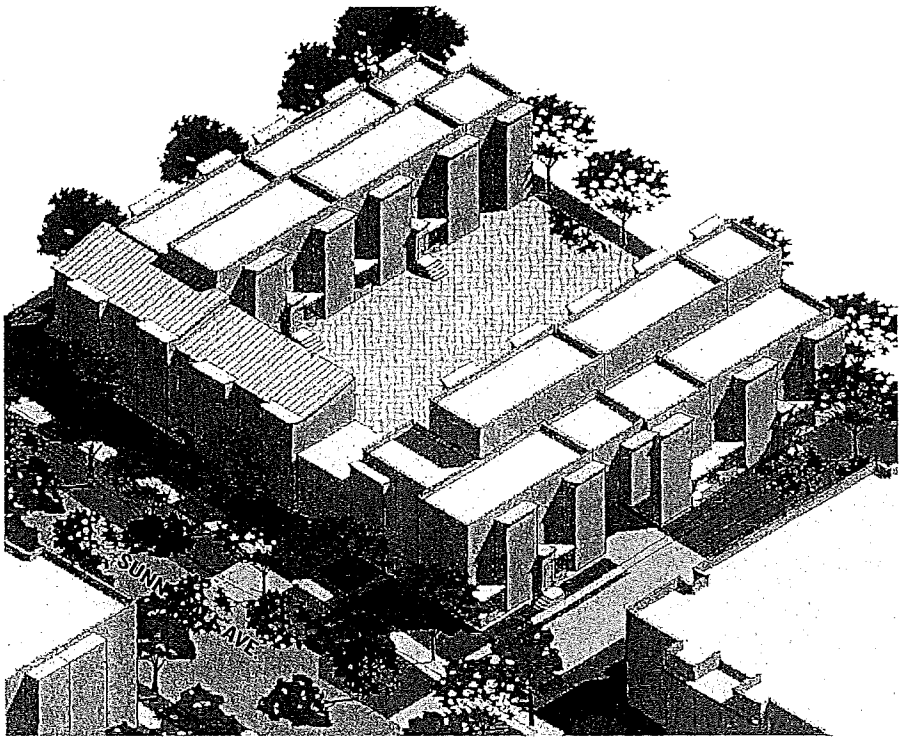
Development Controls

1. The buildings shall step down at the downhill corners to line and screen the parking podium.
2. Street access drives aligning with B, C, and D Streets to garages will be 26' minimum in width for fire access but may provide decorative pavers or other meeting SFFD requirements for a partion of this width and should be shared between properties.

Design Guidelines

a. Maximize the number of ground floor units facing Sunnydale Avenue directly from the Linear Open Space.

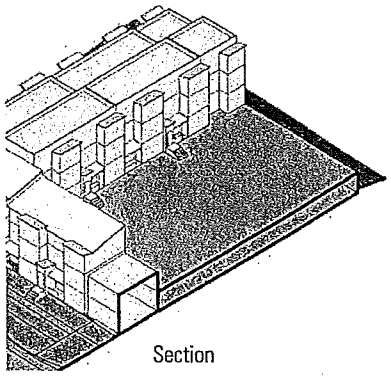
b. Podium courtyards should open to the golf course for views.



View from Southeast

7.2.9 BLOCK 13

Block 13 is located in the northwest corner of the site adjacent to both Gleneagles Golf Course and a small undeveloped parcel of McLaren Park. The building is conceived as a three-story walk-up with townhouses over flats.



Section

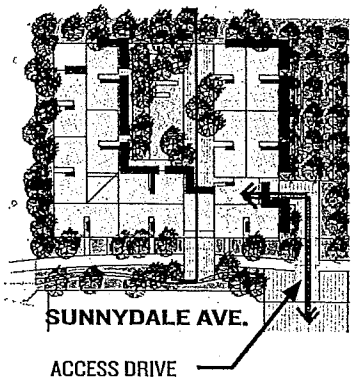
Development Controls

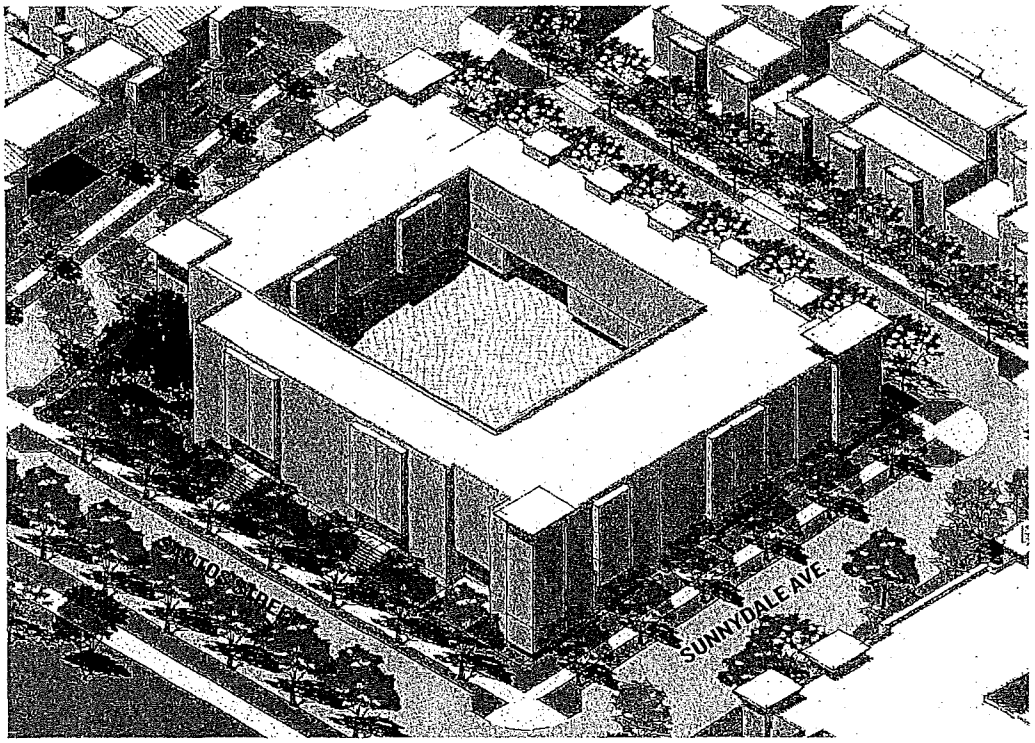
1. Parking shall be partially sub-grade and entered from the 26' minimum width drive aligned with Brookdale Avenue.
2. The building shall step down at its low corner to line and screen the parking podium.

Design Guidelines

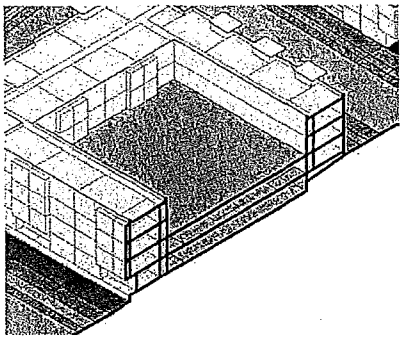
a. Maximize the number of ground floor units facing Sunnydale Avenue which enter directly from the Linear Open Space.

b. Podium courtyards should open to the golf course for views.

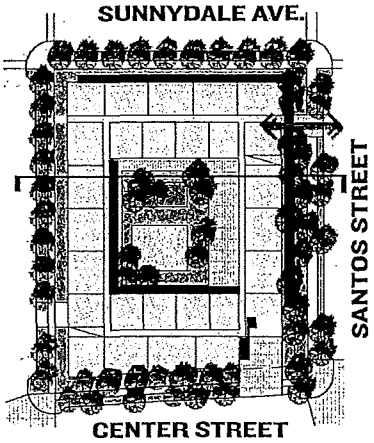




View from Northeast



Section



Plan View

7.2.10 - BLOCK 14

Block 14 is a small parcel prominently positioned at the intersection of Santos Street and Sunnydale Avenue. The building type is proposed as a four story corridor building over a two level concrete parking podium wrapped with residential liner units on all street frontages.

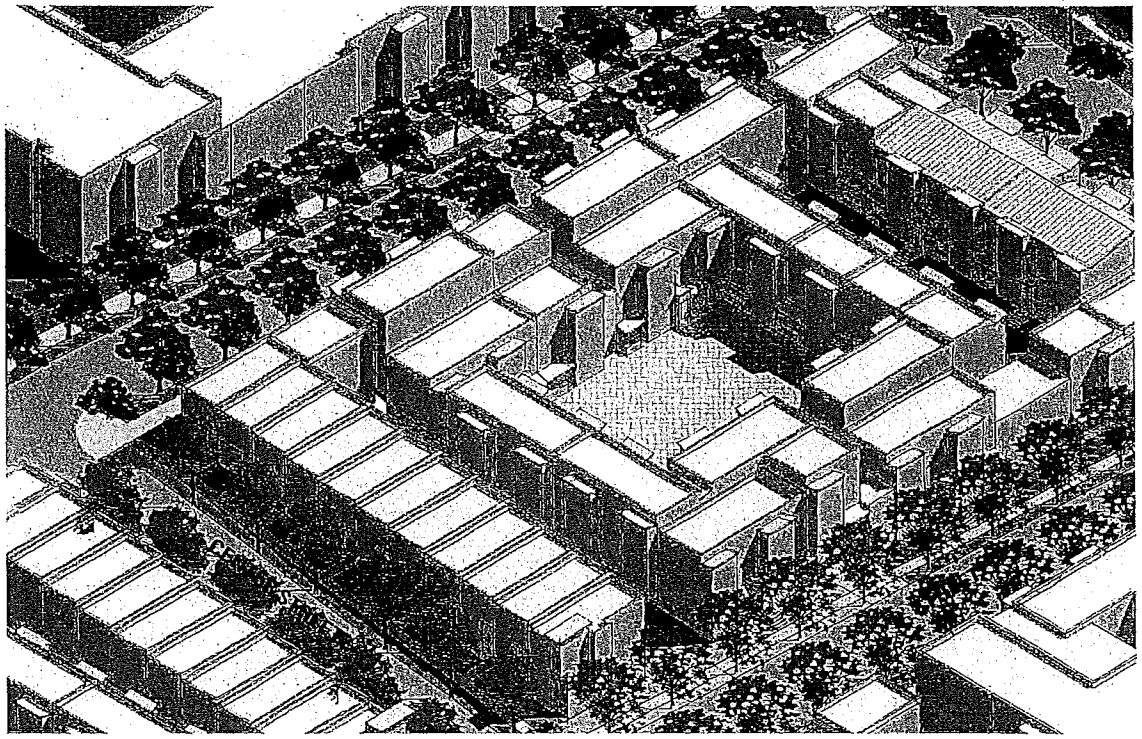
Development Controls

1. Parking entry shall be accessed from new 'B' Street to the west or Center Street to the south.

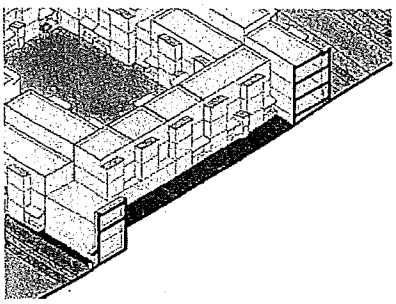
Design Guidelines

a. The building design should address the prominent intersection at Sunnydale Avenue and Santos Street.

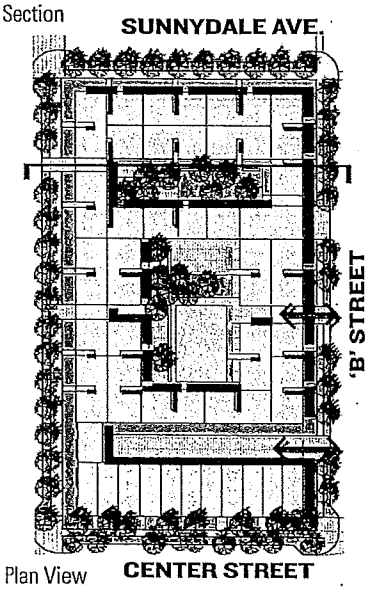
b. Residential units should face streets and across to the Neighborhood Green.



View from Southeast of Blocks 16 and 15



Section



Plan View

7.2.11 - BLOCKS 15 & 16, 19 & 20, 23 & 24 AND 28 & 29

These blocks are envisioned as townhouses that line the new Center Street or Alternative Greenway, stepping with the topography, and creating a fine-grained residential feel. Behind these townhouses a three story walk-up building over a sub-grade parking podium is envisioned.

Development Controls

1. The Center Street or greenway shall be activated with stoops, porches, and building entries.
2. Individual townhouses facing onto the new Center Street shall step to follow the topography.
3. Garage entries for the podium parking shall be located on A,B, C and D Streets as identified in these Design Standards and Guidelines.

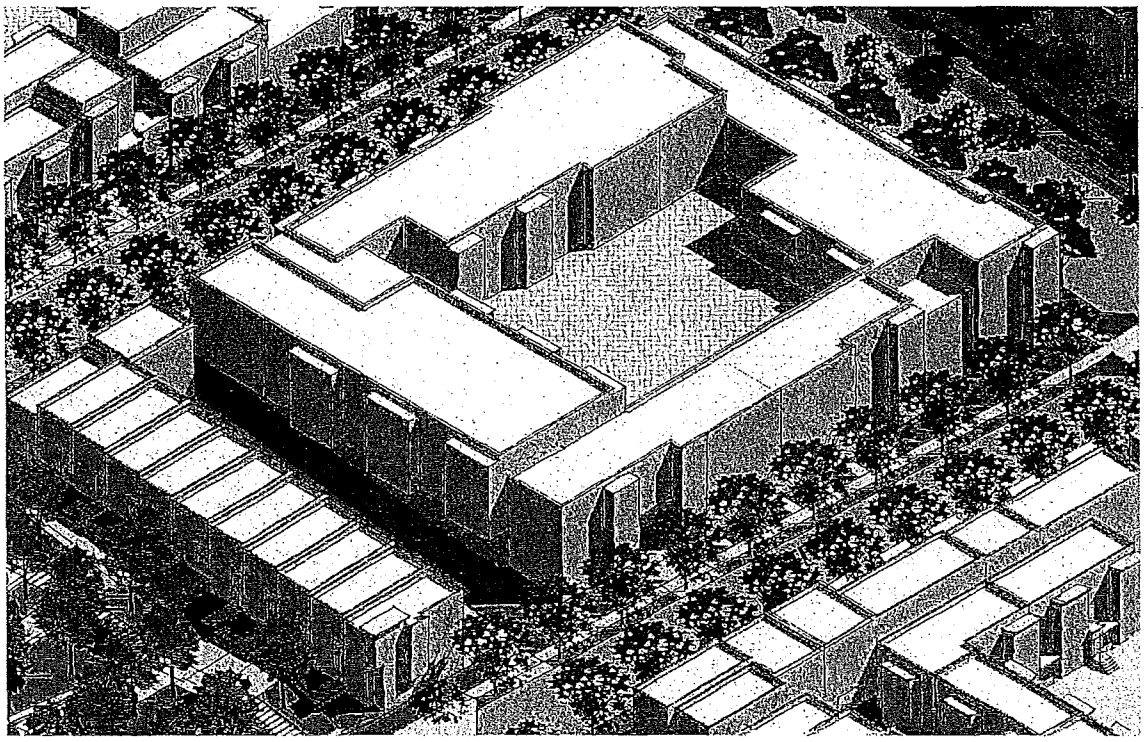
Design Guidelines

a. Maximize the number of units facing streets.

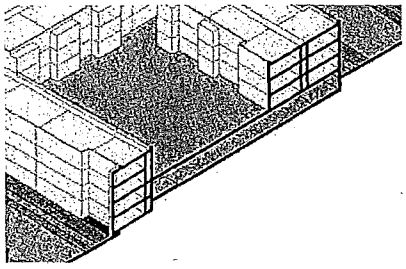
b. The large courtyard at the walk-up building may be broken down into smaller spaces to create a more residential scale.

c. Units lining the garage on the downhill side should step to reflect the topography.

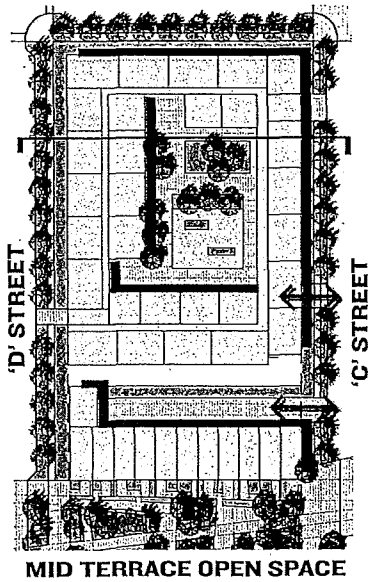
d. Parking for the townhouse units should be accessed from a rear alley. A gate to secure the alley would be acceptable here, if necessary.



View from Southeast of Blocks 18 and 17



Section



Plan View

7.2.12 - BLOCKS 17 & 18 AND 26 & 27

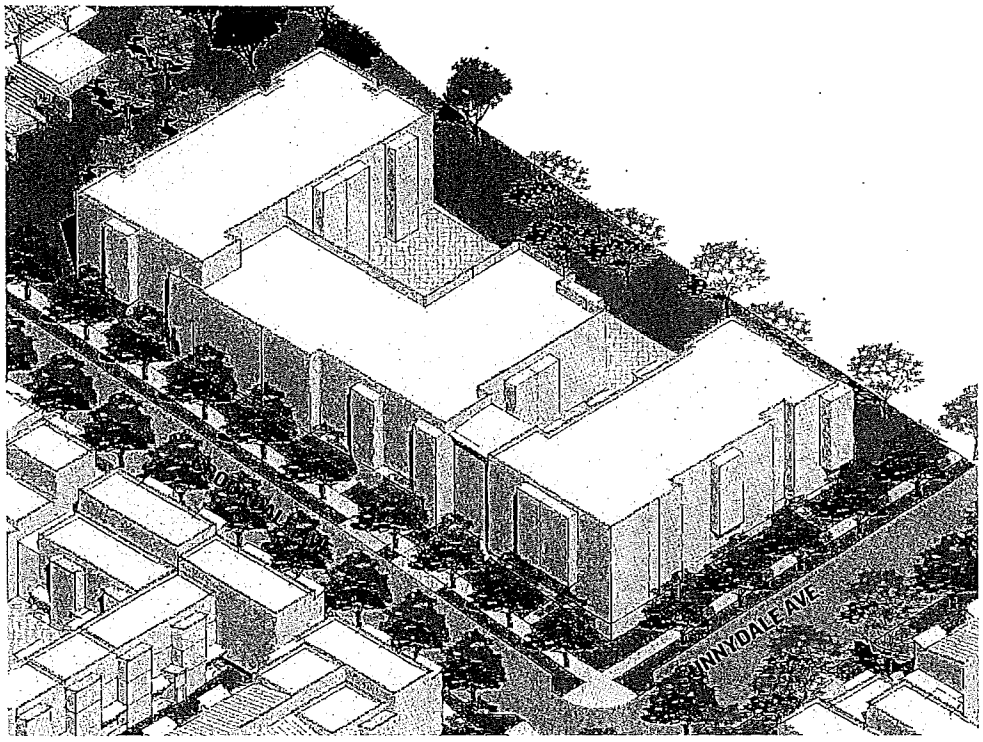
These blocks are envisioned as townhouses that line the new Mid-Terrace Open Space, stepping with the topography, and creating a fine-grained residential feel. Behind these is a three to four story corridor building over a sub-grade parking podium at Blocks 17 and 27 .

Development Controls

1. The Mid-Terrace Open Space frontage shall be activated with stoops, porches, and building entries.
2. Individual townhouses facing on to the new Center Street or Mid-Terrace Open Space shall step to follow the topography.
3. Garage entries for the podium parking shall be located on A,B, C and D Streets as identified in these Design Standards and Guidelines.

Design Guidelines

a. Parking for the townhouse units should be accessed from a rear alley. A gate to secure alley would be acceptable here, if necessary.



View from Northeast

7.2.13 - BLOCK 21

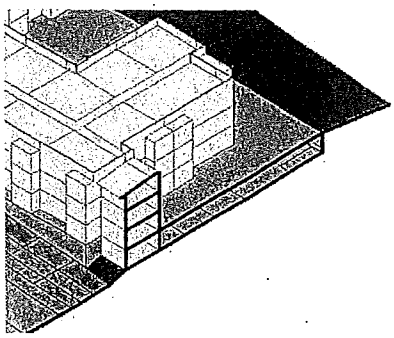
Block 21 slopes up and away from the intersection of Sunnydale and Brookdale Avenues and captures views of the Bay to the east from the upper units. The building is envisioned as a three story, double loaded corridor on podium parking, built into the hillside. Townhouses line the parking podium at the street level.

Development Controls

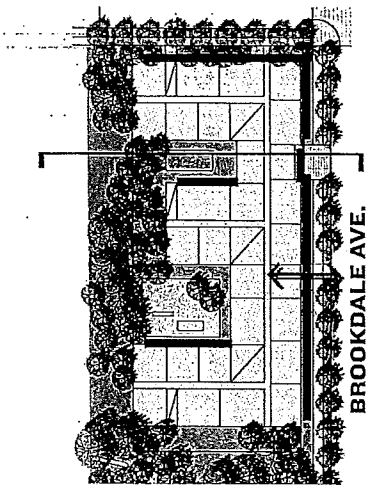
1. The garage entry shall be at Brookdale Avenue.

Design Guidelines

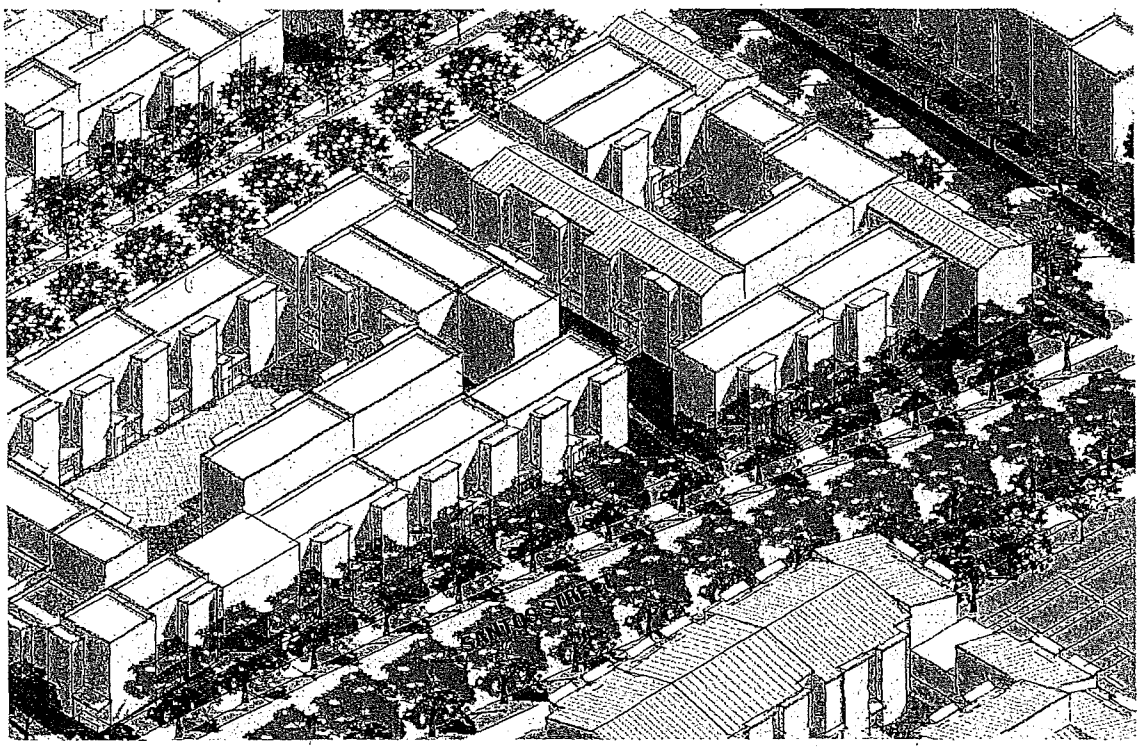
a. The building should step to reflect the topography and break up massing.



