



# SAN FRANCISCO PLANNING DEPARTMENT

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## Design Review Staff Report Sunnydale HOPE SF Development Agreement

*Date:* October 20, 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  
*Staff Contact:* Kimberly Durandet – (415) 575-6816  
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*Recommendation:* **Approval**

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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.

### **PROJECT NOTIFICATION**

The Planning Department shall conduct a Design Review and shall provide public notice of that review no less than 14 days prior to action on the application. Public notice was completed as noted below. No action on the application will be taken prior to the Notice End Date.

TYPE	REQUIRED PERIOD	NOTICE MAILED	NOTICE END DATE	ACTUAL PERIOD
Mailed Notice	14 days	October 20 , 2017	November 3, 2017	14 days

### **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 design review application for completeness and for compliance with the Planning Code and the Sunnydale Design Controls and Guidelines document (“DSG”), and has found the design to be compliant with the Planning Code and is not seeking any major modification to the DSG, and DA. It is the intent of the Director of Planning to approve the Design Review Application, 14-day from the posting date of this Report (October 20, 2017).

The attached Compliance Matrix (Attachment B) provides detailed information on the subject building’s compliance with the Planning Code the Design Controls and Guidelines document.

### **Attachment**

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