



SAN FRANCISCO PLANNING DEPARTMENT

Design Review Approval Sunnydale HOPE SF Development Agreement

Date: November 6, 2017
Case No.: **2010.0305DVA-03**
Project Name: **Sunnydale HOPE SF - Block Q**
Project Phase: Phase 1
Project Sponsor: Jonathan Mark
Related California
44 Montgomery Street, #1300
San Francisco, CA 94104
on behalf of Sunnydale Development Co. LLC
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PROJECT DESCRIPTION

The proposal is the first phase of the Sunnydale HOPE SF Project. The First Phase (aka "Block Q") consists of the construction of a new five-story, 55-unit, 100-percent affordable housing project on a vacant site. The building will include 30 off-street parking spaces and feature auto ingress and egress from Hahn Street, individual unit entries along Hahn Street and a lobby entry at the building's corner. This first phase also includes streetscape improvements along the building's length of both Hahn and Sunnydale.

SITE DESCRIPTION AND PRESENT USE

The subject parcels combine to measure approximately 21,755 square feet with 126 linear feet of frontage on Sunnydale Avenue and 167 feet on Hahn Street. All subject parcels are currently vacant.

BACKGROUND

The entire Sunnydale HOPE SF project, for which this is the first 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 about 3.5 acres of new parks.

On March 8, 2017, Sunnydale Development Co., LLC filed a Development Phase Review ("Phase Review") 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 1 application was reviewed and approved by the Director of Planning on August 1, 2017.

On May 24, 2017, Sunnydale Development Co., LLC filed a Development Design Review (“Design Review”) 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 Review” 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 August 1, 2017.

DECISION

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 compliant with the Planning Code which is not seeking any major modification to the DSG, and DA. The project as proposed is seeking a minor modification pursuant to Planning Code Section 249.75(d) for development control 7.2.20(3) that requires the building to step down at the adjacent properties.

The Director of Planning hereby approves the Design Review Application and grants the minor modification for development control 7.2.20(3). The Director of Planning finds that the overall building is being constructed at 50 feet (10 feet below the height limit of 60 feet) for the majority of the building site is appropriate for the site and frontage along Sunnydale Avenue. Furthermore, the project sponsors were required by the Planning Department to relocate a community building from the rear yard open space into the main building mass, thereby potentially reducing the number of dwelling units proposed. This minor modification in building mass along Sunnydale Avenue frontage to be consistently 50 feet in height is granted in order to retain the density of dwelling units proposed for the project.



John Rahaim
Director of Planning

Attachments

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