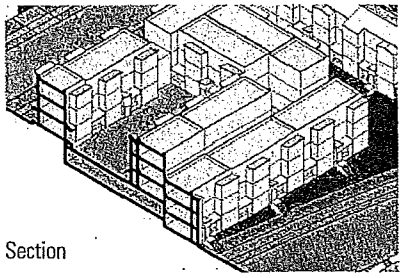
Section



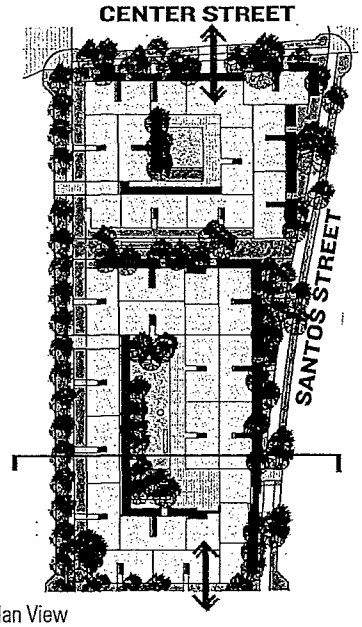
Plan View



View from Southeast



Section



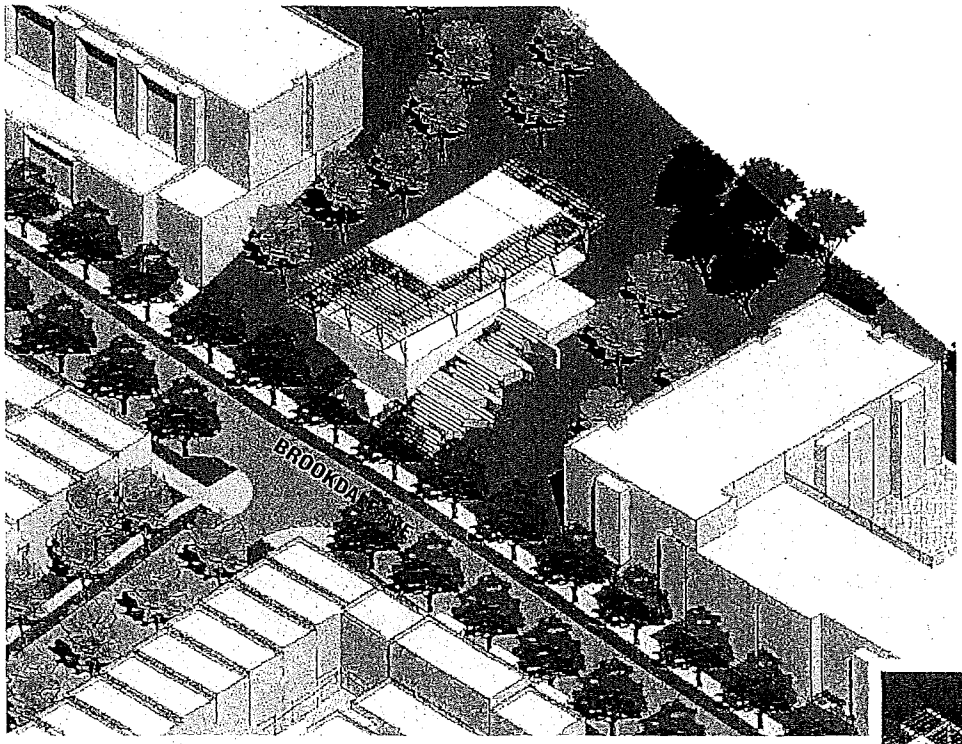
Plan View

7.2.14 BLOCKS 22A & 22B

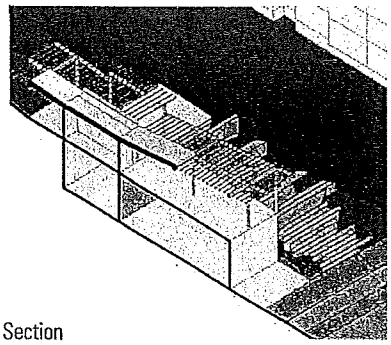
Blocks 22A and 22B face the reconfigured Santos Street. The buildings are envisioned as a series of walk-up townhouses over flats, accessed either directly from the street, the podium or from the pedestrian mews between Blocks 22A and 22B. Parking is accommodated in a sub-grade podium. An alternate townhouse configuration is shown in Section 7.3.3.

Development Controls

1. The parking garage shall not be accessed from Santos Street.
2. Ground floor units facing the pedestrian mews between the two buildings shall have entries onto that space. See Section 7.1.15 for requirements.



View from Northeast

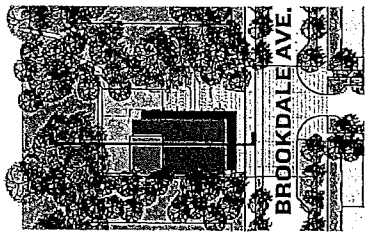


Section

7.2.15 BLOCK 30 - OVERLOOK OPEN SPACE & OPTIONAL COMMUNITY PAVILION

The Overlook Open Space and optional Community Pavilion is located at the top of the site to capture the sweeping bay views and provide space for parties, bbqs or picnics. Further description of the Overlook Open Space can be found in Section 6.2.7 of this document.

If the Community Building structure is developed, the building should comply with the following Design Guidelines. An alternative to a stand-alone building may be to attach the pavilion to the Block 31 building directly to the south.



Plan View

Development Controls

1. The Overlook Open Space shall be located at Block 30.

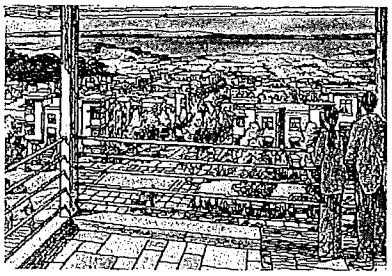
Design Guidelines

a. The pavilion, if provided, shall orient toward the views to the east.

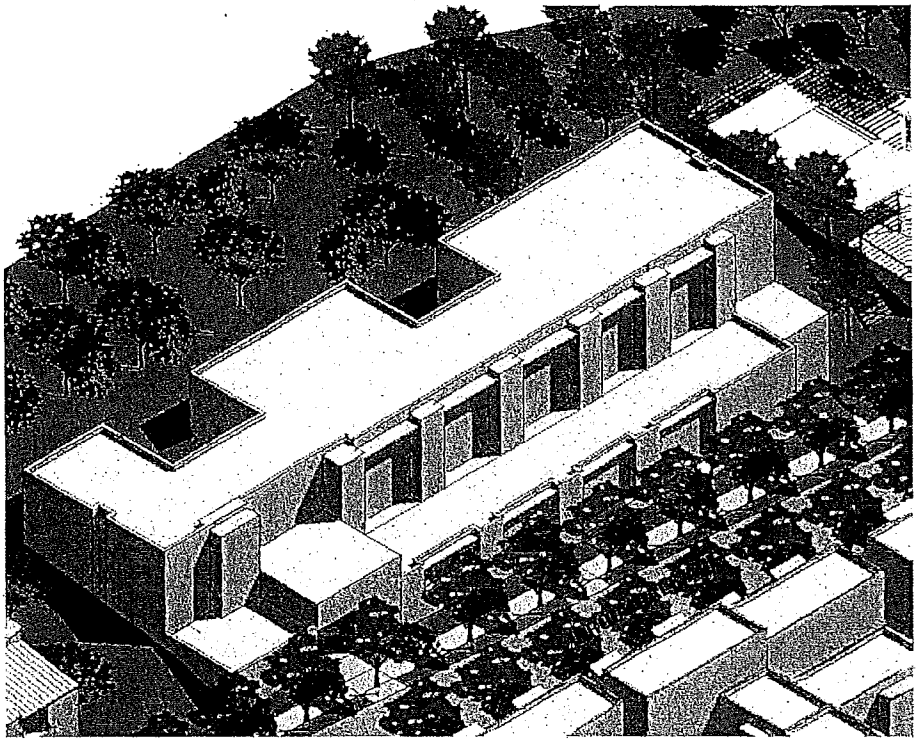
b. The building shall be secure and lockable when not in use.

c. The pavilion shall be as open as possible to the views while facilitating securable indoor/outdoor space.

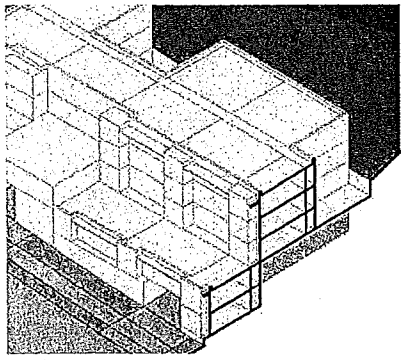
b. Retail or small commercial use is encouraged on the lower level of the pavilion.



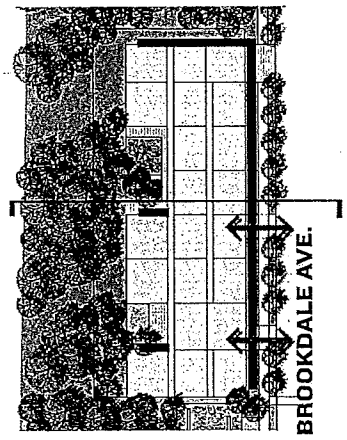
View toward Bay from Overlook Open Space



View from Southeast



Section



Plan View

7.2.16 - BLOCK 31

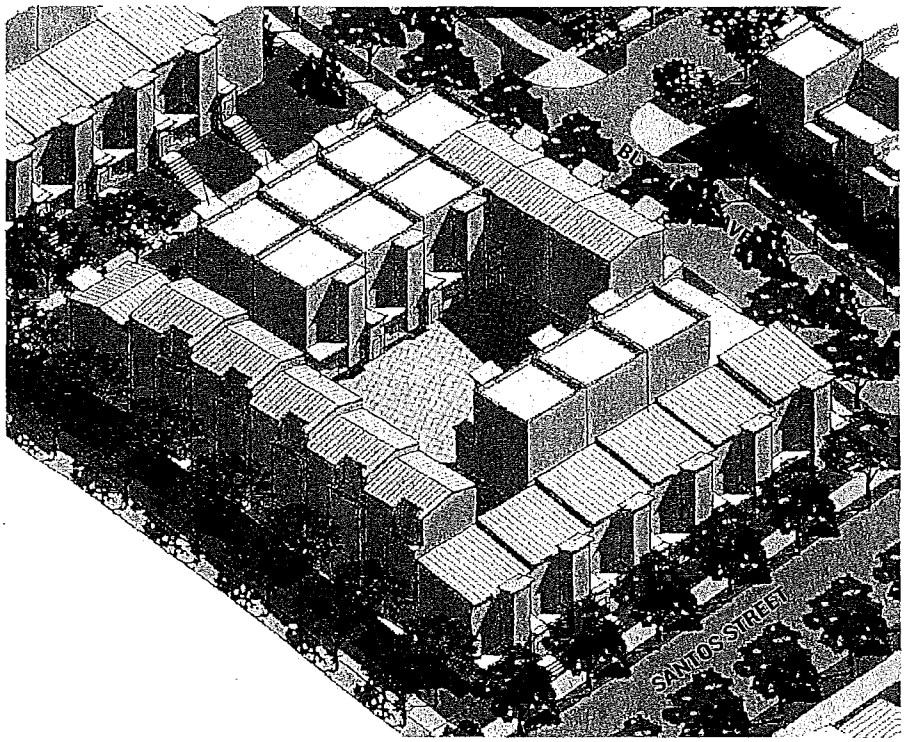
Block 31 is a steep site, sloping up, away from Brookdale Avenue with sweeping views of the Bay to the east. The building is envisioned as a three story, double loaded corridor over two levels of sub-grade parking, built in to the hillside. Townhouses line the parking podium at the street level.

Development Controls

1. The downhill side of the podium shall be lined with units.
2. No more than 25% of podium may be exposed to street frontage.

Design Guidelines

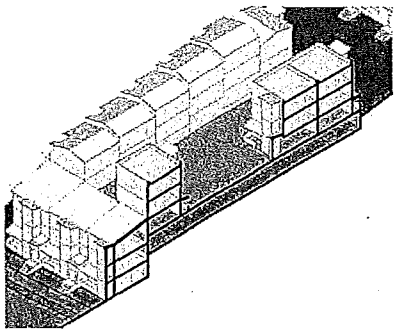
a. Units should be designed to maximize views of the bay.



View from Southeast

7.2.17 - BLOCK 32

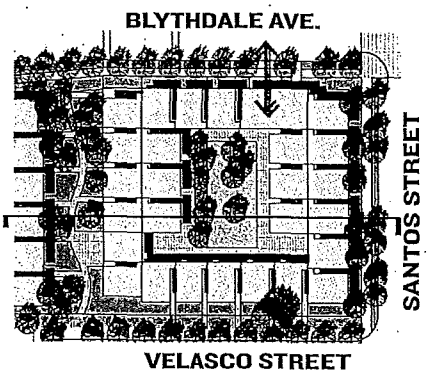
Block 32 is located at the key intersection where Santos Street meets both Velasco Street and Blythdale Avenue. These intersections are main transit and vehicular gateways to the new Sunnydale development. The building is envisioned as a series of walk-up townhouses over flats, accessed either directly from the street, pedestrian mews to the west, or interior courtyard. An alternate townhouse configuration is shown in Section 7.3.4.



Section

Development Controls

1. Units facing Velasco and Santos Streets shall be accessed by stairs and walkways directly from street as grade permits.
2. The downhill side of the podium at Santos Street shall be lined with units.
3. Vehicular access shall be from Blythdale or a drive shared with Block 33.

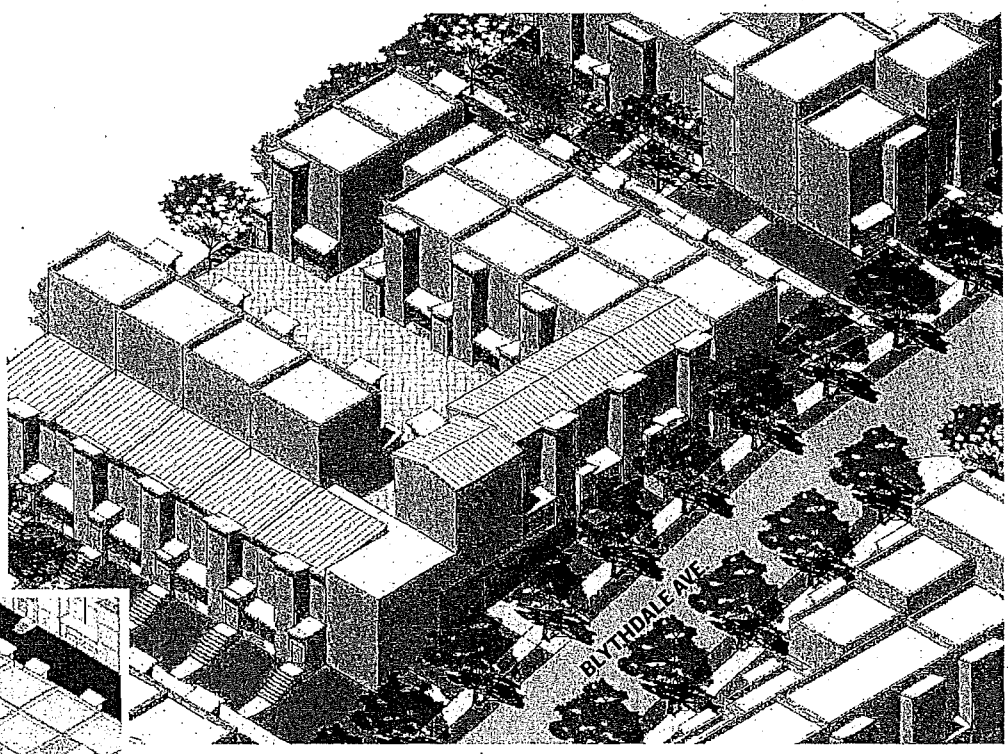


Plan View

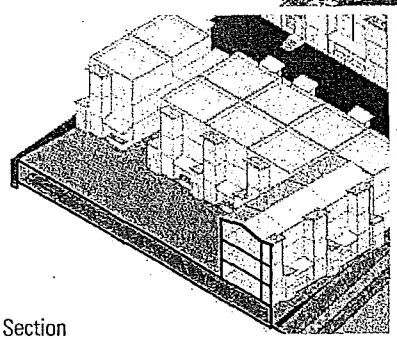
Design Guidelines

a. Corner units should architecturally acknowledge both street frontages with windows and bays or other means.

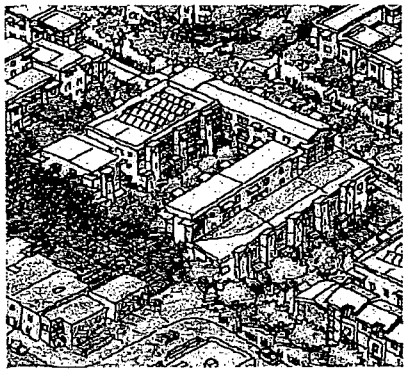
b. This block is served by a pedestrian mews. Refer to Section 7.1.15 for requirements.



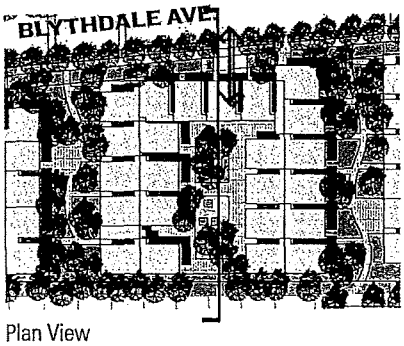
View from Northeast



Section



Artist Rendering of Birds-eye View



Plan View

7.2.18 - BLOCKS 33, 34 AND 35

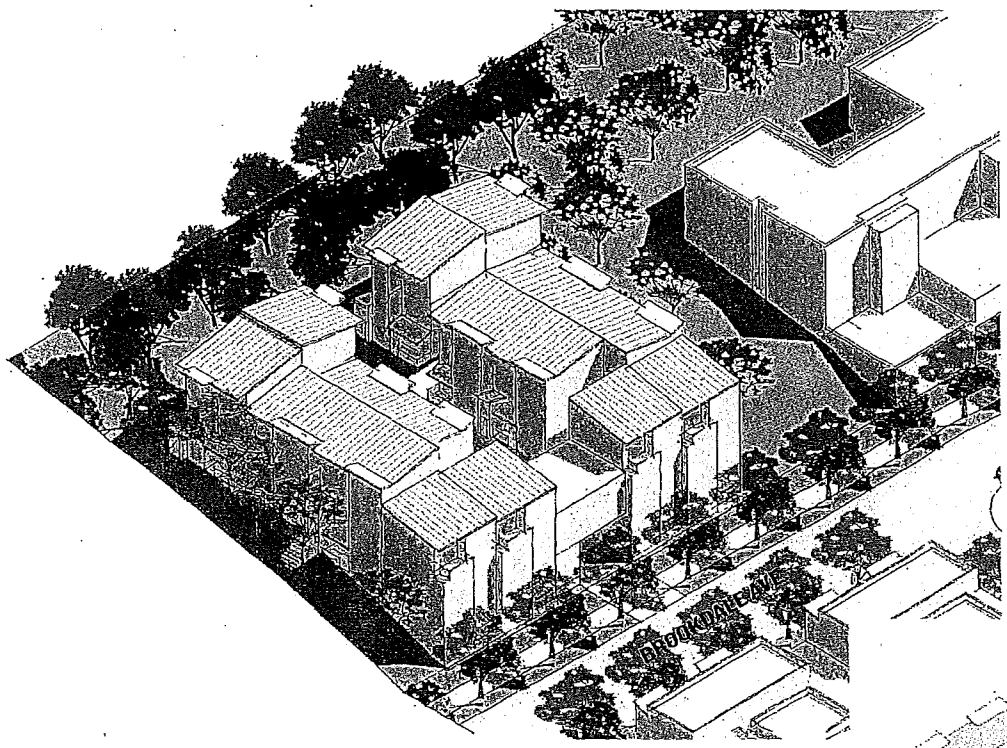
Blocks 33, 34 and 35 are located along Blythdale Avenue, on the steepest part of the site. The buildings are conceived as a series of walk-up townhouses over flats above a parking podium, accessed either directly from the street, pedestrian mews, or the interior courtyard.

Development Controls

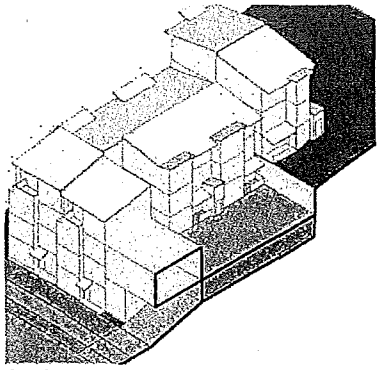
1. Downhill side of podium shall be lined with units.
2. Vehicular access shall be from Blythdale or a shared drive.

Design Guidelines

a. Attention to privacy and massing should be given relative to the single family homes to the south.



View from Southeast



Section

7.2.19 - BLOCK 36

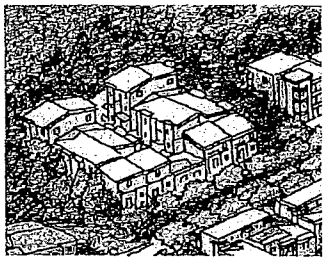
Block 36 along with Block 35 creates a minor gateway into the new neighborhood. The block slopes steeply up from Brookdale Avenue allowing for views of the Bay to the east. The building is envisioned as a series of walk-up units over a single level parking podium.

