

SAN FRANCISCO PLANNING COMMISSION

Notice of Hearing & Agenda

Thursday, November 17, 2016

Extract of Sunnydale HOPE SF and Potrero HOPE SF Agenda Items

- 18a. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre 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 and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. **Environmental Findings (and a statement of overriding considerations)** under the California Environmental Quality Act in connection with the adoption of the project and related actions necessary to implement the Project. The CEQA Finding would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.
Preliminary Recommendation: Adopt Findings
- 18b. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre 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 and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. **Findings of Consistency** with the General Plan and Planning Code 101.1. The CEQA Finding would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.
Preliminary Recommendation: Adopt Findings
- 18c. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre 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 and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The proposed **General Plan Amendments** would amend Map 3 of the Urban Design Element "Urban Design Guidelines for Heights of Buildings" and Map 04 of the Recreation and Open Space Element, "Existing and Proposed Open Space". The amendments would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 18d. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre 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 and includes the following Assessor's Block and Lots: 6356/ 061, 062,

063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The proposed **Planning Code Amendments** 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 amendments would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The Project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Adopt a Recommendation for Approval

18e. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)

SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-18c.acre 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 and includes the following Assessor’s Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The proposed **Planning Code Amendments** would amend Sectional Maps ZN 11, SU 11, and HT 11, Designating the Project Area within the Sunnydale HOPE SF Special Use District and a 40/65-X Height and Bulk District. The amendments would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The Project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Adopt a Recommendation for Approval

18f. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)

SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre 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 and includes the following Assessor’s Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The **Design Standards and Guidelines** (“DSG”) would provide development controls and guidelines for the Sunnydale HOPE SF Project for streets, open space, buildings and other features. The DSG would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The Project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Approve

18g. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)

SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre 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 and includes the following Assessor’s Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The **Development Agreement** would be between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco and Sunnydale Development Company, LLC. The Development Agreement would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The Project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Adopt a Recommendation for Approval

18h. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)

SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre 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 and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. **Adoption of Shadow Findings** under Planning Code Section 295 that the net new shadow from the Sunnydale HOPE SF Project would not have an adverse impact to McLaren Park, including Gleneagle Golf Course or Herz Playground. Sunnydale Hope SF Master Plan Project would completely reconstruct the existing Housing Authority site. The Project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Adopt Findings

19a. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)

POTRERO HOPE SF MASTER PLAN PROJECT – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The proposed **General Plan Amendments** would amend Map 3 of the Urban Design Element "Urban Design Guidelines for Heights of Buildings" and Map 04 of the Recreation and Open Space Element, "Existing and Proposed Open Space". The amendments would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Adopt a Recommendation for Approval

19b. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)

POTRERO HOPE SF MASTER PLAN PROJECT – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The proposed **Planning Code Amendments** would add Planning Code Section 249.76, "The Potrero HOPE SF Special Use District" and Planning Code Section 263.31 "Potrero HOPE SF Special Use District and the 40/65-X Height and Bulk District". The amendments would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Adopt a Recommendation for Approval

19c. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)

POTRERO HOPE SF MASTER PLAN PROJECT – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The proposed **Planning Code Amendments** would amend Sectional Maps SU 08, and HT 08, Designating the Project Area within the Potrero HOPE SF Special Use District and a 40/65-X Height and Bulk District. The amendments would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 19d. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)
POTRERO HOPE SF MASTER PLAN PROJECT – Design Standards and Guidelines -The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor’s Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/ 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The **Design Standards and Guidelines** (“DSG”) would provide development controls and guidelines for the Potrero HOPE SF Project for streets, open space, buildings and other features. The DSG would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.
Preliminary Recommendation: Approve
- 19e. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)
POTRERO HOPE SF MASTER PLAN PROJECT – Development Agreement -The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor’s Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/ 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The **Development Agreement** would be between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco and Bridge-Potrero Community Associates, LLC. The Development Agreement would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 19f. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)
POTRERO HOPE SF MASTER PLAN PROJECT – Planning Code Section 295 (Sunshine Ordinance) Findings - The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor’s Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/ 001; 4285B/ 001, 4223/ 001; 4287/001A and 007 **Adoption of Shadow Findings** under Planning Code Section 295 that the net new shadow from the Potrero HOPE SF Project would not have an adverse impact to Potrero Recreation Center. The Development Agreement would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.
Preliminary Recommendation: Adopt Findings