



SAN FRANCISCO PLANNING DEPARTMENT

Design Review Approval Sunnydale HOPE SF Development Agreement

Date: May 31, 2018
Case No.: **2010.0305DVA-04**
Project Name: **Sunnydale HOPE SF - Block 6**
Project Phase: Phase 2
Project Sponsor: Toby Levy
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on behalf of Sunnydale Development Co. LLC
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PROJECT DESCRIPTION

The proposal is the second phase of the Sunnydale HOPE SF Project. The Second Phase (aka "Block 6") consists of new construction of 167 unit multi-family apartments in two buildings with 21 one-bedroom, 95 two-bedroom, 40 three-bedroom, and 11 four-bedroom units. The development includes a suite for property management and resident services coordinator staff, a multi-purpose room community meetings and events, and common laundry rooms. The new four to five-story 40 to 50-foot tall development is 100-percent affordable housing. The building will include 77 off-street parking spaces and feature auto ingress and egress from Sunrise Way and Center Street, individual unit entries are provided along "The Mews" and lobby entries are provided at all other frontages. The project as proposed is seeking a modification under the Sunnydale Hope SF SUD Sec. 249.75 and Design Standards and Guidelines (DSG) for Massing and Bulk Controls pursuant to Section 7.1.2.

SITE DESCRIPTION AND PRESENT USE

The second phase of the Sunnydale HOPE SF Project (also referred to as Phases 1A-1 and 1A-2 or Blocks 5 and 6) includes: (1) the demolition of 15 buildings and vacation of a segment of Blythedale Street; (2) new construction of extension of Sunrise Way, "A" Street, "Center" Street; (3) all new water, sewer, electrical, gas, telecom utilities for this phase; (4) new SFPUC electrical service switchgear for the new HOPE SF development; (5) Block 6 vertical development consisting of 167 units of affordable housing; and (6) creation and preparation of a new block 5 that will serve as site for market rate housing.

BACKGROUND

The entire Sunnydale HOPE SF project, for which this is the second phase, received their Master Entitlements in March 2017. The Master Plan includes authorization for the complete reconstruction of the Sunnydale-Velesco Housing Authority site along with the subject site over several years (see

Attachment C for a full description of the Development Agreement and the full Sunnydale HOPE SF Project). At full buildout, the Project will include approximately 1,700 units (775 replacement units + 995 new market rate and affordable units), approximately 60,000 gsf of retail and community services, all new streets and infrastructure along with approximately 3.5 acres of new parks.

On October 12, 2017, Sunnydale Development Co., LLC filed a Development Phase ("Phase") application pursuant to both Planning Code Section 249.75 and the Development Agreement ("DA") between the City and County of San Francisco and the Sunnydale Development Co. LLC. Sunnydale HOPE SF-Phase 2 application was reviewed and approved by the Director of Planning on November 22, 2017.

On December 21, 2017, Sunnydale Development Co., LLC filed a Development Design Review ("Design") application pursuant to both Planning Code Section 249.75 and the Development Agreement ("DA") between the City and County of San Francisco and the Sunnydale Development Co. LLC.

ENVIRONMENTAL REVIEW

The project was reviewed in accordance of the California Environmental Quality Act under the Addendum to Environmental Impact Report- Sunnydale Velasco HOPE Master Plan (2010.0305E) published June 16, 2016.

DESIGN REVIEW APPLICATION, REVIEW, AND APPROVAL

The Sunnydale DA and the Sunnydale HOPE SF Special Use District (Planning Code Section 249.75) sets forth review procedures for actual buildout of the Sunnydale development (see Development Agreement Exhibit K, "Project Development and Phase Applications"). The review procedures require Design approval after the approval of a Phase application and prior to approval of building permit application(s). Pursuant to the DA, the Planning Department has reviewed the subject Phase 1 Development application and was granted approval by the Director of Planning on November 22, 2017.

DECISION

Pursuant to the DA, the Planning Department has reviewed the subject Design review application for completeness and for compliance with the Planning Code and the Sunnydale Design Controls and Guidelines document ("DSG"). The Director of Planning has found the design to be in compliance with the Planning Code, the DSG, and DA with one minor modification for Mass and Bulk Controls pursuant to Section 7.1.2 of the DSG. The project as proposed provides mass breaks on Sunrise and Center Street frontages in the form of entrances that are 12 feet wide but do not have an open portal clearance of 1.5 stories in height. The project has achieved the same effect of breaking down the scale of the building through this and other means. The attached Compliance Matrix (Attachment B) provides detailed information on how the subject building is compliant with the Planning Code the Design Controls and Guidelines document. The Director of Planning hereby approves the Design Review Application and grants the minor modification for development control 7.1.2 of the DSG.



John Rahaim
Director of Planning

Attachments

- A. Block 6 Plans
- B. Block 6 Compliance Matrix
- C. Description of the Sunnydale HOPE SF Project and Development Agreement