Design Guidelines

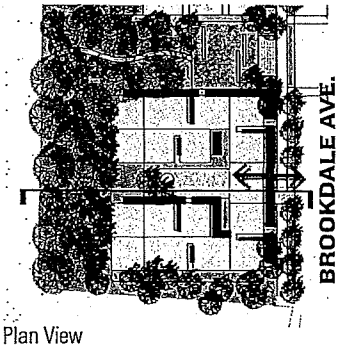
a. Units should be designed to maximize views of the Bay.

b. Units should face and have an access from the sloping site to the north and south of the building to activate those spaces.

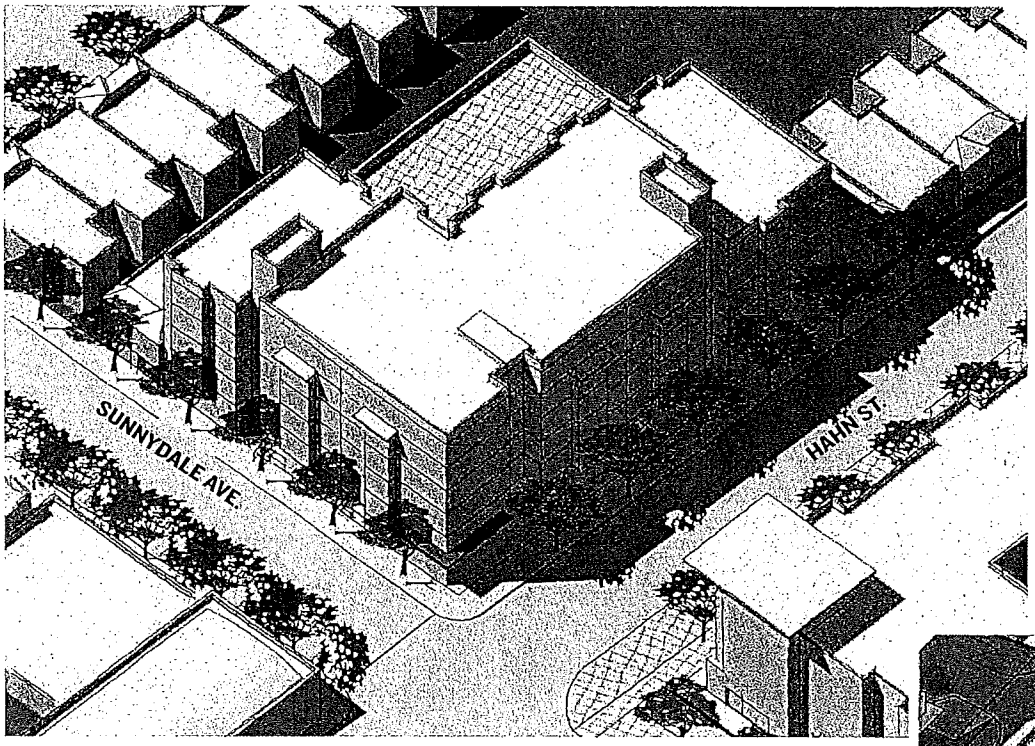
c. The existing San Francisco Recreation & Parks Department stair access to McLaren Park located just south of the property line should be re-developed concurrently with Block 36.



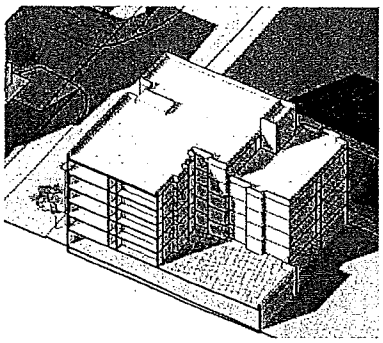
Artist Rendering of Birds-eye View



Plan View



View from North



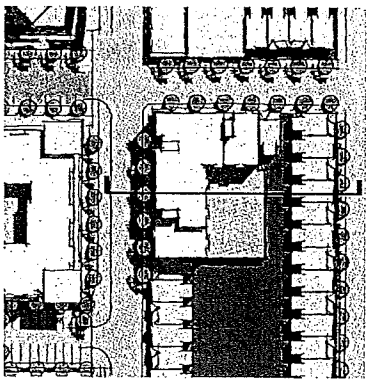
Section

7.2.20 - BLOCK Q

Block Q is located at the southeast corner of Sunnyvale Avenue and Hahn Street and plays an important role in the gateway to the new Sunnydale. The new structure is envisioned as five stories over podium parking with the building mass stepping down adjacent to the neighboring parcels.

Development Controls

1. The main entrance lobby shall be located near the corner of Sunnydale Avenue and Hahn Street.
2. The garage shall be accessed from Hahn Street.
3. The building shall step down in height at adjacent properties.
4. Podium shall be landscaped and care taken to reduce impact at adjacent properties.



Plan View

Design Guidelines

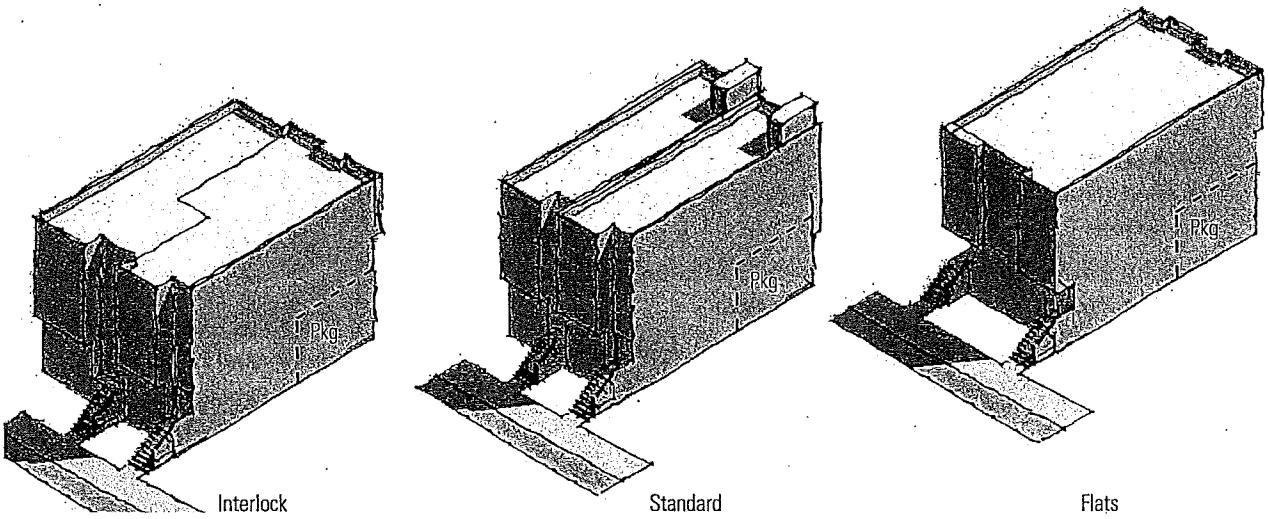
a. Unit entries with raised stoops should have a prominent presence on Sunnydale Avenue and Hahn Street.

b. Emphasize a lower roof line for well-scaled street facades.

c. Articulate the building corner to relating to the mixed-use buildings across Hahn Street.

d. Introduce two-story bay elements relating to existing smaller scale homes.

e. Property line walls extending above adjacent lower buildings should be architecturally articulated and cognizant of the visibility of these facades from surrounding streets, buildings and public spaces. Windows should be used, where possible to avoid expanses of blank wall.



Interlock Standard Flats

Examples of Townhouse Configurations

7.3 TOWNHOUSE BLOCKS

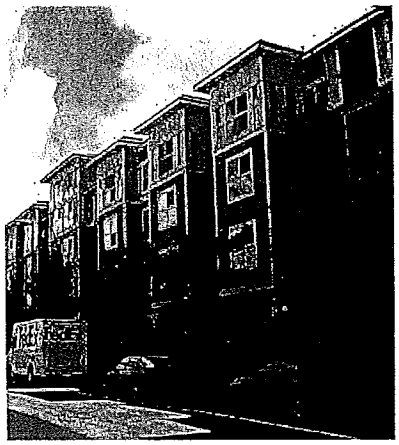
Townhouses may be developed on any of the blocks except 1, 3, 6A, and 6B, or those designated for open space and public facilities. All townhouse developments must follow the development controls and design guidelines below.

Accessory units, commonly referred to as "in-law units" or ADUs are encouraged at townhouse units. Accessory units are attached or detached residential dwelling units added to a single family independent dwelling unit on a single or multi-family zoned parcel. ADUs shall include permanent provisions for living; sleeping, eating, cooking, and sanitation on the same parcel.

When townhomes are being developed in lieu of podium buildings the following Descriptions, Development Controls and Design Guidelines are to be applied.



Unit pattern stepping down the street



Building articulation through the use of bays

COMMON TOWNHOUSE DEVELOPMENT CONTROLS AND DESIGN GUIDELINES FOR ALL TOWNHOME DEVELOPMENTS.

Development Controls

1. "Townhouse" buildings may be individual townhouses, or interlocking townhouse and flats in combination not associated with a podium garage. If stacked flats are used, they shall comply with the rhythm and pattern of townhouses.
2. Front doors to individual townhomes or grouped stoop entries shall be accessed directly from the street, or open space right of way, unless otherwise noted in the particular block description or controls.
3. Individual or grouped garages shall be accessed from rear alleys.

Design Guidelines

a. The pattern of individual units should step down the street or walk to

match grade change. These steps should be at approximately 16-36' increments to reflect the unit pattern.

b. Garbage/recycling collection should be aggregated in a facility at the ends of the alley, rather than at individual units, but this is not required.

c. Vertical breaks should be used at a spacing 25-50 feet to reflect the residential scale. A vertical break may be a change in material, plane, roofline, or other design feature that defines the individuality of each townhouse.

d. Building articulation is further desired though the use of bays and balconies in a vertical proportions and pattern.

e. Open Space may be provided by individual porches, balconies, roof decks, or in alleys designed as shared pedestrian spaces.

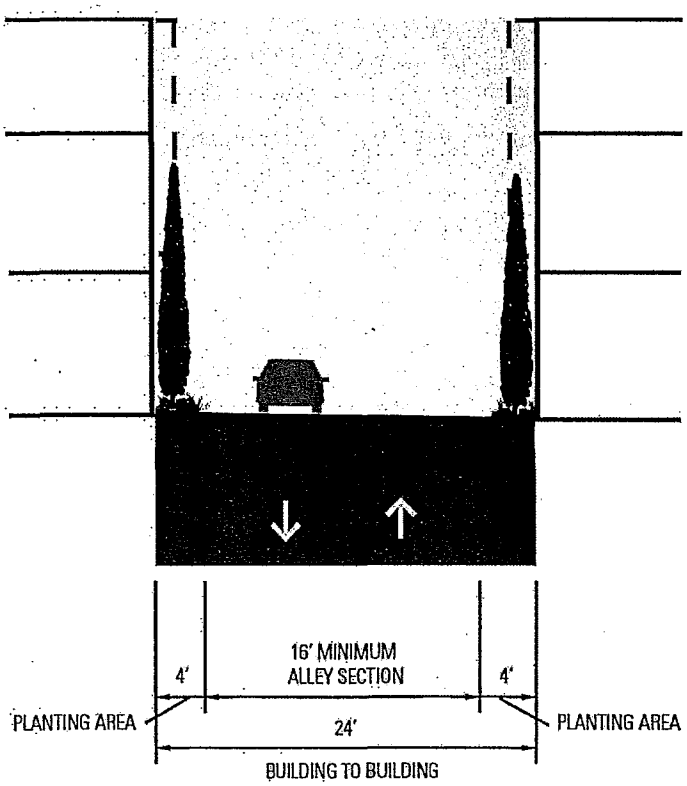
f Alley Design:

i. Alleys should be used to provide garage access to the rear of townhouse blocks. Refer to 7.3.1-7.3.5 for locations and concepts.

ii. Alleys are encouraged to include landscaping as well as pervious pavement, and be designed as shared spaces for pedestrians.

iii. Alleys should have lighting set to occupancy controls to ensure a well lit, safe place. This may be from buildings or poles, but must be activated by sensor and centrally controlled.

iv. Alleys may have security gates, however they must be recessed behind or integrated into the building façade and control alley access only. Fencing and gates should be designed to complement the building's architectural aesthetic.

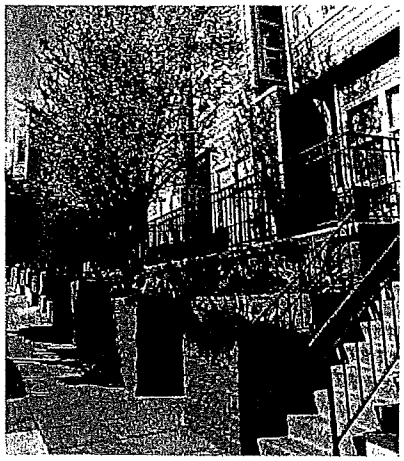




Front doors accessed from the street



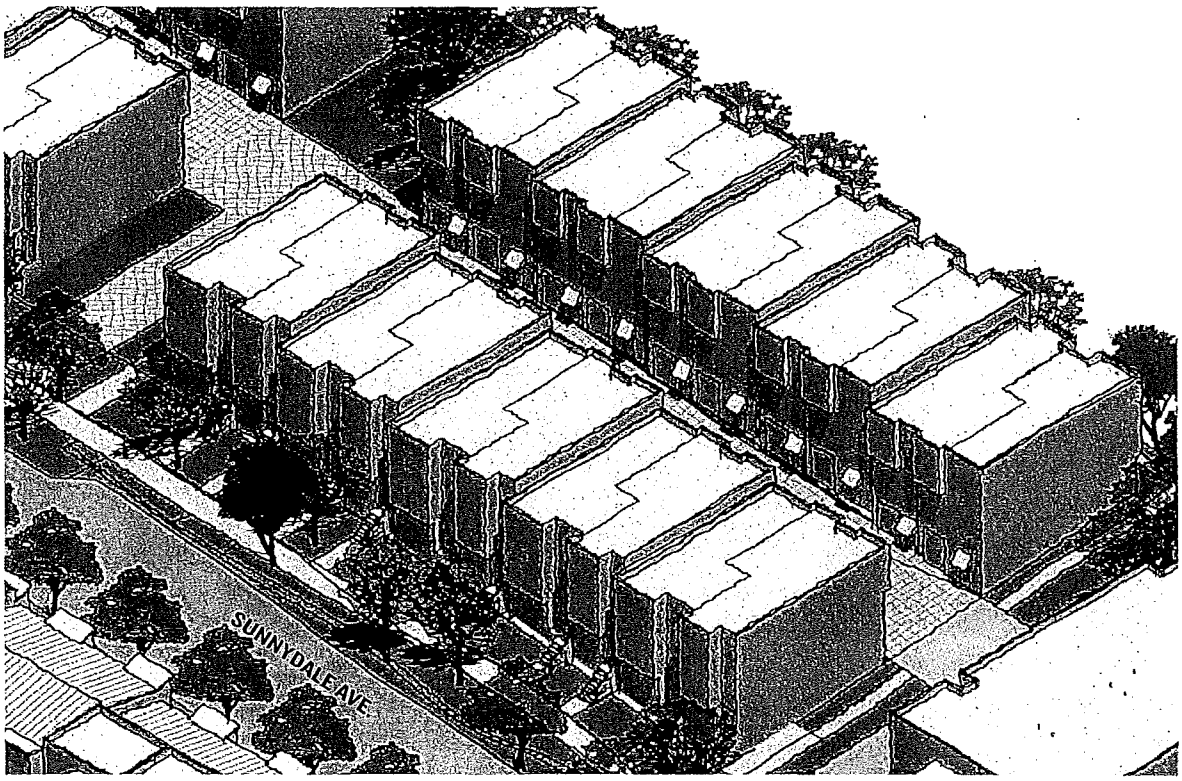
Ornamental fencing and gates



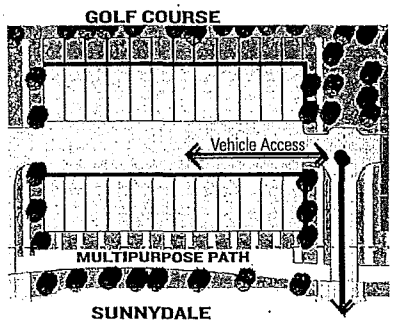
Townhouses above street due to grade change



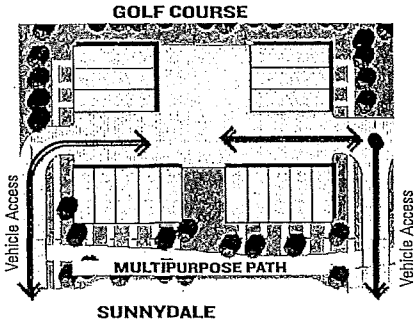
Pavers and landscape at Alley



Optional Townhouse Alley Layout



Plan View of Anticipated Alley Layout



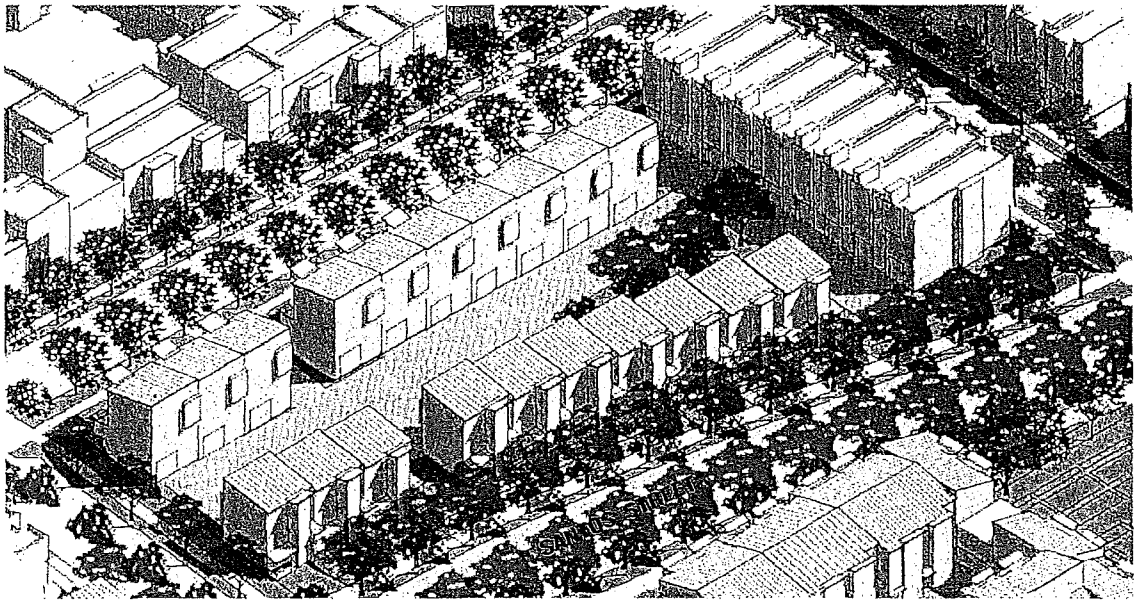
Plan View of Optional Alley Layout

7.3.1 BLOCKS ALONG THE GOLF COURSE AND SUNNYDALE AVENUE

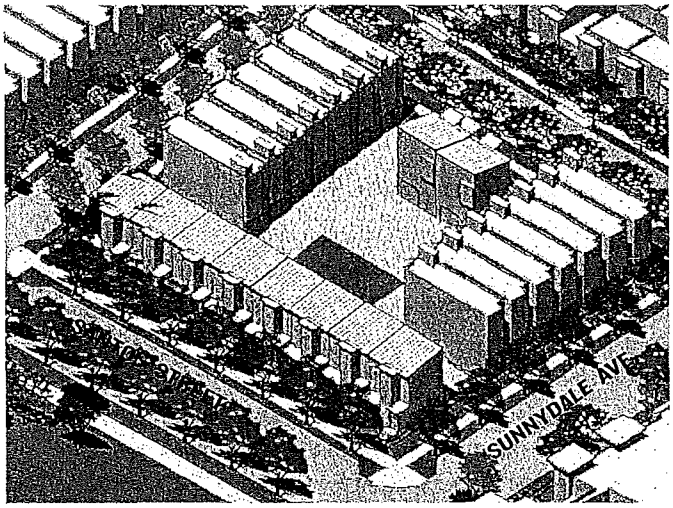
Townhouse blocks between Sunnydale Avenue and the McLaren Park golf course are anticipated to be larger family oriented units, which may include second units for extended family or completely separate apartments.

Development Controls

1. Buildings shall face Sunnydale Avenue and have walks to stoops from the multi-purpose path in the linear open space. All ground floor units on the perimeter of block must be accessible from a publicly accessible path, alley or street. Grouped entries at larger stoops for multi-unit access are allowed.
2. Vehicle access shall be limited to the intersection locations along Sunnydale Avenue (shown in Figure 7.6).
3. The setback from the Sunnydale Aveune linear open space is 10 feet. See Section 7.1.4 for further controls.



Block 22 townhouses facing Santos Street



Block 14 Townhouses facing Santos Street and Sunnydale Avenue

7.3.2 BLOCKS ALONG SANTOS STREET

Development Controls

1. Blocks along Santos Street may be two to three story townhomes. Townhomes may not have vehicle access drives directly from Santos Street, Center Street or Sunnydale Ave. 'B' Street and Blythdale Avenue may have curb cut vehicle access(es).
2. Townhome front elevations and entries shall typically be oriented to streets.
3. The front yard setback varies depending on the street. See Section 7.1.4 for further setback controls.

