



DEVELOPMENT AGREEMENT

DEVELOPMENT PHASE APPROVAL

Date: July 15, 2022
Case Number: 2010-0305PHA-04
Project Name: Sunnydale Hope SF – Phase Application No. 4
Zoning: RM-1 Sunnydale Hope SF SUD

Project Sponsor: Ramie Dare
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Background

The Sunnydale HOPE SF Project (“Project”) received its master entitlements in March 2017, which included a Development Agreement between Mercy Housing / Related California, the City and County of San Francisco, and the San Francisco Housing Authority.

A Master Infrastructure Plan and a Design Standards and Guidelines document, which together, provide high level plans of streets and utilities, was incorporated into the DA and master approvals. Also as part of the Master Approvals, Planning Code section 249.75, the Sunnydale HOPE SF Special Use District, set forth provisions for land use, building envelope controls, and procedural requirements for phase and design review approval.

The Project envisions the complete rebuilding of the Sunnydale and Velsco Housing Authority sites in Visitacion Valley. The Project includes demolishing all the site’s existing structures and reconfiguring all the existing blocks

and streets over a period of about ten to twenty years. The master approvals originally anticipated that the completed project would include approximately 1,770 units, and 60,000 gsf of community and retail uses. The existing six super blocks will be transformed into about 34 smaller blocks with a new fine-grained street grid; the project will also include approximately 3.5 acres of new open space.

Phase 4

Phase 4 will encompass approximately eight acres of the Sunnydale HOPE SF Project and consists of the development of four development blocks, two open space blocks, and the construction (or reconfiguration of) a portion of Sunnydale Avenue, Santos Street, Blythdale Avenue and Sunrise Way, along with the construction of a temporary access road at the western end of the site. This phase will also include the demolition of a playground, approximately 153 existing residential units in 16 buildings, and two non-residential buildings, and the new construction of approximately 177 affordable units and 78 market rate units. Two new parks are also included in this phase.

The ongoing status of the buildout of Sunnydale HOPE SF is as follows:

| Status (Blocks) | No. Units |
|---|-----------|
| Complete (Parcel Q, Blocks 6A and 6B) | 222 |
| Phase Application Approved (Block 5) | 20 |
| Design Review Application Approved (Blocks 1 and 3) | 170 |
| Under Review (Phase 4 - Blocks 2, 4, 7, 8a and 8b, 9) | 255 |
| Future Phases | 1,206 |

Subsequent Approvals and the Phase Application

The Sunnydale DA set forth subsequent review procedures for actual buildout of the development (Development Agreement Exhibit K, "Project Development and Phase Applications") and in Planning Code Section 249.75, the Sunnydale HOPE SF Special Use District. The review procedures require that the Director of Planning approve a Phase application prior to approving construction for infrastructure or buildings within that phase.

Pursuant to the DA, the Planning Department has reviewed the subject phase application for completeness and for compliance with the Planning Code (including Special Use District), the Master Infrastructure Plan ("MIP") and the Design Standards & Guidelines document ("DSG").

Pursuant to the review procedures, the Planning Department distributed the plans to relevant city agencies on April 11, 2022, to provide them with an opportunity to comment. The Planning Department received comments on the Phase Application from San Francisco Recreation and Parks Department (RPD), San Francisco Municipal Transportation Agency (SFMTA) and the Office of Economic and Workforce Development (OEWD). The distribution memo and list are attached as Attachment D.

The Project Sponsor has indicated that they do not intend to seek any modifications in this Phase from the master approvals for any aspects of the horizontal development.

Conditions

Based on comments received from SFMTA and RPD, this Phase 4 approval is conditioned on the following:

- The Project Sponsor shall continue to work with the SFMTA on the phasing and related street design for the temporary bus routing that will accommodate the bus lines running through the site during the construction of Phase 4.
- The Project Sponsor shall continue to consult with RPD on the design of the proposed parks on Blocks 2 and 4, including but not limited to any possible bike facilities that could align with proposed bike improvements along Sunnydale and Leland Avenues. Project Sponsor shall keep RPD staff informed of demolition activity that is adjacent to RPD property as to ensure that any demolition takes the south edges of Herz Playground and McLaren Park into consideration, making efforts to prevent any damage to RPD property.

Environmental Review

The project was reviewed in accordance of the California Environmental Quality Act under the Environmental Impact Report Sunnydale Velasco HOPE Master Plan (2010.0305E) certified July 9, 2015.

Notification

Pursuant to Exhibit K of the Development Agreement, the Project Sponsor held a pre-application neighborhood meeting on November 9, 2021, and documented the meeting in accordance with the Department's standards for documenting pre-application meetings. Documentation of the meeting is included with the official Department records for this action. This approval will also be noticed in accordance Exhibit K of the Development Agreement by posting a notice at the site and by mailing notices to those on the City's distribution list for Visitacion Valley.

Decision

The Planning Department hereby finds that the proposed development phase is in conformity with the Master Approvals and approves the Phase application.



Rich Hillis, Director of Planning

Attachments:

- A. Phase 4 Description and Development Phase Plans
- B. Compliance Matrix

- C. Sunnydale Hope SF Master Plan Description
- D. Phase Application Distribution List and Memo

cc: Mat Snyder, SF Planning
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