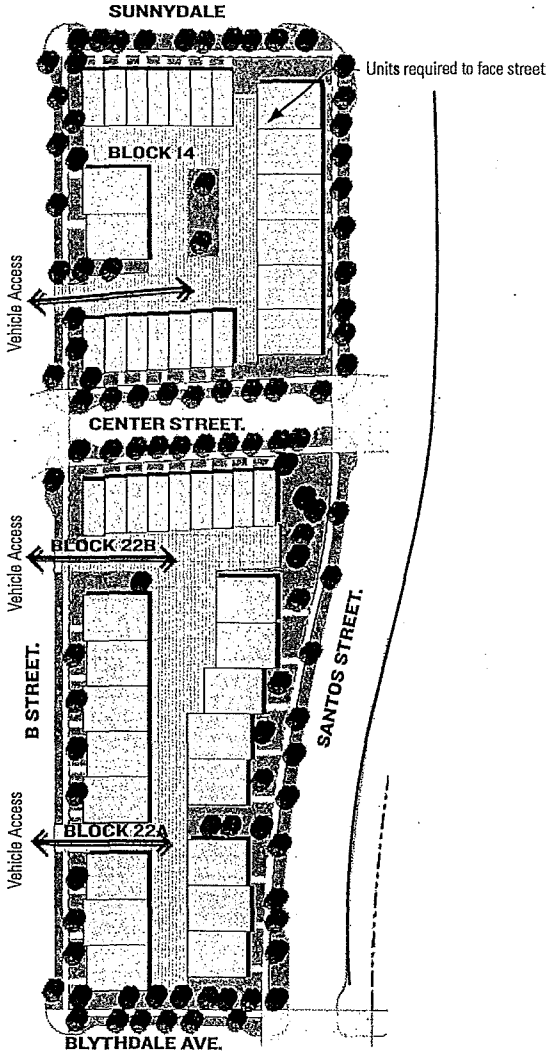


Diagram of example townhouse blocks along Santos Street

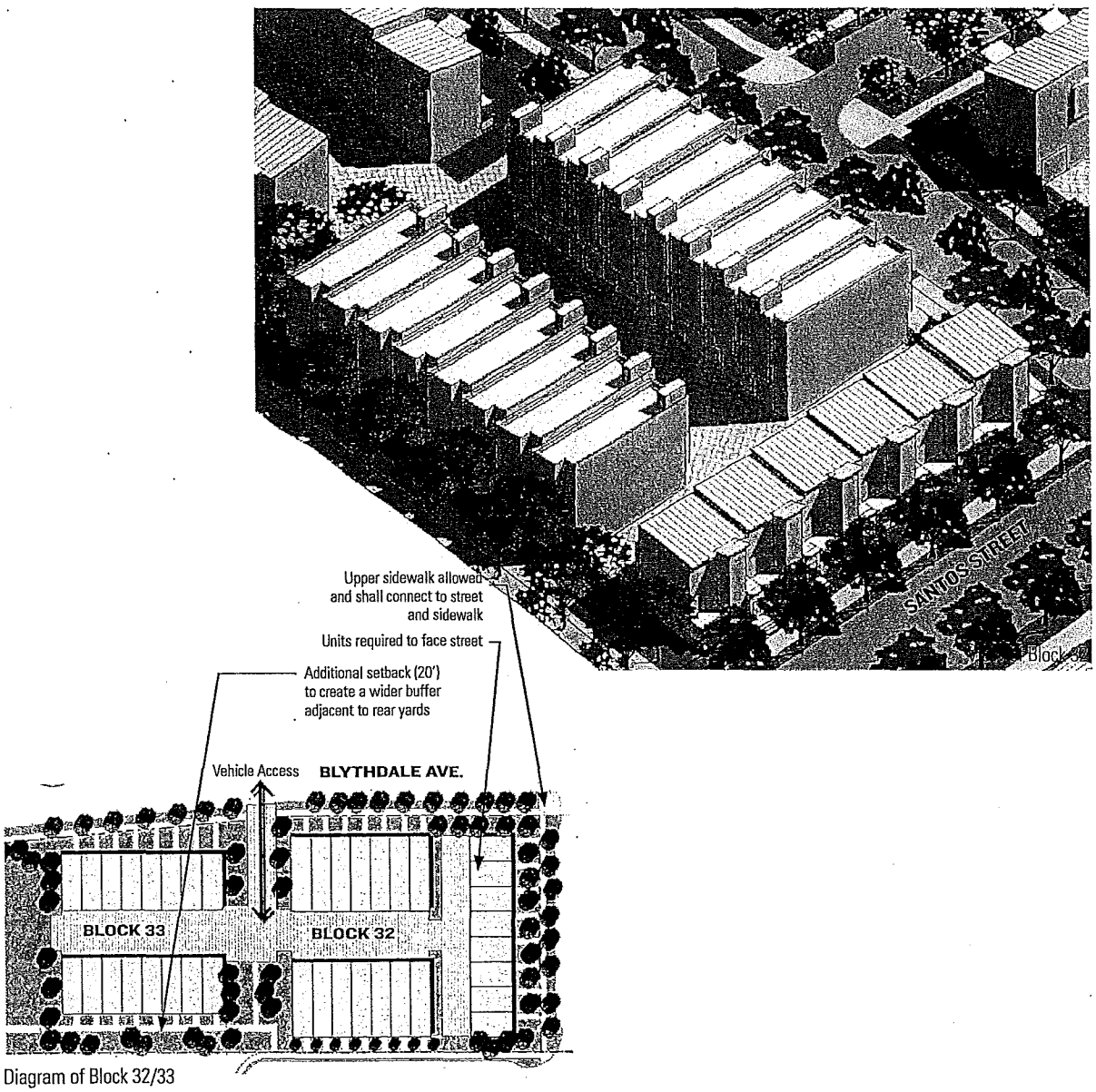
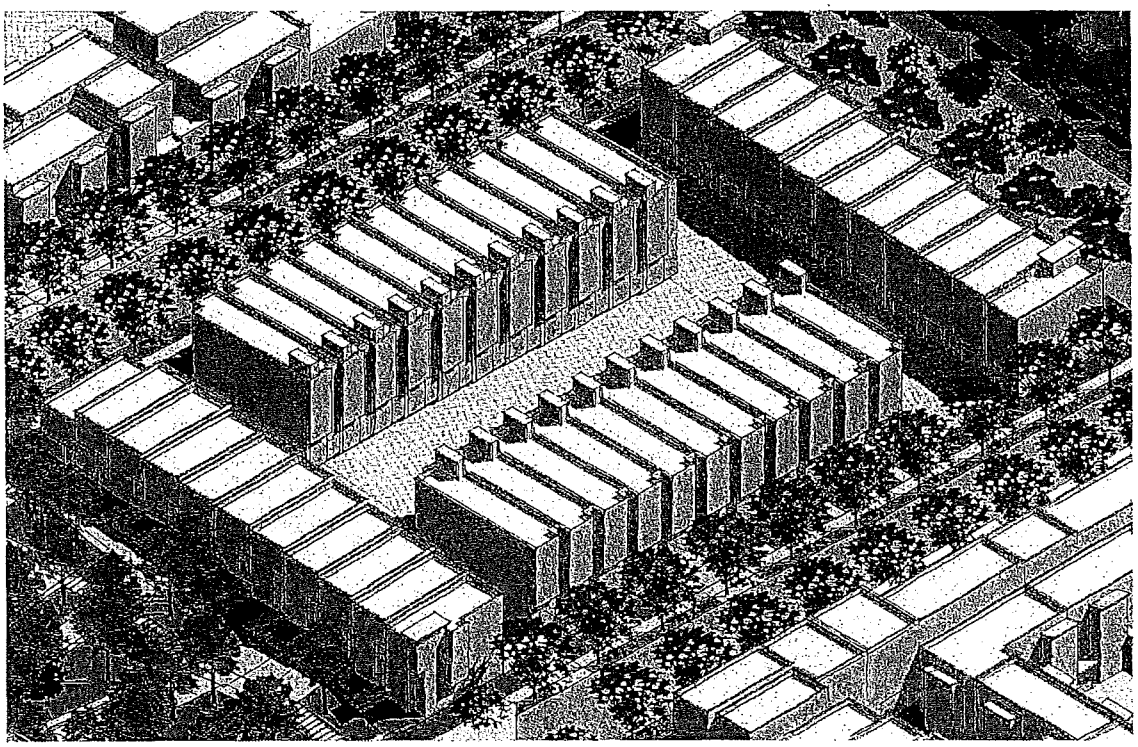


Diagram of Block 32/33

7.3.3 BLOCK 32 AND 33 FRONTING SANTOS, VELASCO AND BLYTHDALE

Development Controls

1. Townhomes on these blocks shall orient toward Santos Street, Velasco Avenue and Blythdale Avenue with vehicle access to alleys off of Blythdale.
2. If townhomes are developed at Block 33 the rear yard setback above Velasco Avenue shall be increased to 20 feet and a 5-6' pedestrian walk which shall extend to Velasco Avenue from the residential units fronting the rear yard or,
3. If townhouse residential units are developed in Block 32, they may sit substantially above the surrounding streets (approximately 10 feet in elevation) and may have long steps to meet the sidewalk or may have a secondary walk closer to the stoop elevation. If this is the case then the walks shall reach down to the intersections at Blythdale and Velasco and a sidewalk along the street must also be provided.

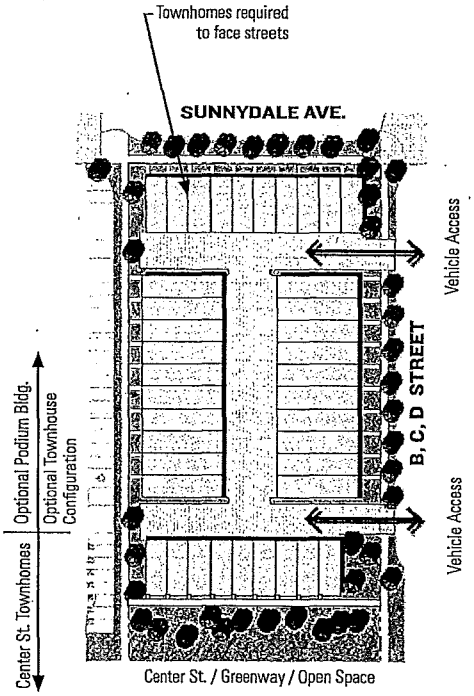


View of townhomes fronting Center Street

7.3.4 TOWNHOMES FRONTING CENTER STREET OR CENTER MID-TERRACE OPEN SPACE

Development Controls

1. Townhomes front doors shall be accessed from the fronting streets. Vehicles must access from the downhill cross streets, such as B, C, or D Streets.
2. These blocks should not have through alleys because the grade change would make garage access difficult.
3. Central blocks which face Sunnydale Avenue may not have alley access from Sunnydale Avenue and shall have access from the downhill streets B, C, or D Streets.



Example of Townhouses Fronting Center Street



After: Aerial perspective of the proposed development looking West

8. Sustainability Principles

The development of Sunnydale is intended to be a model of urban sustainable design. The Development Controls and Design Guidelines that follow prescribe how a high level of sustainability may be achieved in the new development, and includes performance standards that are in accordance with LEED v4.0 for Neighborhood Development and the San Francisco Green Building Ordinance. Where more than one control is provided that addresses the same issue, the more stringent shall control.

LEED ND prerequisites must be met in the master planned development. *See Project Checklist Appendix by Global Green USA providing the recommended credits for the Master Plan to achieve LEED ND certification.*

LEED ND registered

8.1 SMART LOCATION AND LINKAGES

Development Controls (LEED ND Prerequisites)

The neighborhood meets the prerequisites of LEED ND Smart Location and Linkages.

8.2 NEIGHBORHOOD PATTERN AND DESIGN

Development Controls (LEED ND Prerequisites)

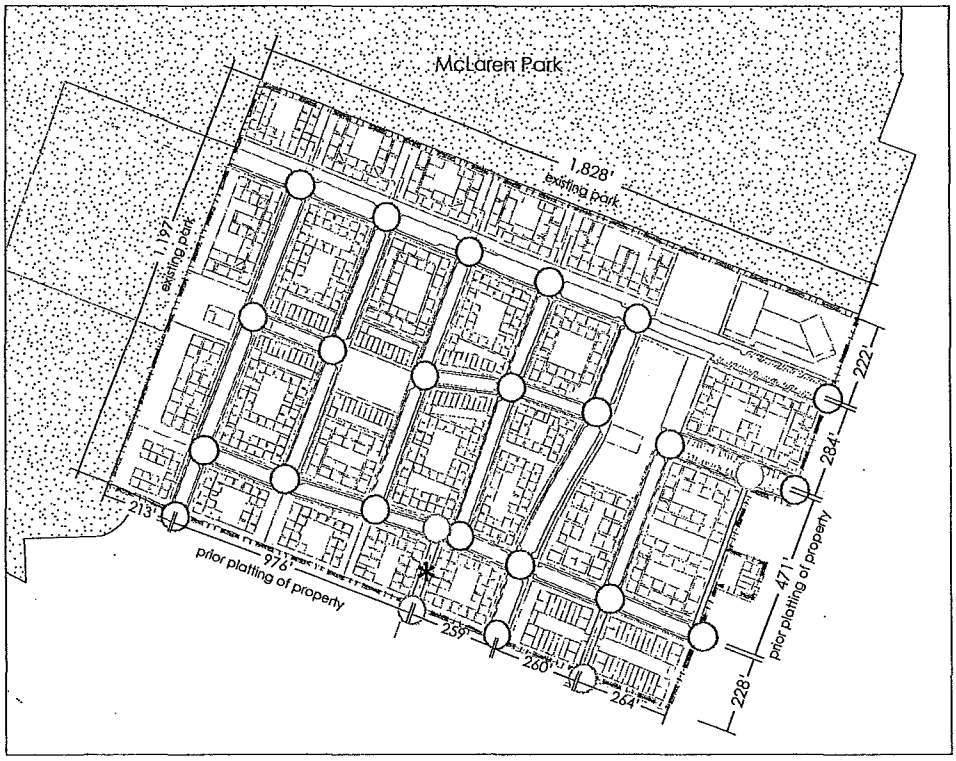


Walkable Neighborhood Street

8.2.1 WALKABLE STREETS

The master planned development shall be designed and built to meet the following requirements:

1. All new buildings shall have a functional entry onto the circulation network or other public space, such as a park or plaza, but not a parking lot. The functional entry must be connected to a sidewalk. If the public space is a square, park, or plaza, it must be at least 50 feet deep as measured from a point perpindicular from the entry.
2. Excluding buildings fronting on Sunnydale Avenue and Santos Street, all new buildings within and bordering the project shall have a minimum building height-to-street-width ratio of 1:1.5 (a minimum of 1 foot of building height for every 1.5' of width from street centerline to facade). Height shall be measured to the eaves of sloped roofs or to the roof of a flat roof.
3. Continuous sidewalks for walking shall be provided along both sides of streets, including the project side of streets bordering the project. New sidewalks, whether adjacent to streets or not, must be at least 8 feet wide on retail or mixed-use blocks and at least 4 feet wide on all other blocks.
4. No more than 20% of the street frontages within the project shall be faced directly by garage and service bay openings. Internal alleys may be omitted from the calculations.



Connected and Open Community Diagram (Figure 8.1)

LEGEND

- PROJECT BOUNDARY & CONSTRUCTION IMPACT ZONE
- QUALIFYING INTERSECTION (MOTORIZED)
- QUALIFYING INTERSECTION (NON-MOTORIZED)
- MOTORIZED ROW
- NON-MOTORIZED ROW

8.2.2 COMPACT DEVELOPMENT

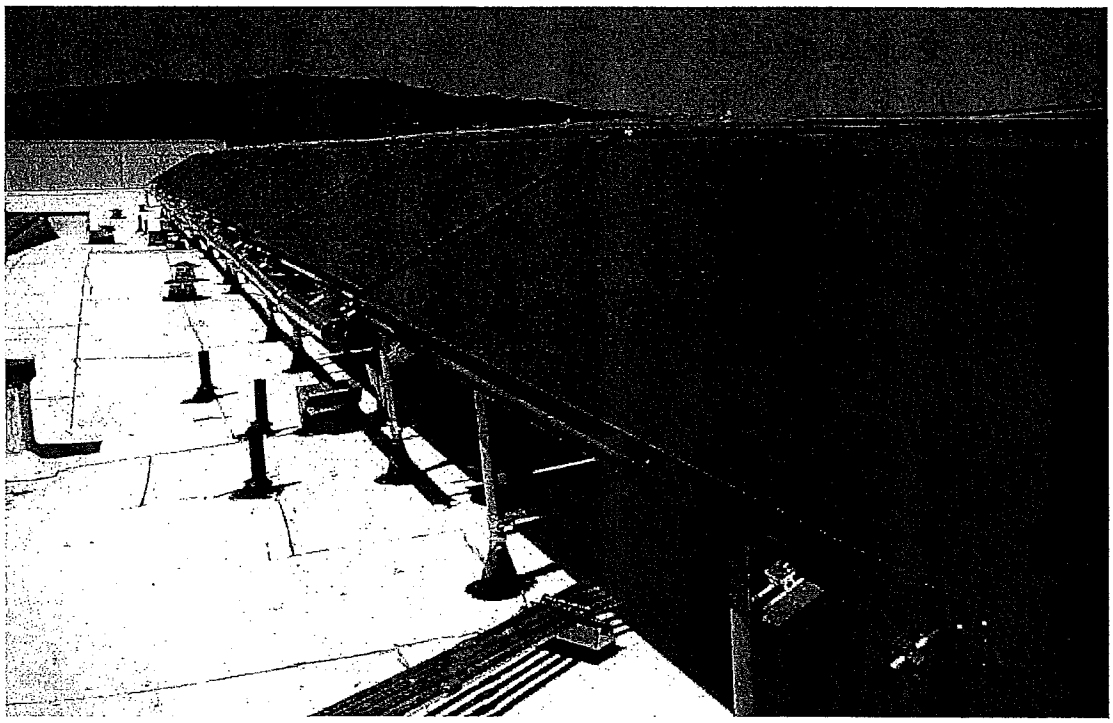
The project shall provide approximately 1700 units on 48.8 gross acres (36.6 gross acres when streets are excluded) achieving an average density of 34.8 dwelling units per acre. This far exceeds the minimum prerequisite requirement of 12 dwelling units per acre.

8.2.3 CONNECTED AND OPEN COMMUNITY

The project shall provide an internal connectivity of at least 140 intersections per square mile connecting to public, ungated circulation elements and shall provide at least one through street at least every 800 feet.

This requirement does not apply to the McLaren Park edges and locations where existing development precludes connection. The master plan provides intersections at approximately every 260' where possible.

* The Carrizal non-motorized intersection shall not qualify towards internal connectivity calculations if developed as a private or gated way.



Solar Hot Water

8.3 GREEN INFRASTRUCTURE AND BUILDING

Development Controls (LEED ND Prerequisites)

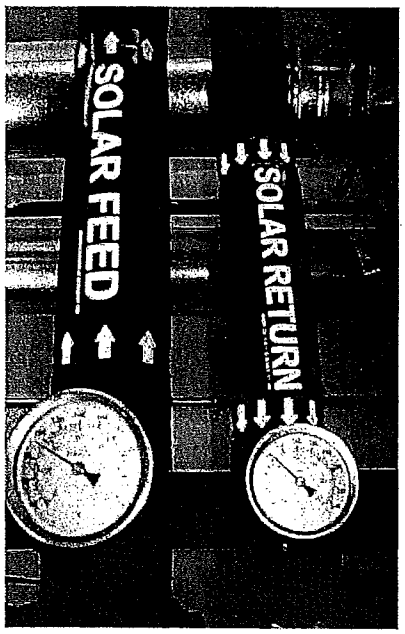
8.3.1 CERTIFIED GREEN BUILDING

A minimum of one whole building within the project shall be certified through LEED or through a green building rating system requiring review by independent, impartial, third-party certifying bodies that have been as defined by ISO/IEC 17021.

This can be achieved using the GreenPoint Rated System or LEED per the San Francisco Green Building Code, which will apply to all buildings within the Master Plan.

8.3.2 MINIMUM BUILDING ENERGY EFFICIENCY

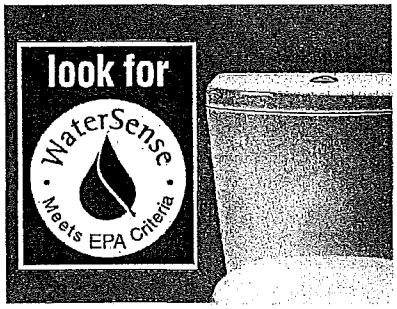
The project shall document a 5% improvement over baseline building energy efficiency by producing a LEED-compliant energy model following the methodology outlined in the LEED rating system including demonstration by a whole building project computer simulation using the building performance rating method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1–2010 with errata. All buildings must meet this standard per San Francisco's Green. Building Ordinance.



Labeling makes efficient energy infrastructure comprehensible.



Dual flush toilets contribute to indoor water use reduction



Water-saving fixtures help to reduce water use

Required energy analysis is done for the building performance rating method include all energy costs associated with the building project. Title 24–2013, Part 6, may be used in place of ANSI/ASHRAE/IESNA Standard 90.1–2010.

For new single-family residential buildings and new multiunit residential buildings three stories or less, 90% of the buildings must meet the requirements of LEED for Homes v4 EA Prerequisite: Minimum Energy Performance.

8.3.3 INDOOR WATER USE REDUCTION

All buildings shall reduce indoor water usage by an average of 20% from the baseline identified in the 2013 California Green Building Standards Code (CALGreen). All newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling must be WaterSense labeled.

8.3.4 CONSTRUCTION ACTIVITY POLLUTION PREVENTION

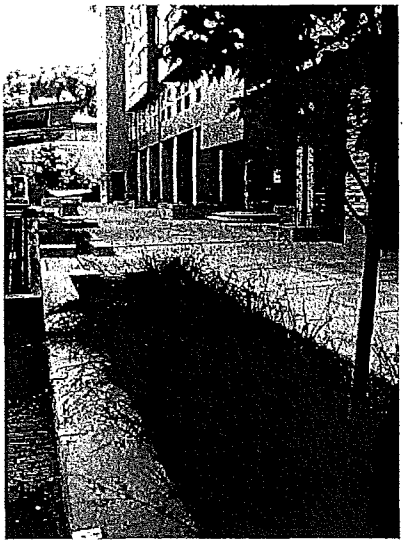
A construction activity pollution prevention plan (SWPP) for the development is required by the state of California. In order to comply with LEED requirements the SWPP shall incorporate best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. These BMPs shall be selected from EPA's BMPs for construction and post-construction site runoff control.



Construction pollution prevention

8.4 STORMWATER MANAGEMENT

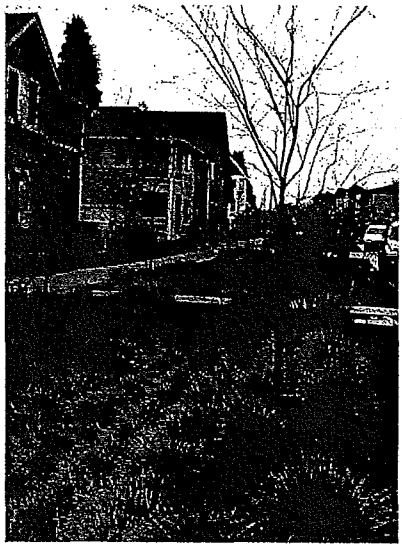
The coordination, siting and management of storm drainage elements in the right of way and on private sites will be approved through a separate Master Infrastructure Plan as required by the City.



Rain Garden



Porous Paving



Biofiltration Swale

Appendix - Reference Links

HOPE SF	http://www.hope-sf.org/index.php
San Francisco Planning Code	http://library.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$sync=1
San Francisco Better Streets Plan	http://www.sf-planning.org/ftp/BetterStreets/proposals.htm#Final_Plan
San Francisco Green Building Code	http://library.amlegal.com/nxt/gateway.dll/California/sfbuildingreenbuildingcode2013edition/chapter1general0?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca
San Francisco Public Utilities Commission	http://www.sfwater.org
San Francisco Stormwater Design Guidelines	http://www.sfwater.org/index.aspx?page=446
Bay Friendly Landscape Guidelines	http://rescapeca.org/resources/for-community-leaders-landscape-professionals/landscape-standards/
LEED for Neighborhood Development	http://www.usgbc.org/guide/nd
Green Point Rated	https://www.builditgreen.org/greenpoint-rated
The San Francisco Indicator Project	http://www.sfhealthequity.org/elements/land-use/20-elements/land-use/67-sci
Enterprise Green Communities	http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities

Background Documents

1. Selected existing unit plans for Sunnydale buildings, by Full Circle Architecture, 2008. Available electronically.
2. Topographic survey by Martin Ron & Associates dated October 23, 2008 and updated September 2010
3. Harnessing Change to Create Sustainable Growth, the Visitacion/ Guadalupe Valley Watershed: A Regional Perspective by Asian Neighborhood Design (AND) and VVCDC, October 2007
4. "Replacement/Repair of Assessed Conditions by Facility & System with Comments" excerpted from SF Housing Authority study, dated March 29, 2007, 5 pages.
5. Creek and Watershed Map of San Francisco, 2007, by the Oakland Museum of California
6. San Francisco's Visitacion Valley, 2005 by Visitacion Valley History Project
7. Detailed Topographic and Utility Survey by Martin Ron, rev 12-8-92.
8. "Geotechnical Investigation, Sunnydale Housing Development" by Treadwell & Rollo, Inc. dated December 23, 1992
9. "Master Plan for Comprehensive Modernization, Sunnydale Housing Development" by Marquis Associates, Fleming Corporation and People Environment Connections, dated August 1991.
10. Sunnydale Housing Rehabilitation, 1991 by Fleming Corporation. Package includes Housing Distribution Survey, Fire Alarm System Diagram, Existing Site Problems-Service Lines, Existing Water Distribution, Existing Off-Site Drainage, Proposed Drainage Solution, Telephone Distribution, Existing Street Lighting Photometrics, Proposed Street Lighting Photometrics, Electrical Distribution, Existing Cable Distribution
11. Administration Building, Sunnydale Housing Project by the SF Housing Authority, April 1, 1941. Sheets A-1-A through A-6-A, 7 sheets.
12. Sunnydale Housing Project, by Albert F. Roller- Roland I. Stringham, Nov. 22,1939 Sheets A-14,A-17 Plans, Elevations and Sections for Building Types 'C, D, E & F'. HA is looking for Building Types A and B.
13. Thomas Church Landscape Design Integrity Analysis by Carey & Co. Inc ,October 12, 2010
14. Historic Resource Evaluation Report, March 31, 2009 by Circa
15. Geotechnical Report Sunnydale-Velasco Development July 24, 2009 and April 2016 by Engeo Incorporated
16. Sunnydale Tree Inventory and Assessment Plan, 2010, Bartlett Tree Experts

HOPE SF

POTRERO & SUNNYDALE

Master Plan Projects

Board of Supervisors Land Use and Transportation Committee

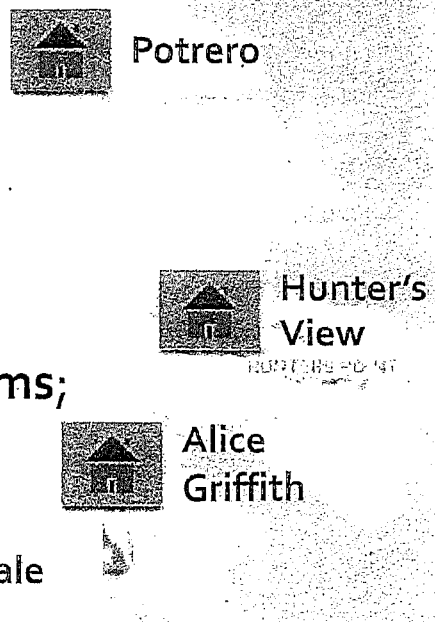
January 9, 2017

2203

HOPE SF Initiative

What is the HOPE SF Initative?

- The collective impact initiative known as HOPE SF is the nation's first large-scale public housing transformation and reparations effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of residents. We value:
  - **Resident voice and peer leadership**;
  - Healing communities through **trauma-informed systems**;
  - **Public system transformation**;
  - **Racial equity**; and
  - Results through **data and innovation**.



HOPE SF Initiative

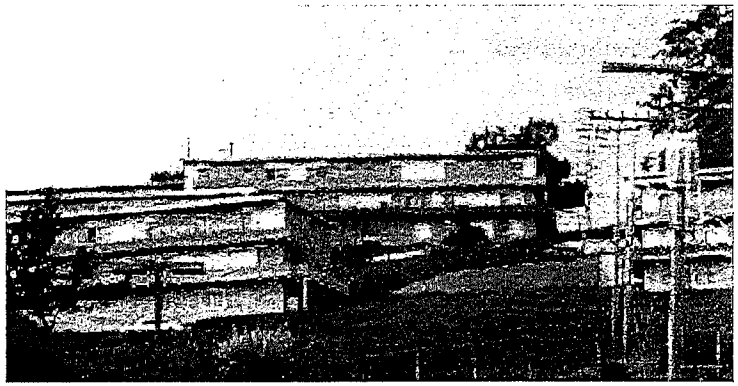
Community Snapshot by Site

nearly 5,000 HOPE SF residents across four communities

Aspect	Hunters View	Alice Griffith	Potrero	Sunnydale
Residents (on-lease)	123 households 319 people Avg. Size 2.6	226 households 690 people Avg. Size 3.0	619 households 1,370 people Avg. Size 2.3-3.0	775 households 1,718 people Avg. Size 2.5
Ethnic Breakdown	47% African-American 17% Asian 16% Pacific Islander 10% Latino 9% White	65% African-American 14% Latino 13% Pacific Islander 7% Asian 1% White	58% African-American 21% Latino 6% Asian 5% Pacific Islander 3% White	39% African-American 20% White 17% Latino 16% Asian 7% Pacific Islander
Anchor Partners	John Stewart Co.; Bayview YMCA	McCormack Baron Salazar; Urban Strategies	Bridge Housing / Urban Services YMCA	Mercy Housing/ Related California/TURF/ VVSF/ Bayview YMCA
Core Activities	<u>Service Connection</u> • Needs Assessment • Family Plans • Referrals and follow up • Concentrated work in employment, housing, health, education, public safety • Community Events • Resident Leadership	<u>Service Connection</u> • Needs Assessment • Family Plans • Referrals and follow up • Concentrated work in employment, housing, health, education, public safety • Community Events • Resident Leadership	<u>Community Building</u> • Gardening Programs • Healthy Living • Healthy Generations • Outreach for key services/programs <u>Early Services Connection</u> • Needs Assessments • Family plans • Concentrated work in employment, health, education, public safety	<u>Community Building</u> • Intentional outreach for Collaborative Services • Wellness Activities • Support groups <u>Early Services Connection</u> • Needs Assessments • Family plans • Concentrated work in employment, health, education, public safety

HOPE SF Initiative











HOPE SF Principles



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

2207

HOPE SF Master Plan Approvals

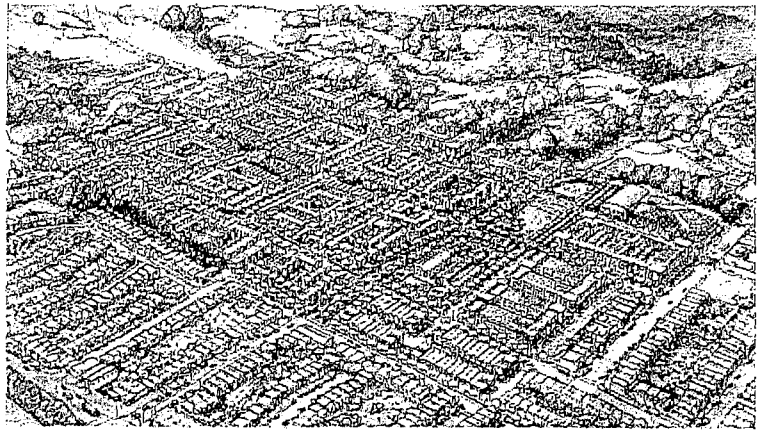
1. **Planning Code, Special Use District Ordinance**
2. **Zoning Map Code Amendment Ordinance**
3. **General Plan Amendment Ordinance**
4. Development Agreement Ordinance
5. Housing Authority Contract Resolution

Actions taken by the Planning Commission:

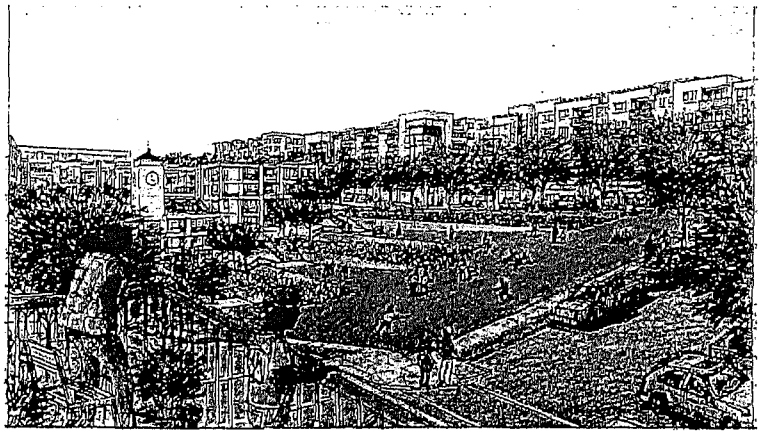
a. Certification of Final EIRs

b. Adoption of Planning Code Section 295 Findings

c. Adoption of CEQA Findings and Master General Plan 101.1 Findings



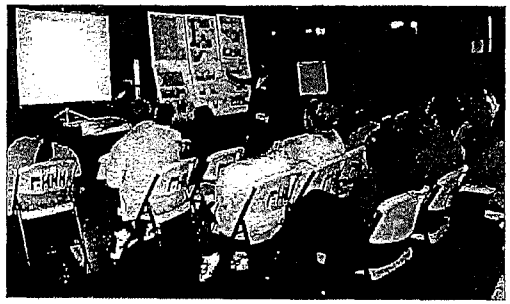
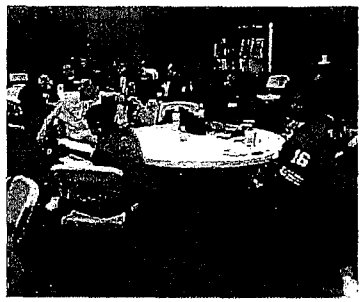
Sunnydale Master Plan

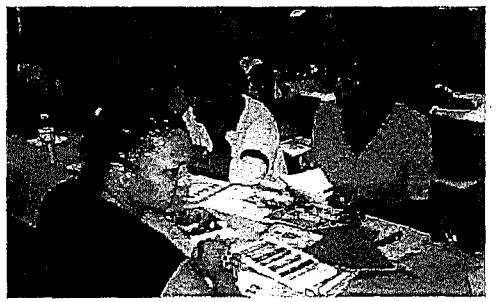


Potrero Central Park

HOPE SF Funding Plan

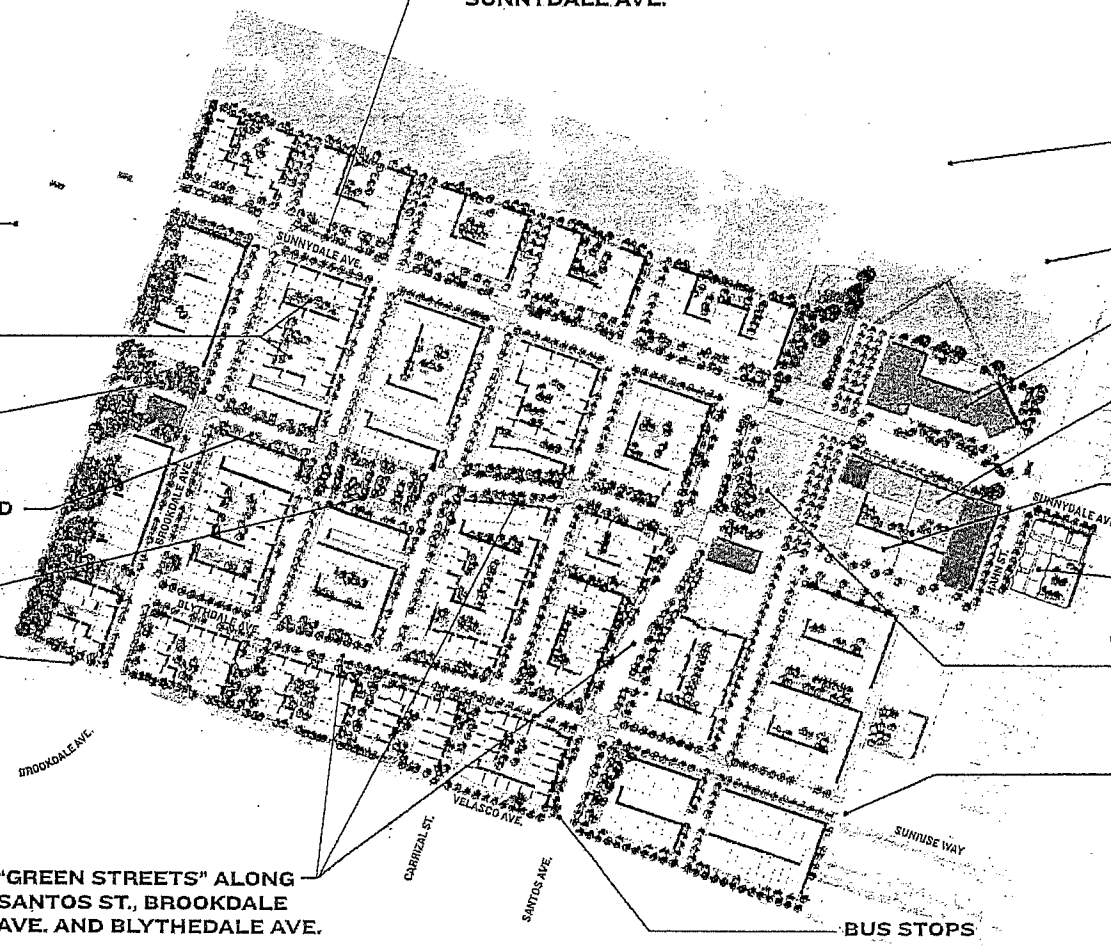
- The funding plan relies on multiple sources of funds, but primarily on the Housing Trust Fund and cross-subsidy from market rate parcel sales.
- The funding plan is phased over a long period and allows for continued affordable housing development at other sites around the City.
- Approval of City funding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



HOPE SF Sunnydale

Master Plan



"GREEN STREET" ALONG SUNNYDALE AVE.

HERZ PLAYGROUND "ACTIVE PARK"

CHILD DEVELOPMENT CENTER AND POTENTIAL COMMUNITY SERVICES

COFFMAN POOL (EXISTING)

INTERNAL RESIDENTIAL COURTYARDS

NEIGHBORHOOD COMMUNITY REC. / SERVICES CENTER (NEW)

OVERLOOK OPEN SPACE

SENIOR HOUSING WITH GROUND FLOOR RETAIL AND COMMUNITY SERVICES

"SKINNY" PEDESTRIAN FOCUSED CENTRAL STREET

FAMILY HOUSING WITH GROUND FLOOR RETAIL AND CHILD CARE

HILLSIDE POCKET OPEN SPACE

FAMILY HOUSING

PEDESTRIAN CONNECTION TO MCLAREN PARK

COMMUNITY OPEN SPACE "NEIGHBORHOOD GREEN"

VEHICULAR CONNECTION TO SUNRISE WAY

"GREEN STREETS" ALONG SANTOS ST., BROOKDALE AVE. AND BLYTHEDALE AVE.

BUS STOPS

LEGEND

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

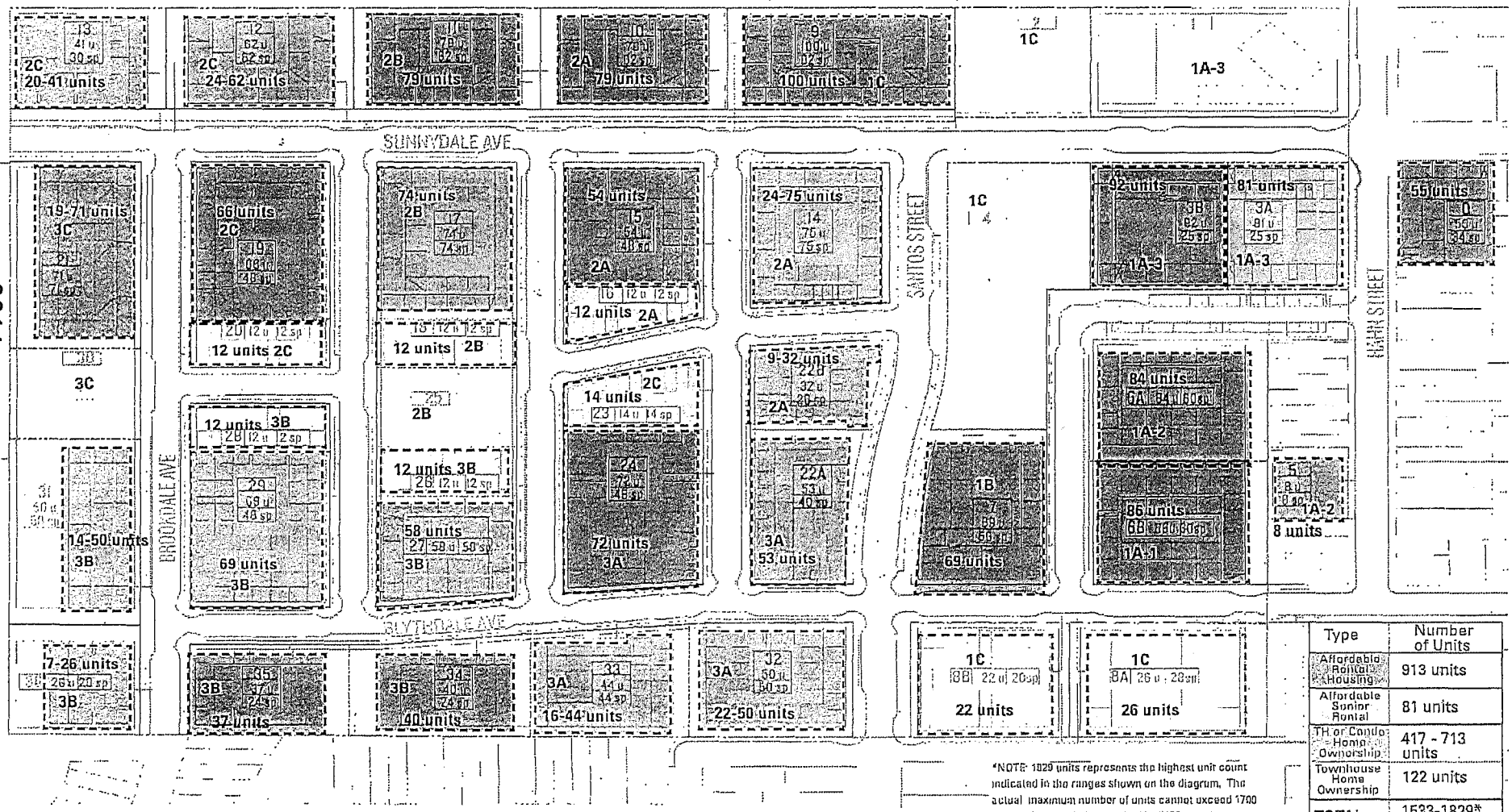
SITE STATISTICS

TOTAL SITE AREA:	48.0 acres
NEW & RECONFIGURED STREETS:	12.2 acres
DEVELOPMENT SITES:	31.2 acres
OPEN SPACE:	3.6 acres
SUNNYDALE AVE. LINEAR OPEN SPACE:	1.0 acres
COURTYARDS/ COMMON OPEN SPACE:	5.0 acres
TOTAL USABLE OPEN SPACE:	9.6 acres

HOPE SF Sunnydale

Phase 1A-1C	2017-2021
Phase 2A-2C	2021-2028
Phase 3A-3C	2026-2030

Affordable/Market Rate Building Plan



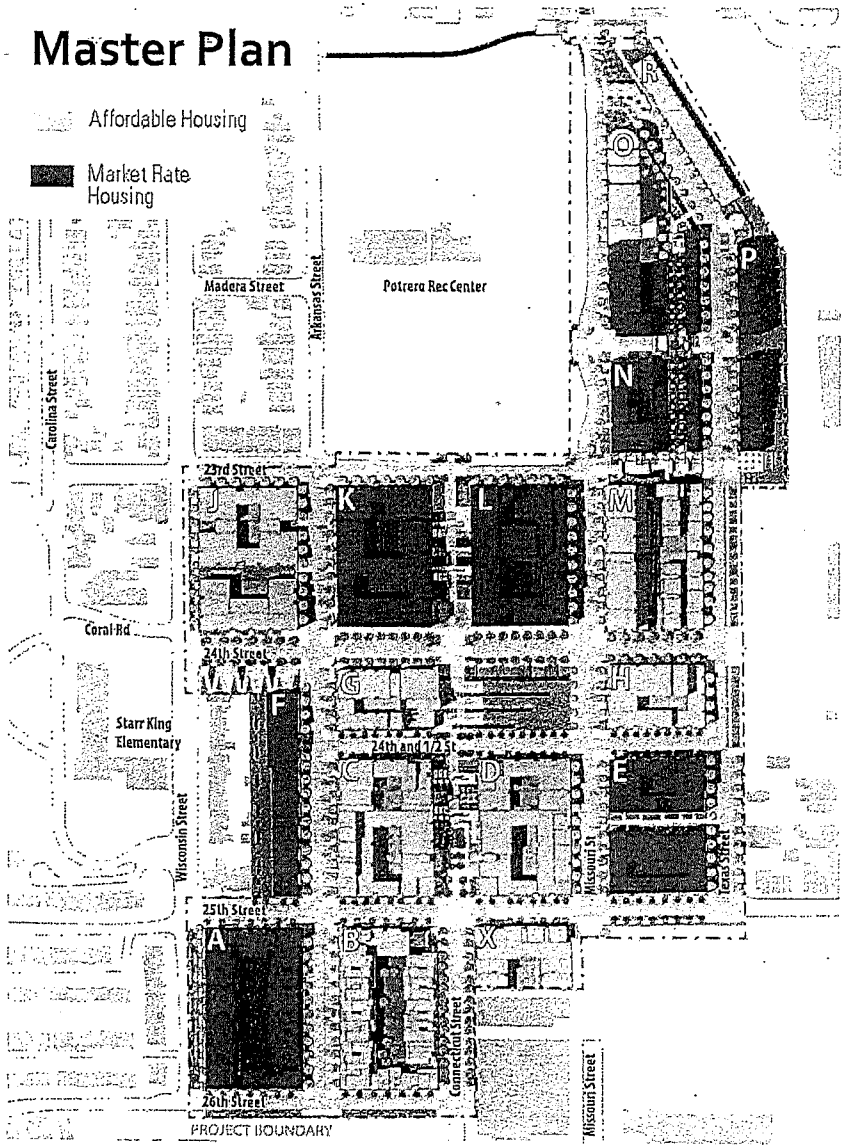
Type	Number of Units
Affordable Rental Housing	913 units
Affordable Senior Rental	81 units
TH or Condo Home Ownership	417 - 713 units
Townhouse Home Ownership	122 units
TOTAL:	1533-1829* units

*NOTE: 1829 units represents the highest unit count indicated in the ranges shown on the diagram. The actual maximum number of units cannot exceed 1700 per the Sunnydale Hope SF CEQA/NEPA study.

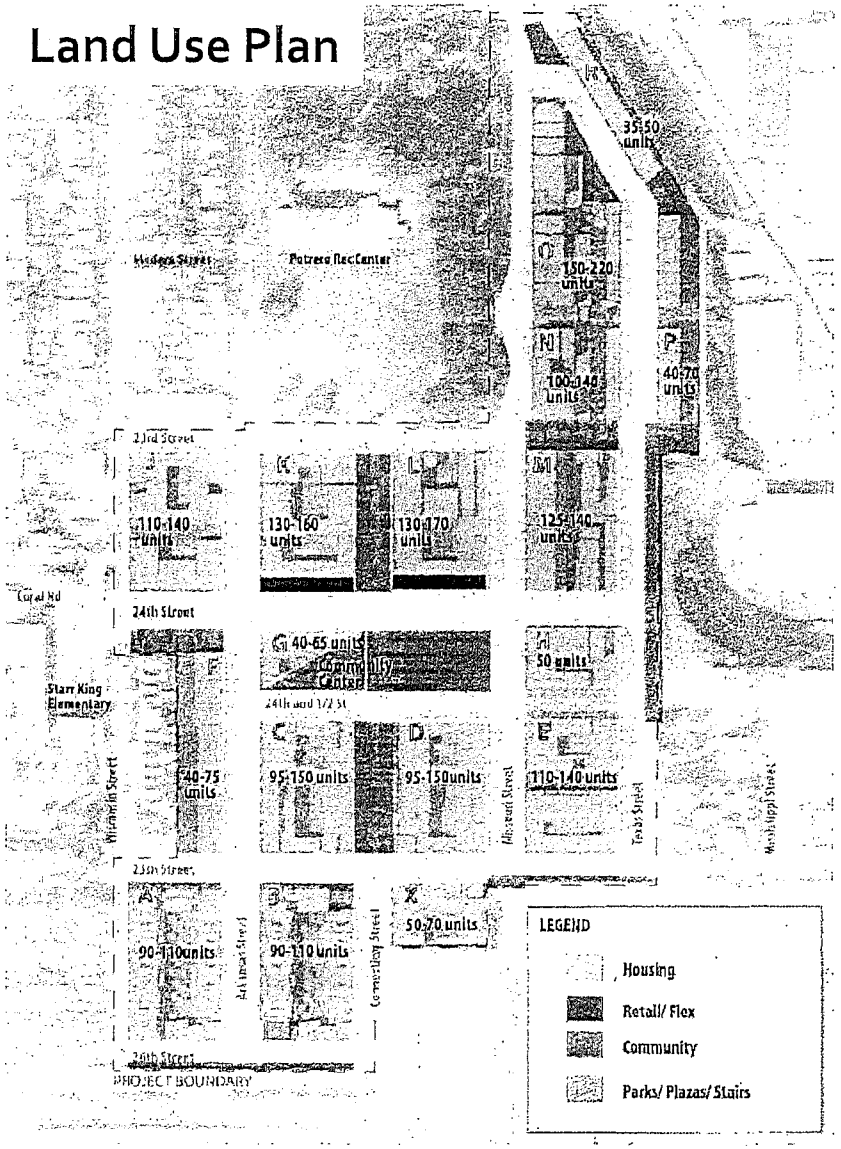
2211

HOPE SF Potrero

Master Plan

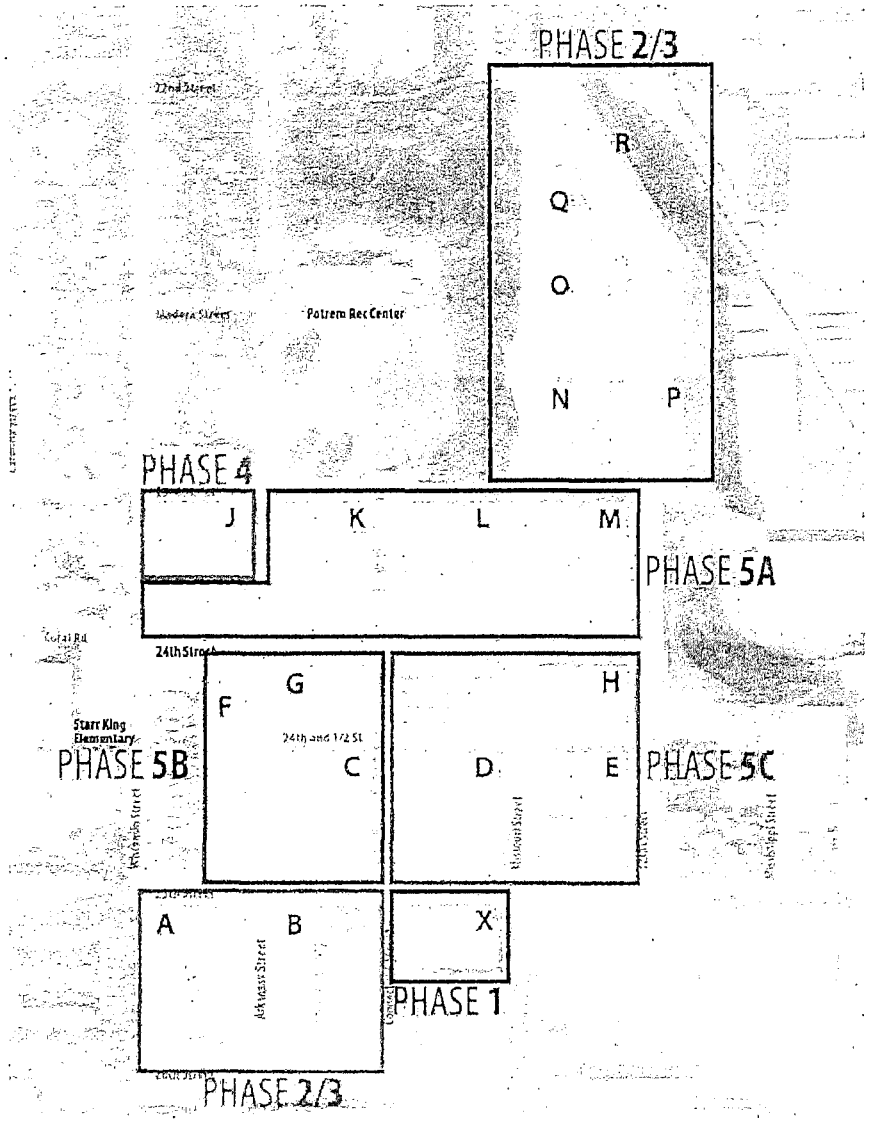


Land Use Plan



2212

HOPE SF Potrero



Phasing/Timeline

Estimated Start Dates

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

2213

HOPE SF Approvals Schedule

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

2214

HOPE SF Questions?



2215

APPENDIX

HOPE SF Sunnydale

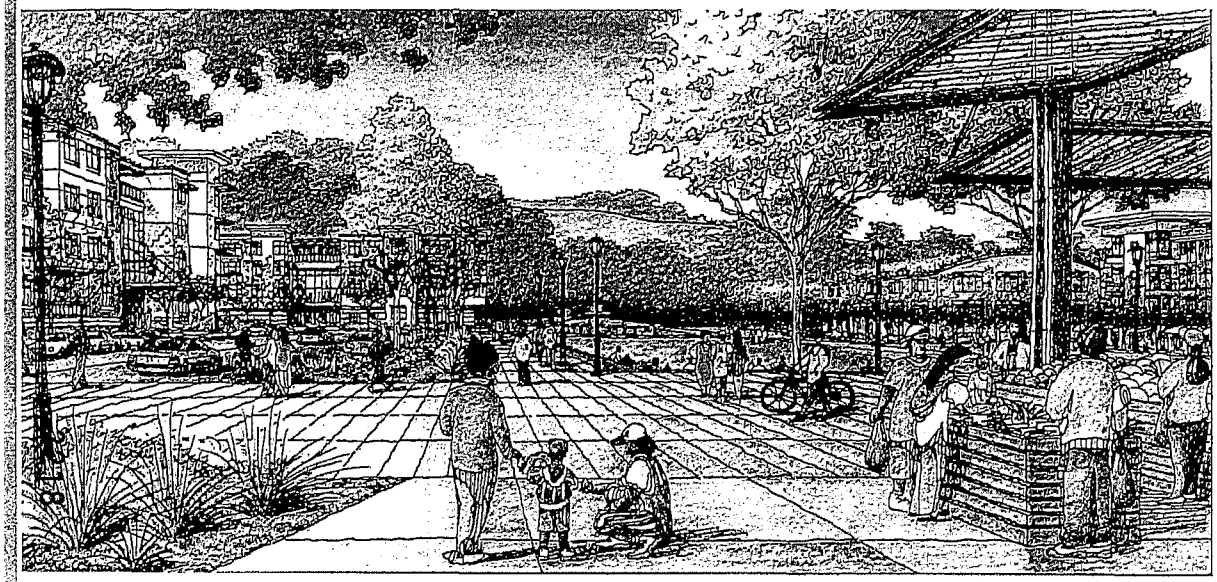
Existing

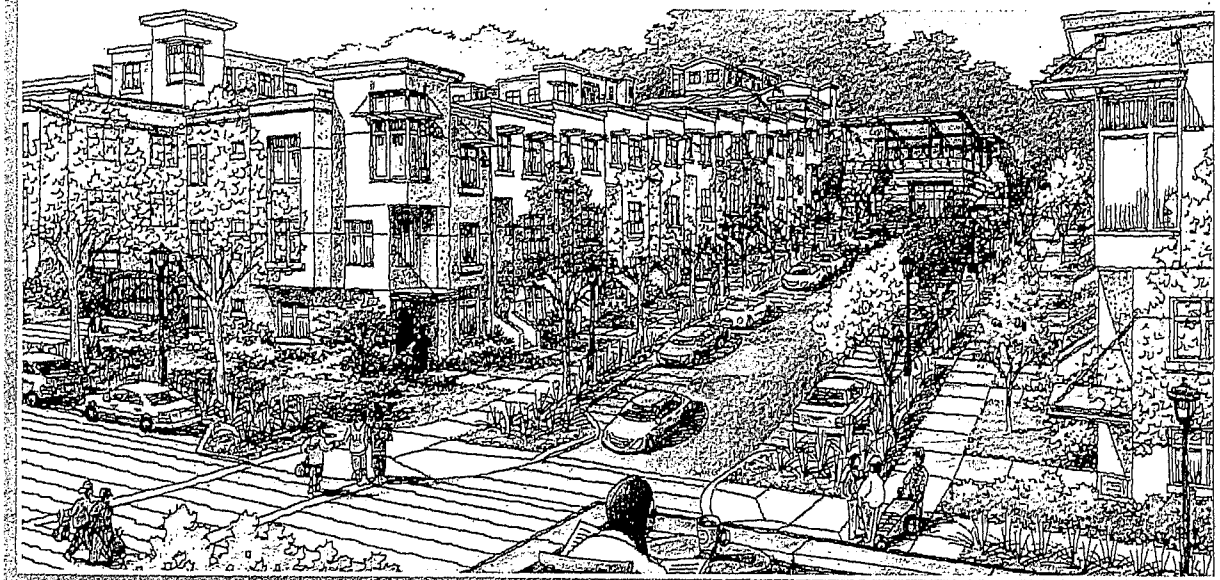


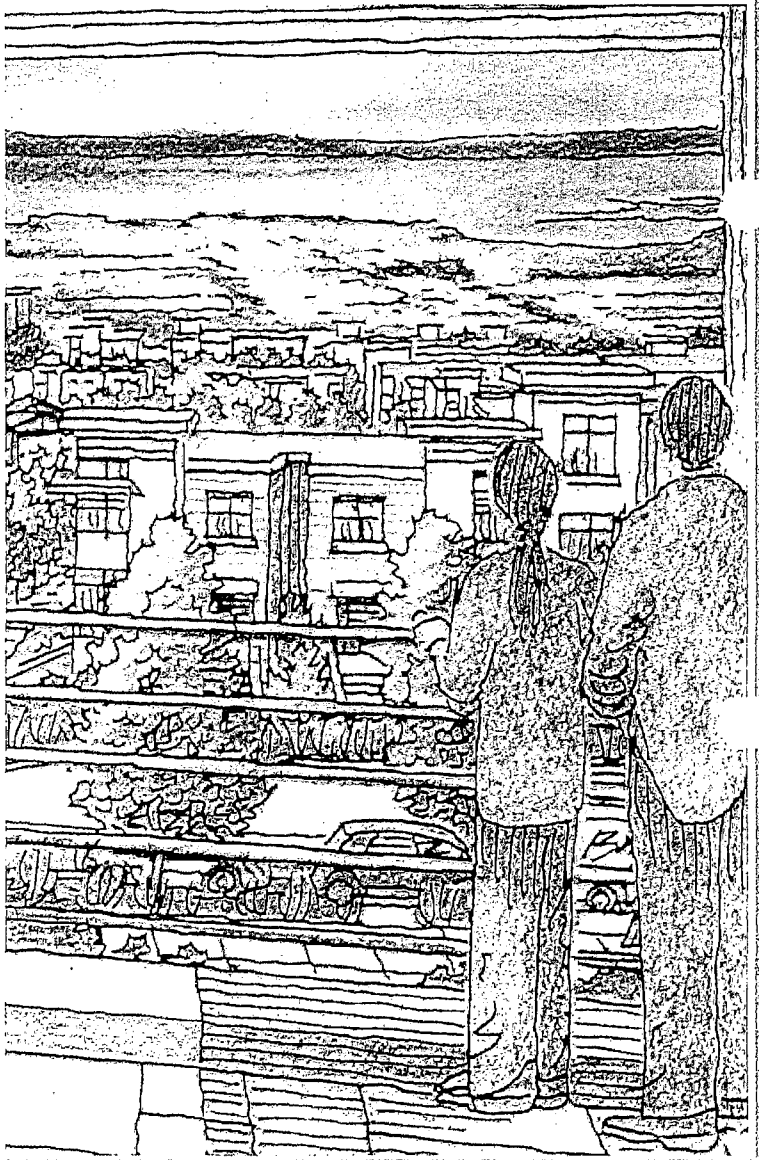
Future



HOPE SF sunnydale



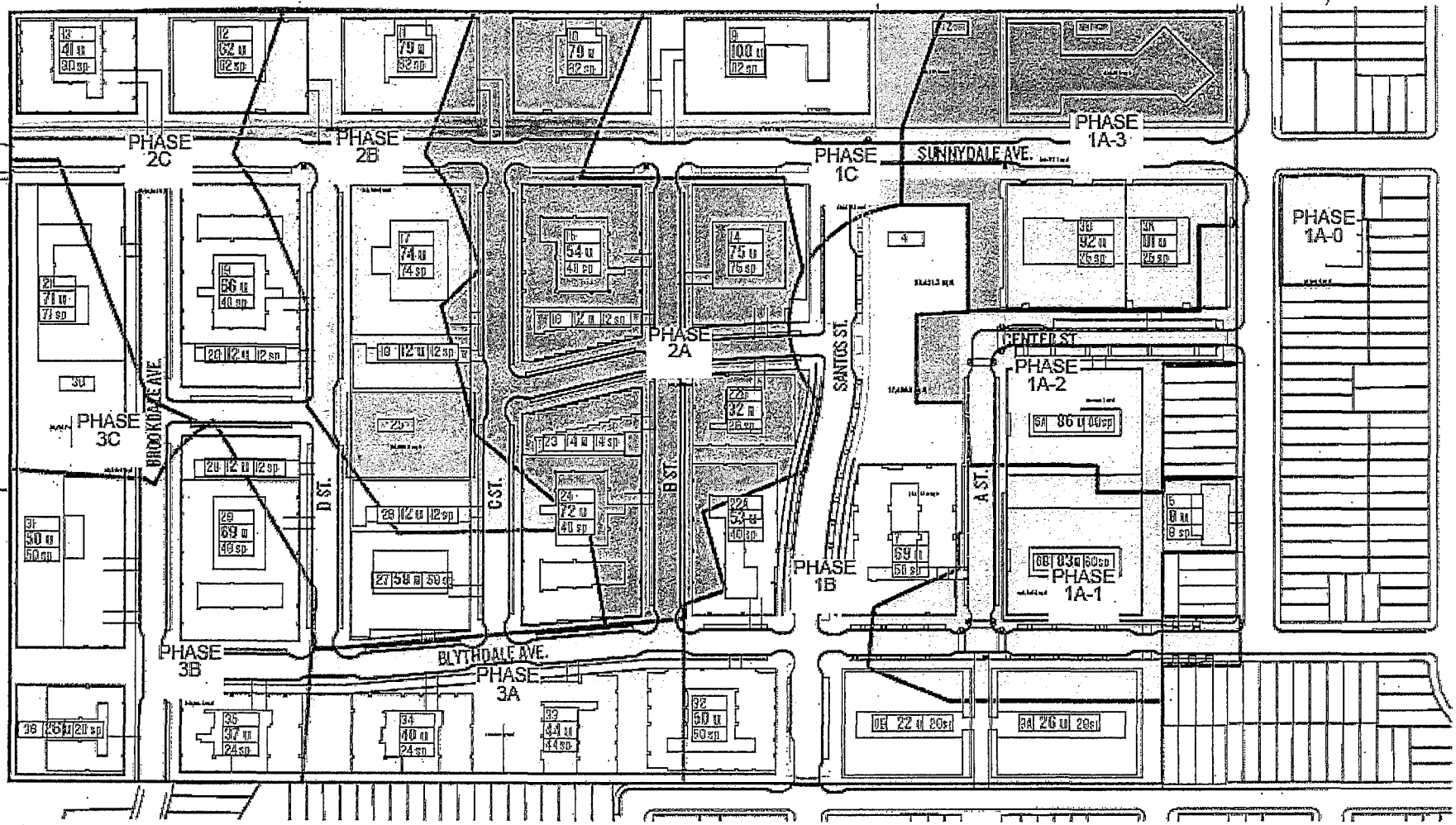




HOPE SF Sunnydale

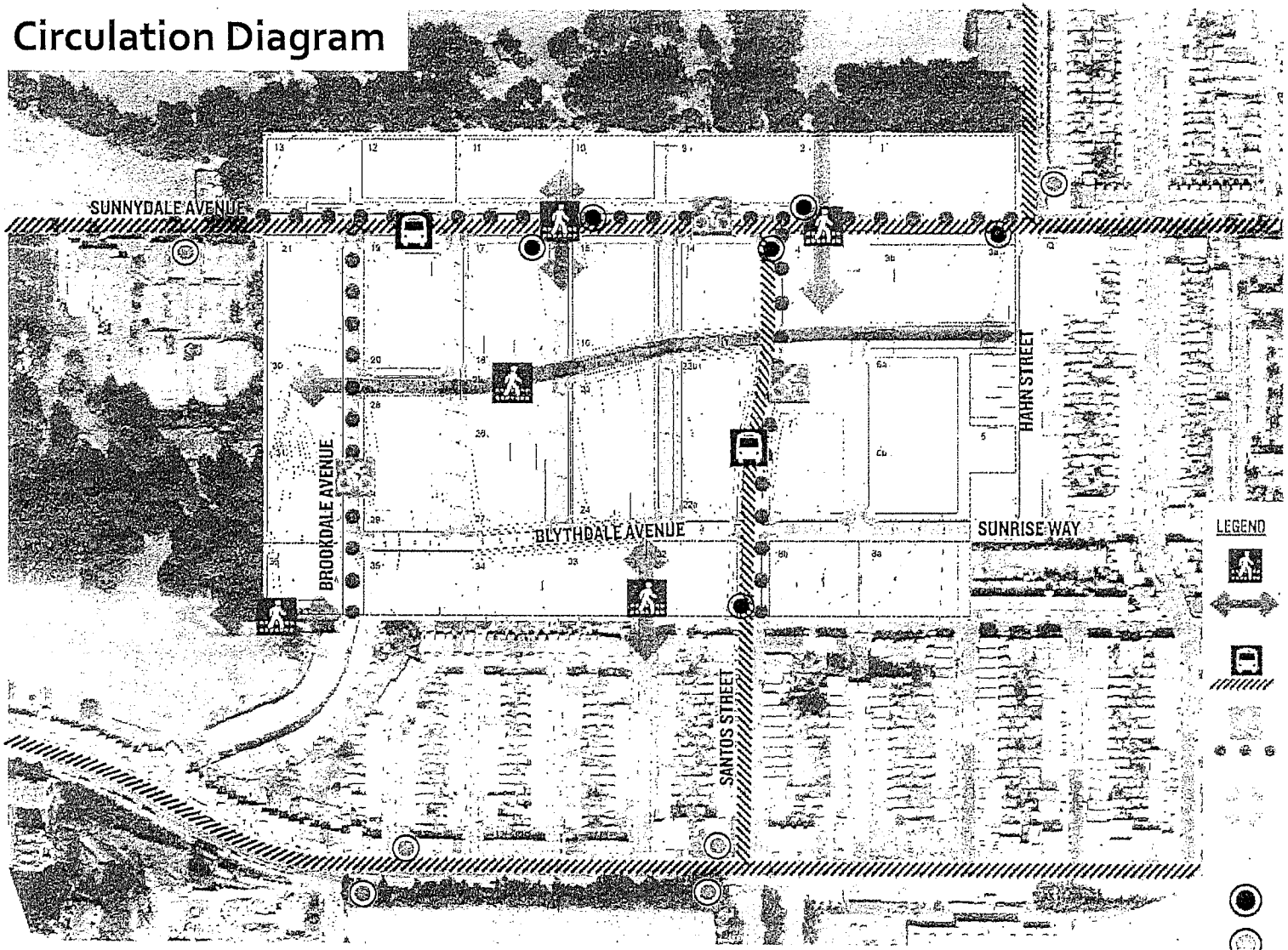
Phase 1A-1C	2017-2021
Phase 2A-2C	2021-2028
Phase 3A-3C	2026-2030

Phasing Plan



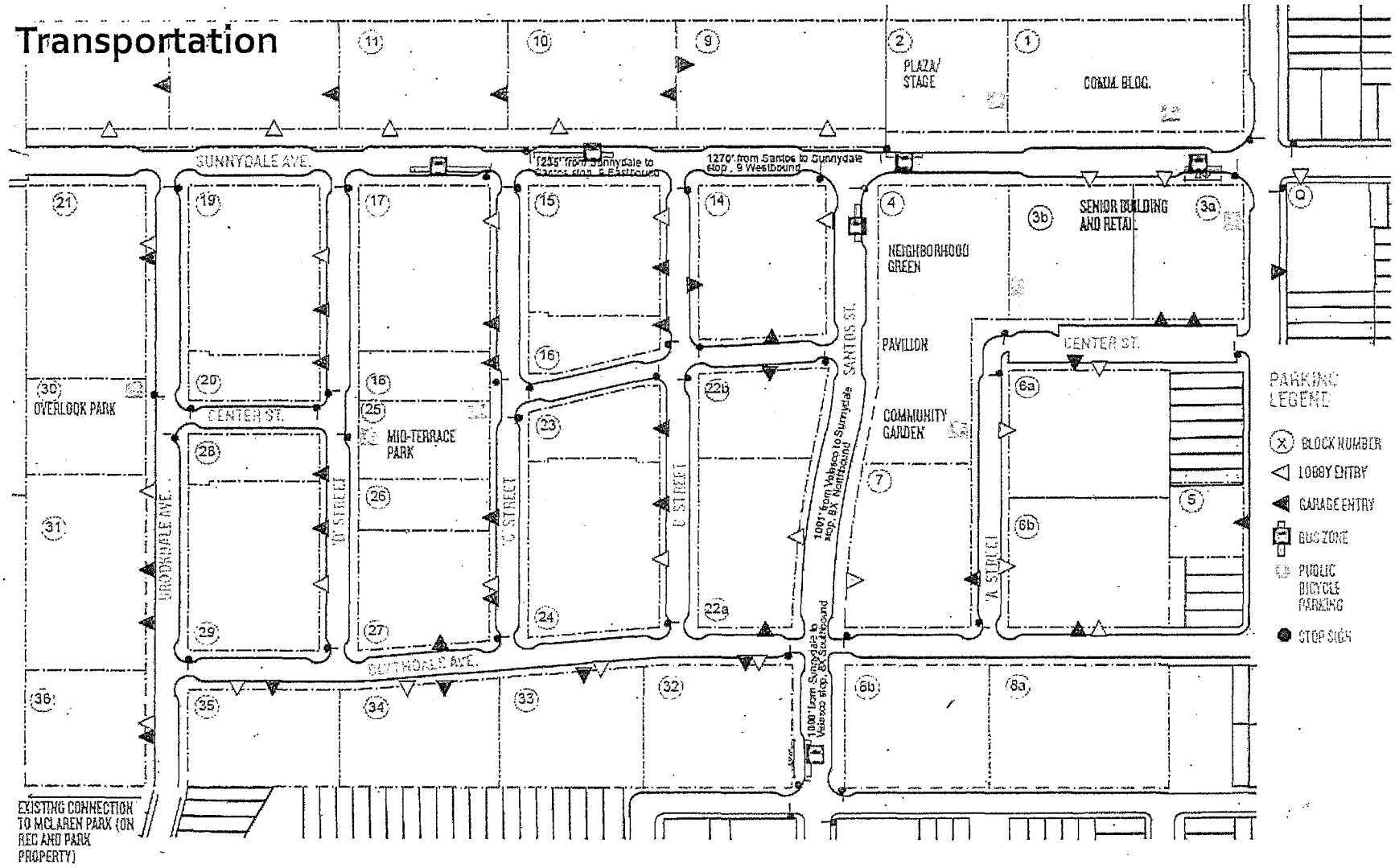
HOPE SF Sunnydale

Circulation Diagram



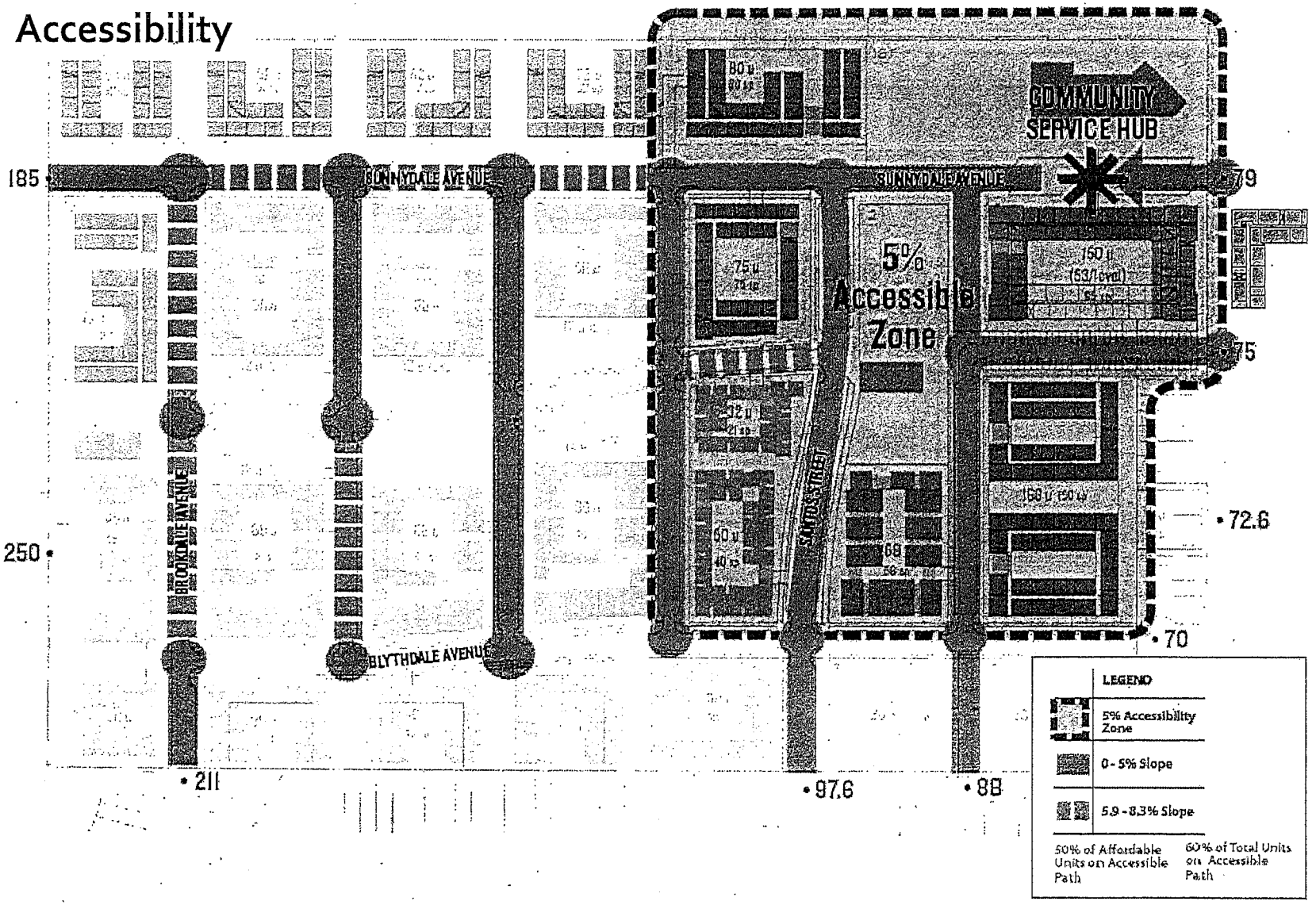
HOPE SF Sunnydale

Transportation



HOPE SF Sunnydale

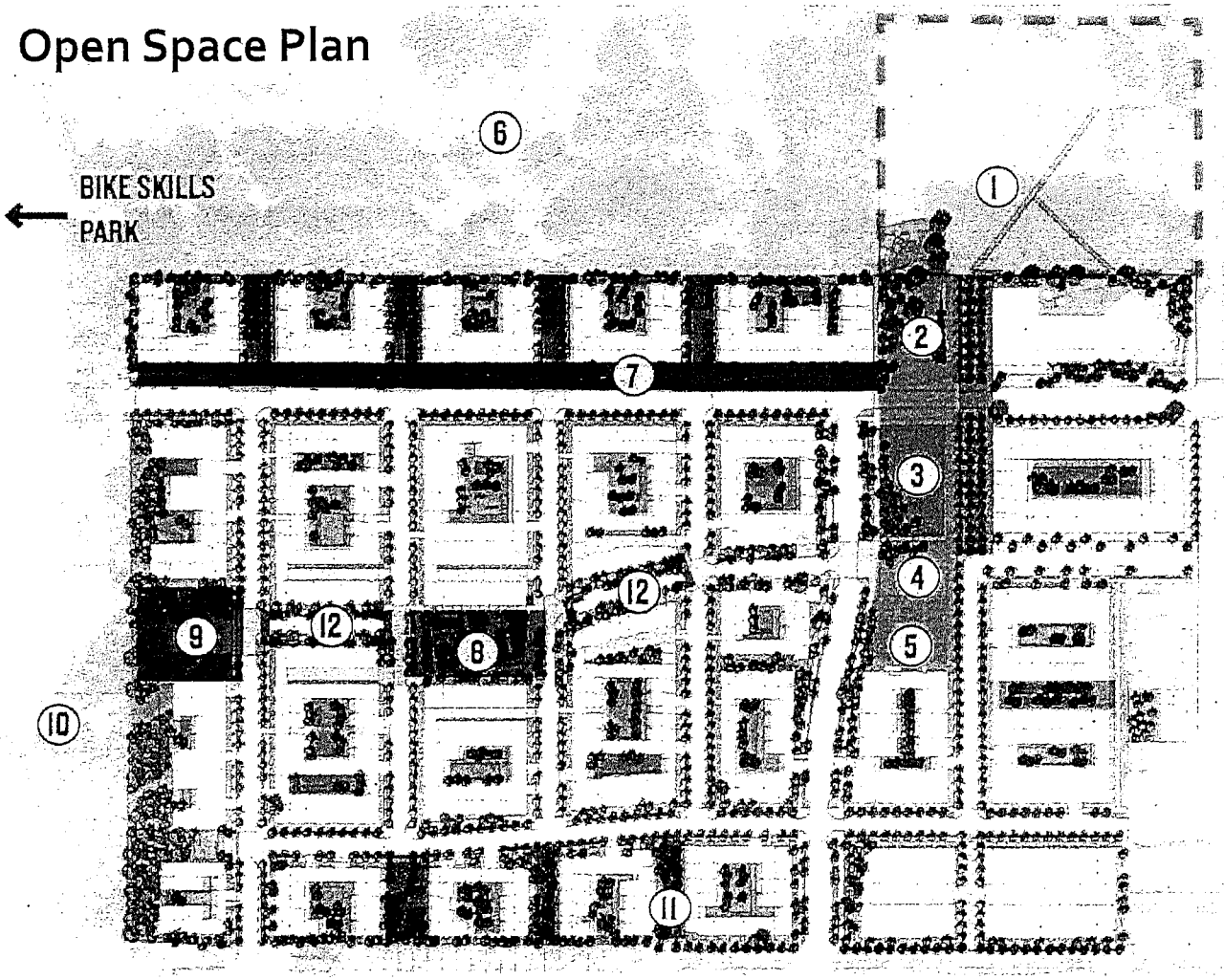
Accessibility



2222

HOPE SF Sunnydale

Open Space Plan



KEY

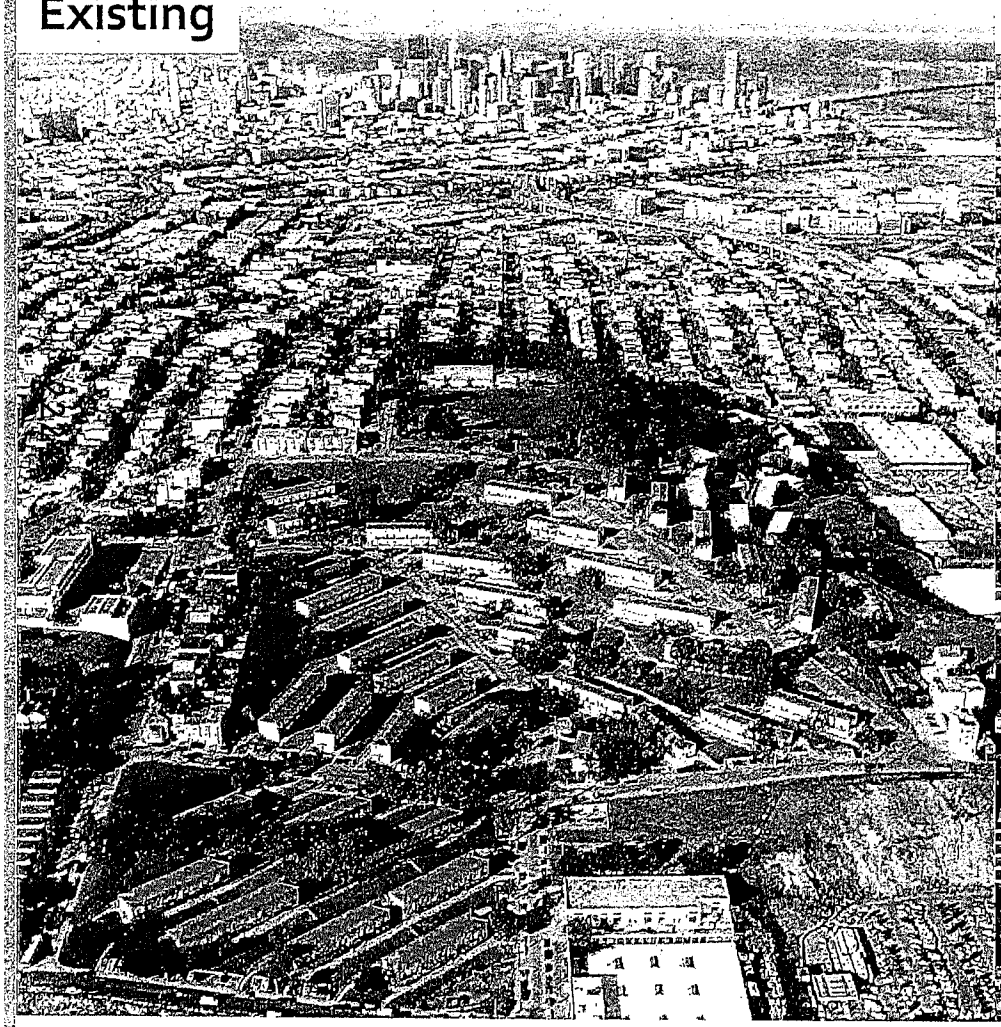
1 Herz Playground and Coffman Pool
2 Plaza and Stage
3 Neighborhood Green
4 Community Pavilion
5 Community Garden
6 Gleneagles International Golf Course
7 Sunnydale Linear Open Space
8 Mid-terrace Open Space
9 Overlook Open Space
10 McLaren Park
11 Pedestrian Access to Carrizal Street
12 Optional Terraced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

LEGEND

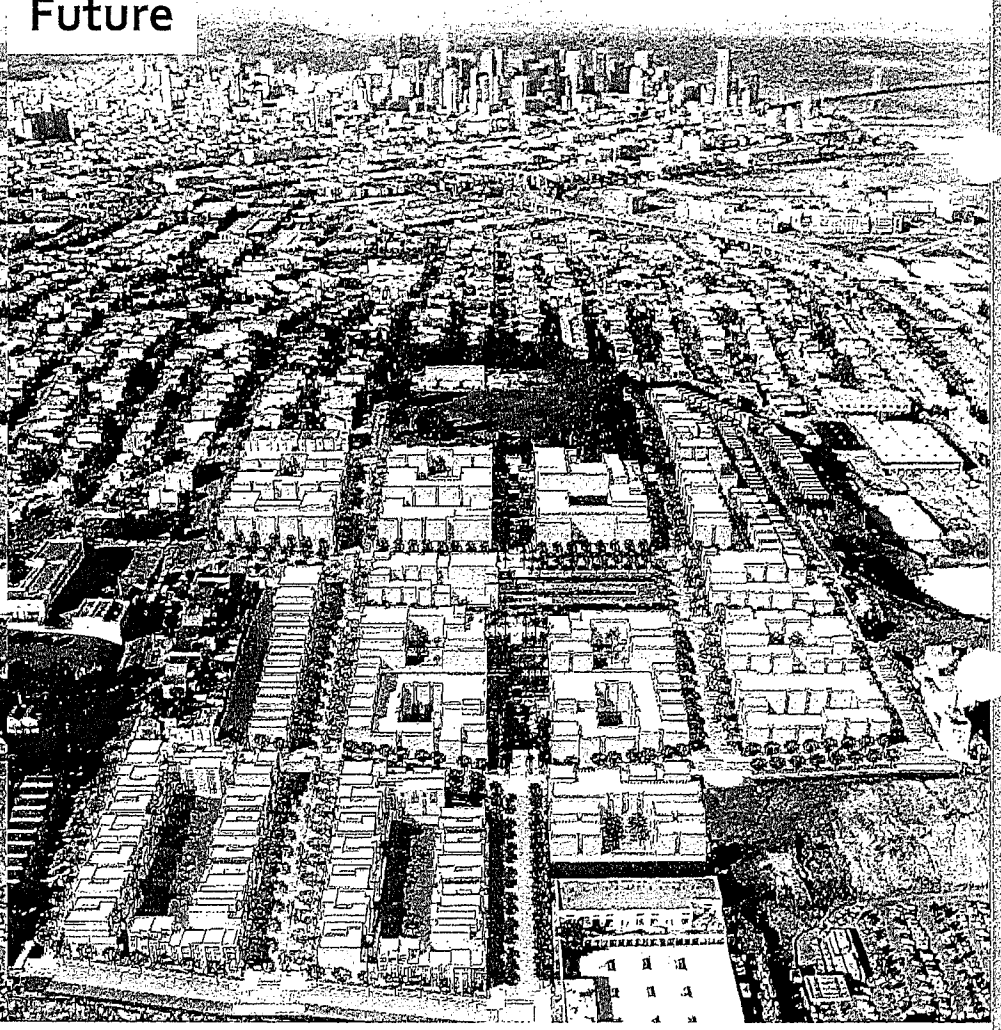
- CENTRAL NEIGHBORHOOD OPEN SPACE
- EXISTING NEIGHBORHOOD PARK
- COMMUNITY OPEN SPACE
- ORCHARD
- INTERNAL RESIDENTIAL COURTYARD
- STORMWATER DEMONSTRATION LINEAR O.S.
- POCKET PARK

HOPE SF Potrero

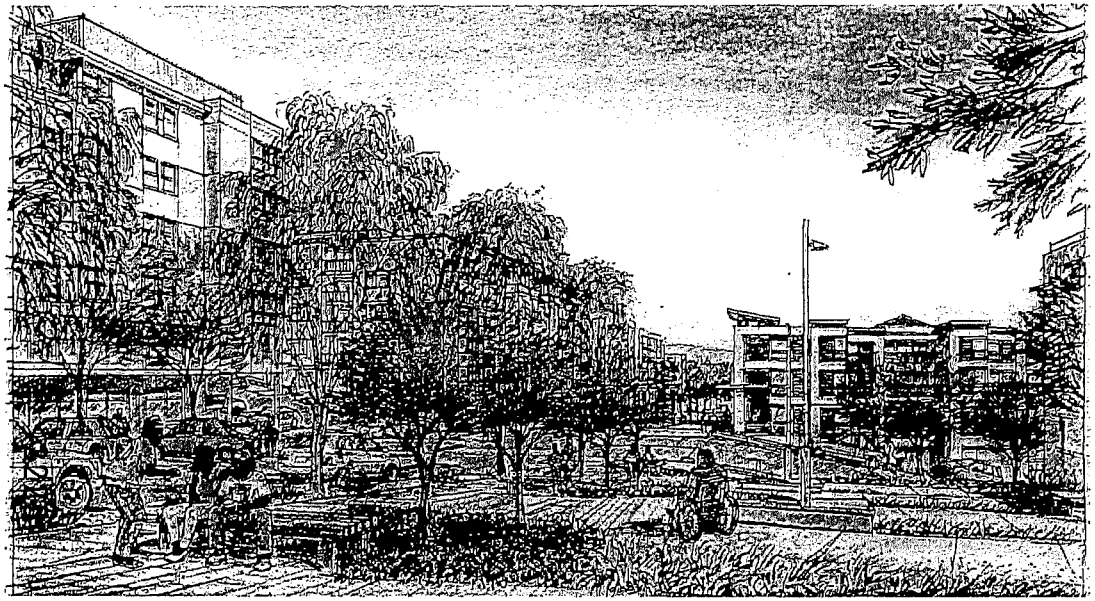
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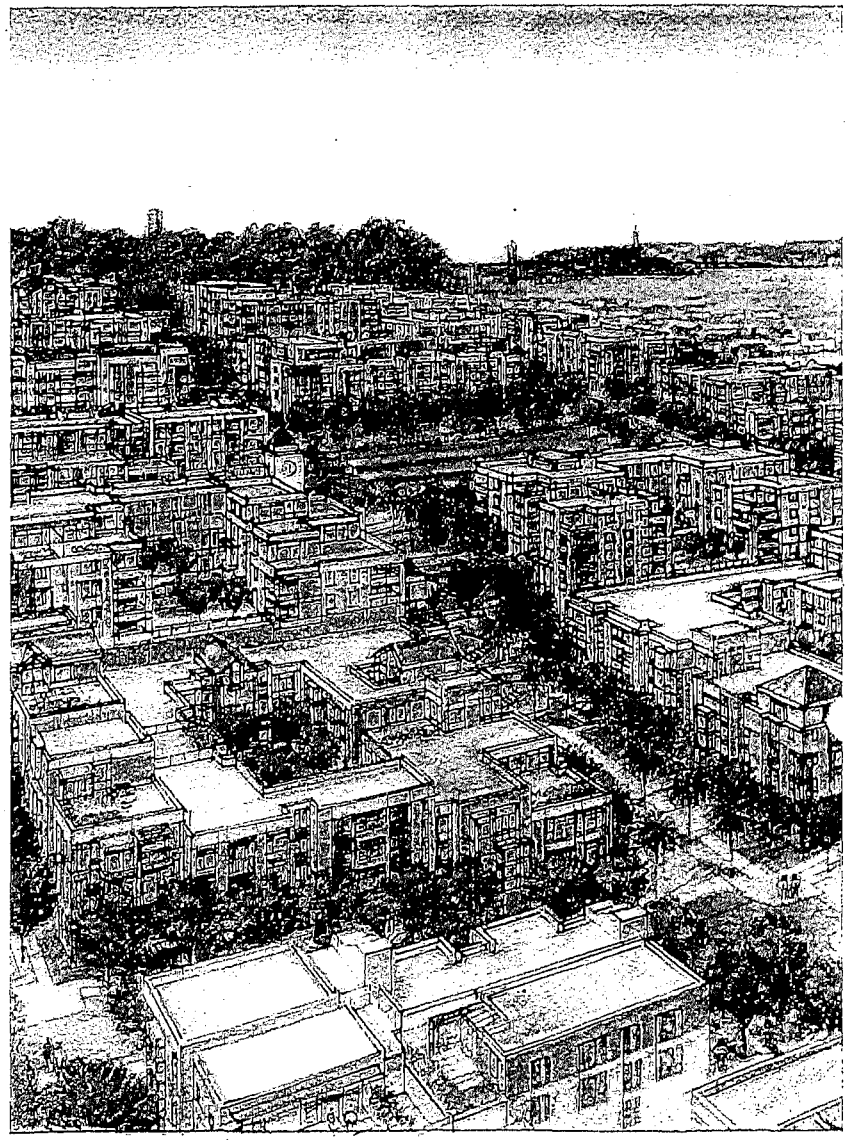
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HOPE SF Potrero

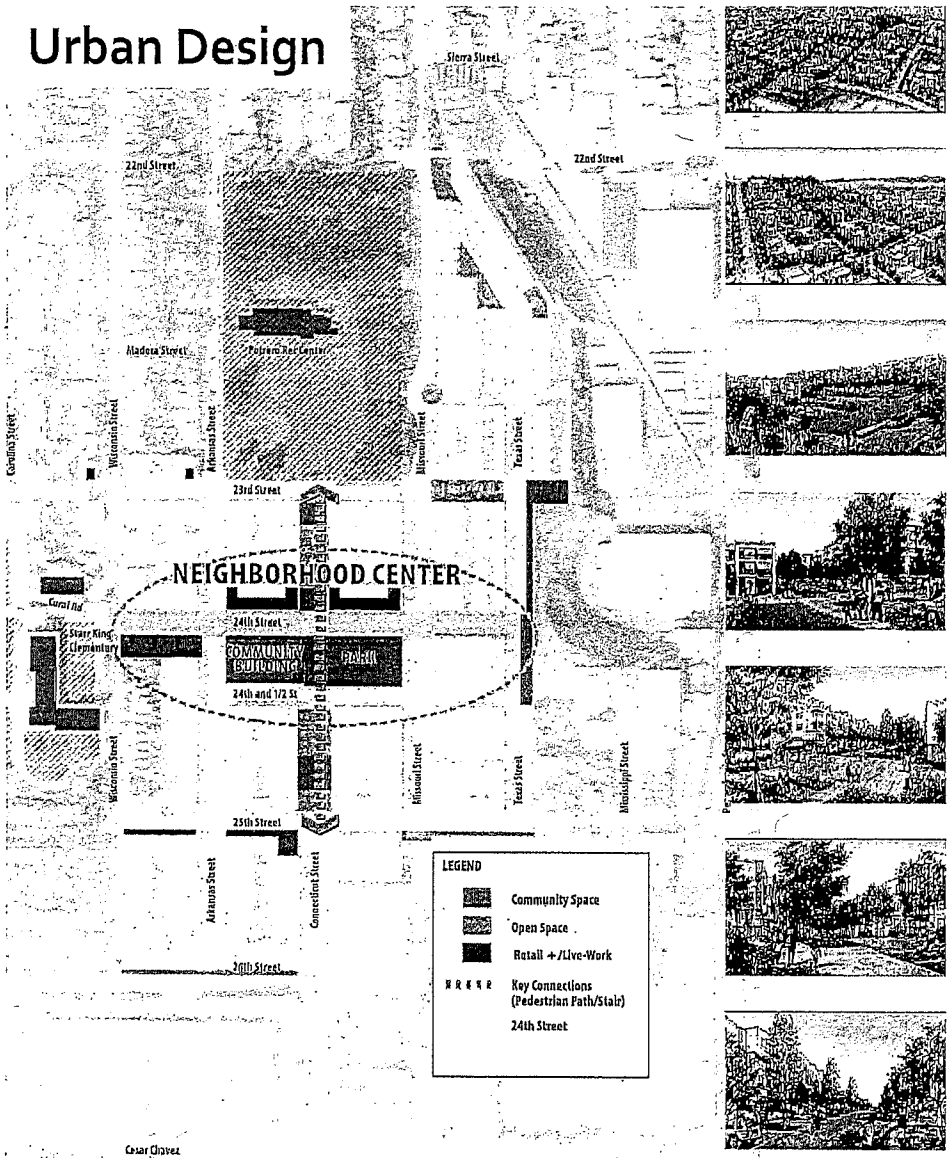




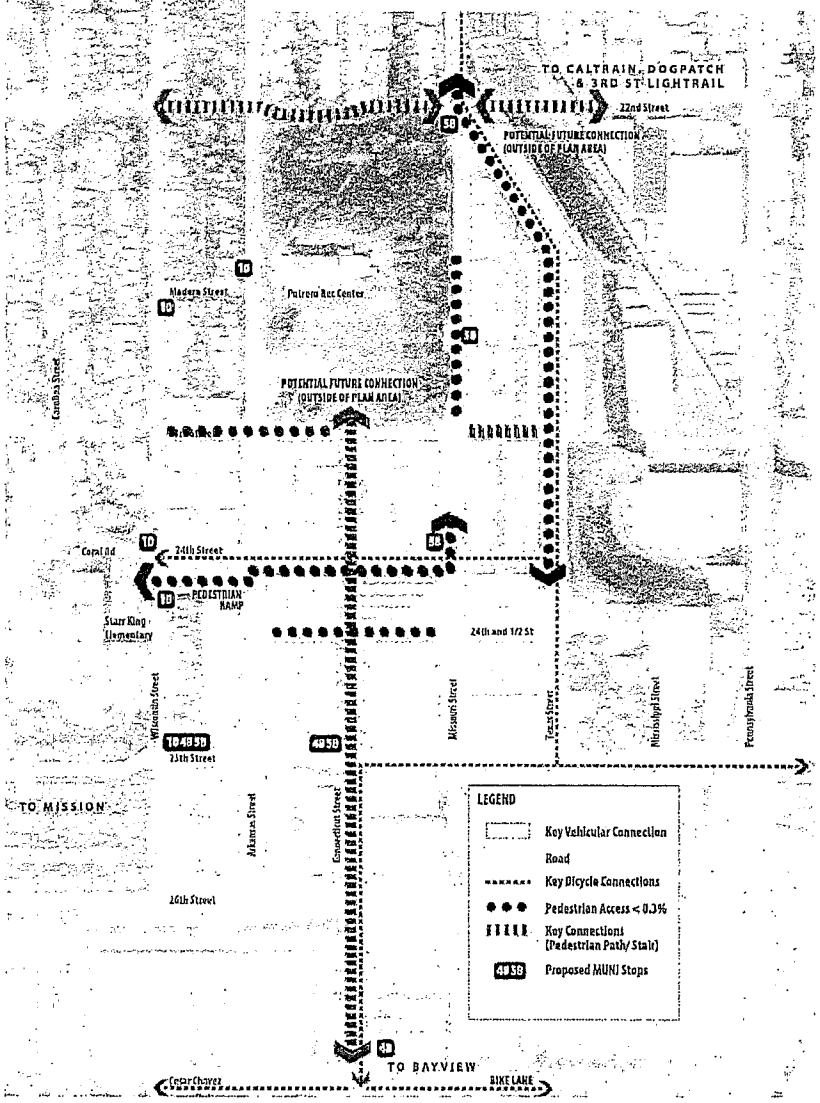


HOPE SF Potrero

Urban Design

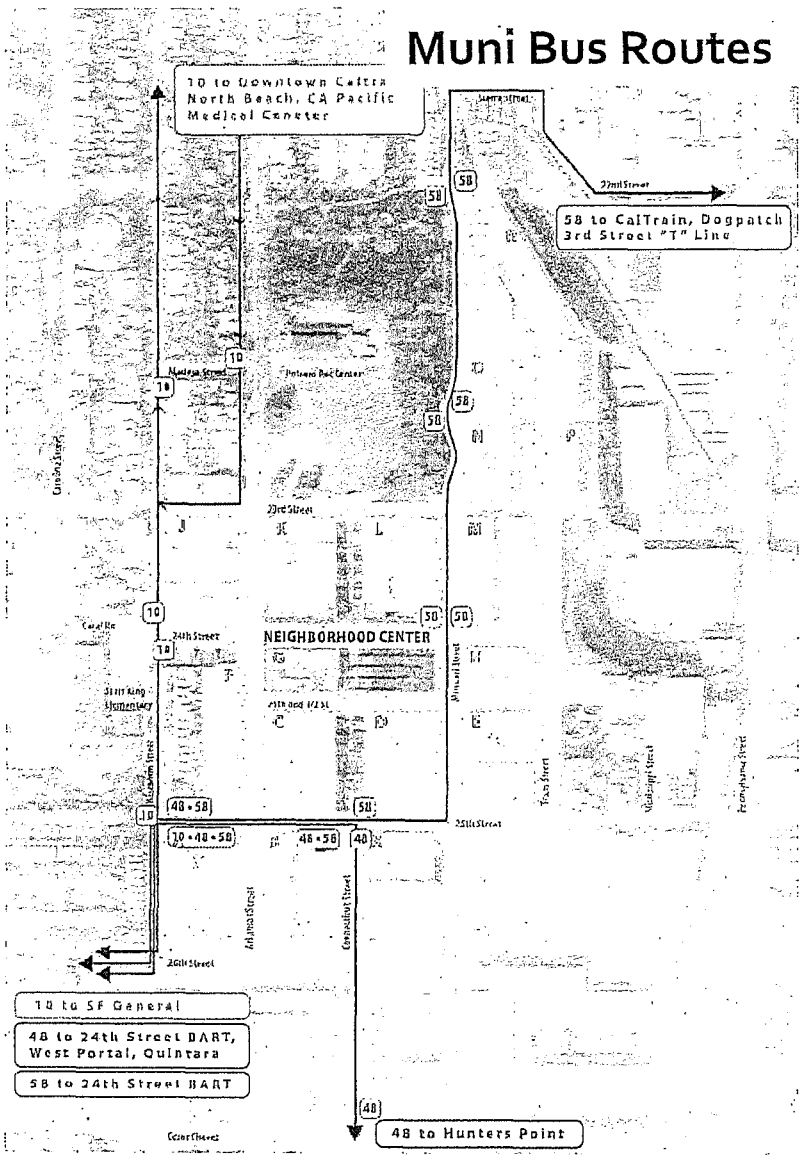


Mobility and Circulation

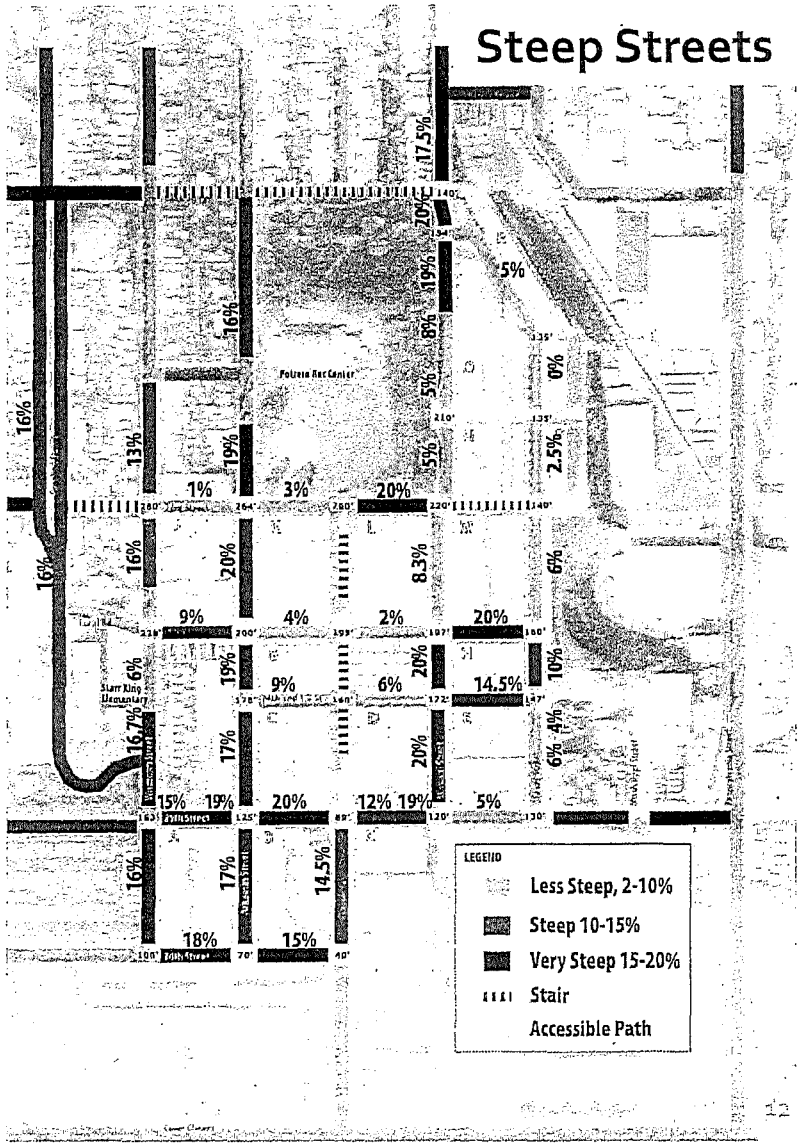


HOPE SF Potrero

Muni Bus Routes

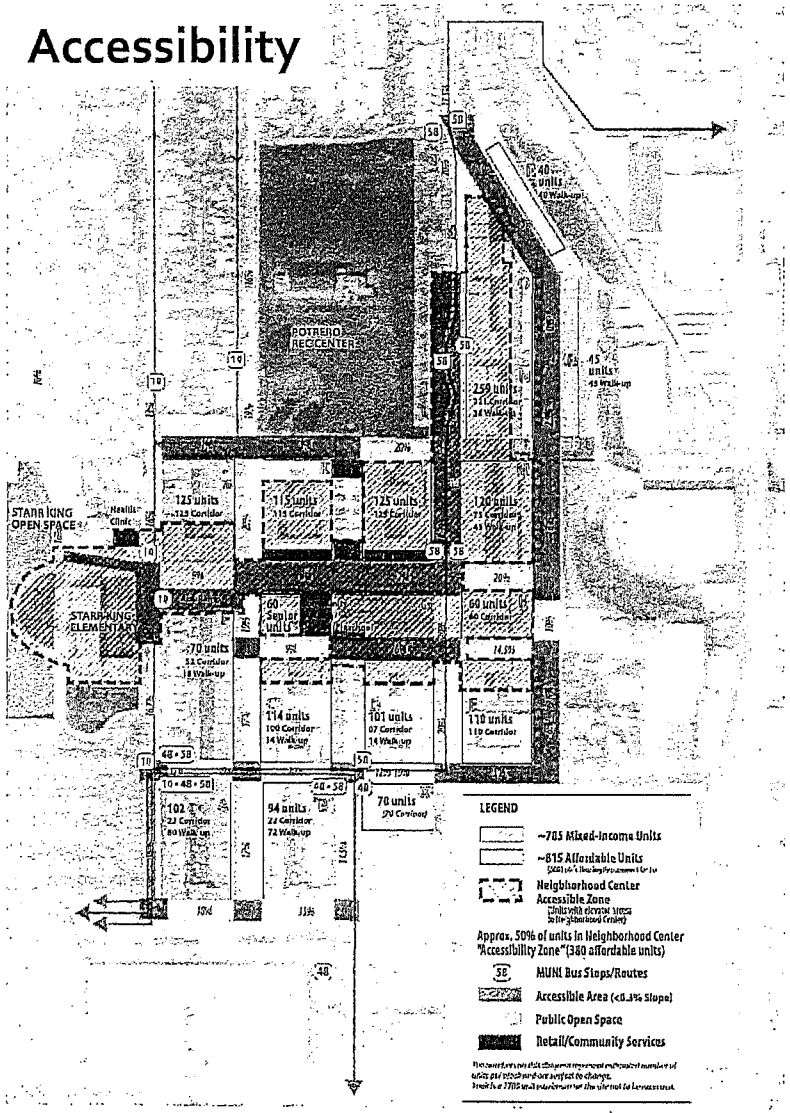


Steep Streets

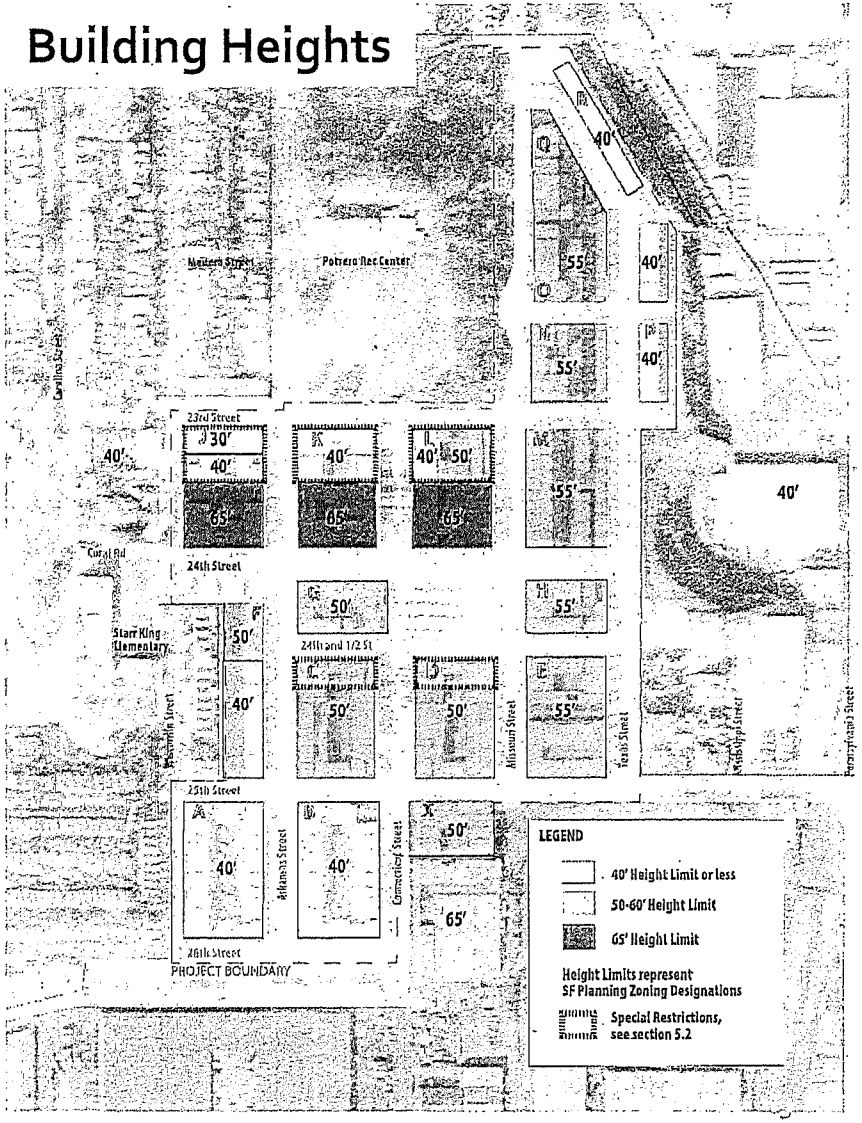


HOPE SF Potrero

Accessibility



Building Heights



BOARD of SUPERVISORS

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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE

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

Date: **Monday, January 9, 2017**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **Sunnydale HOPE SF Affordable Housing Development Project**

File No. 161162. Ordinance amending the Planning Code to create the Sunnydale HOPE SF Special Use District to facilitate development of the Sunnydale HOPE SF project by modifying specific requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161163. 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.

File No. 161309. 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.

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

Alisa Somera

for Angela Calvillo
Clerk of the Board

DATED: December 28, 2016
PUBLISHED/MALED/POSTED: December 30, 2016

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Alisa Somera
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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 2961366

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description AS - Sunnydale HOPE SF Project

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

12/30/2016

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

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

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

LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, JANUARY 9, 2017 - 1:30 PM
LEGISLATIVE CHAMBER, ROOM 250, CITY HALL
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

File No. 161163. 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.

File No. 161309. 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.

BUDGET AND FINANCE COMMITTEE
WEDNESDAY, JANUARY 11, 2017 - 10:00 AM
LEGISLATIVE CHAMBER, ROOM 250, CITY HALL
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

File No. 161164. Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and Sunnydale Development Co., LLC, for the Sunnydale HOPE SF Project at the approximately 50-acre site located in Visitacion Valley and generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east, and Velasco to the south; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with the Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

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

A00000431616 8

BOARD of SUPERVISORS

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

November 1, 2016

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

Dear Ms. Gibson:

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

File No. 161162

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

File No. 161163

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.

File No. 161164

Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and Sunnydale Development Co., LLC, for the Sunnydale

HOPE SF Project at the approximately 50-acre site located in Visitacion Valley and generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east, and Velasco to the south; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with the Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

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

Attachment

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

BOARD of SUPERVISORS

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Fax No. 554-5163
TDD/TTY No. 554-5227

November 1, 2016

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

Dear Commissioners:

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

File No. 161162

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

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

Angela Calvillo, Clerk of the Board

for Jesse Lew

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

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

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TDD/TTY No. 554-5227

MEMORANDUM

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

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

DATE: November 1, 2016

SUBJECT: LEGISLATION INTRODUCED

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

File No. 161162

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

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Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-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.

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

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

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

2016 DEC 13 PM 3:26

Time stamp or meeting date

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

☐ 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)

☐ 2. Request for next printed agenda Without Reference to Committee.

☐ 3. Request for hearing on a subject matter at Committee.

☐ 4. Request for letter beginning "Supervisor [ ] inquires"

☐ 5. City Attorney request.

☐ 6. Call File No. [ ] from Committee.

☐ 7. Budget Analyst request (attach written motion).

☒ 8. Substitute Legislation File No. [161162]

☐ 9. Reactivate File No. [ ]

☐ 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

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

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission

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

Sponsor(s):

Cohen

Subject:

Planning Code - Sunnydale HOPE SF Special Use District

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: Malia Cohen

For Clerk's Use Only:

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

2016 OCT 25 PM 2:56

Time stamp or meeting date

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

☑ 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)

☐ 2. Request for next printed agenda Without Reference to Committee.

☐ 3. Request for hearing on a subject matter at Committee.

☐ 4. Request for letter beginning "Supervisor [ ] inquires"

☐ 5. City Attorney request.

☐ 6. Call File No. [ ] from Committee.

☐ 7. Budget Analyst request (attach written motion).

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☐ 9. Reactivate File No. [ ]

☐ 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

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☐ Planning Commission ☐ Building Inspection Commission

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

Sponsor(s):

Cohen

Subject:

Sunnydale HOPE SF – Special Use District

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: Malia Cohen

For Clerk's Use Only: