



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT

1st Hearing Date: **Tuesday, January 20, 2015 (Sunnydale)**  
 Time: **5:00 PM – 6:00 PM**  
 Location: **Sunnydale Community Room, 1652 Sunnydale Avenue**

2nd Hearing Date: **Thursday, January 22, 2015 (City Hall);**  
 Time: **Not before 12:00 PM (noon)**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Environmental (Draft Environmental Impact Report/Environmental Impact Statement)**

Hearing Body: **Planning Commission**

### PROPERTY INFORMATION

Project Address: Multiple addresses, San Francisco, CA 94134  
 Site is generally bound by: McLaren Park, Hahn Street, and Velasco Avenue  
 Block /Lot No.: 6310/1, 6311/1, 6312/1, 6313/1, 6314/1, 6315/1  
 Zoning District(s): RM-1 (Low Density)  
 40-X Height and Bulk District

### APPLICATION INFORMATION

Case No.: 2010.0305E  
 Building Permit: N/A  
 Applicant/Agent: Sunnydale Development Co., LLC  
 Telephone: (415) 355-7118  
 E-Mail: rdare@mercyhousing.org

### PROJECT DESCRIPTION

A draft joint Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) has been prepared by the City and County of San Francisco Planning Department and the Mayor's Office of Housing and Community Development (MOHCD).

For purposes of the National Environmental Policy Act, MOHCD is the Federal Responsible Entity acting under authority of Section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(g)), Section 288 of the HOME Investment Partnerships Act (42 U.S.C. 12838), Section 26 of the United States Housing Act of 1937 (42 U.S.C. 1437x) and HUD's regulations at 24 CFR Part 58 for redevelopment of the Sunnydale and Velasco Public Housing sites as part of the HOPE SF development program. The Proposed Action is the approval by HUD of funding and development agreements associated with redevelopment of the Project site with affordable housing. This notice is in accordance with regulations of the Council on Environmental Quality (CEQ) at 40 CFR Parts 1500 – 1508. All interested parties including Federal, State, tribal and local agencies, in addition to the public are invited to comment on the Draft EIR/EIS. Agencies having jurisdiction by law, special expertise, or other special interest should inform MOHCD of environmental information germane to their responsibilities.

The City and County of San Francisco is the lead agency for the purposes of the California Environmental Quality Act.

**Project Description:** The proposed project would demolish the existing buildings, including 785 family and senior dwelling units, at the Sunnydale and Velasco public housing complexes in the Visitacion Valley neighborhood, and build replacement and new housing, new infrastructure, open space and community amenities. Highlights of the plan include:

- Up to 1,700 units of housing, including one-for-one public housing replacement units, affordable rental units and market rate and affordable for-sale units;
- Up to 72,500 square feet of community service, recreational and educational facilities;
- 11.5 acres of new parks and open spaces, including a community garden, a farmer's market pavilion and

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secure outdoor courtyards within residential buildings;

- 12.2 acres of a new and reconfigured street network potentially including “green” features including bioswales and landscaping; and
- Up to 16,200 square feet of neighborhood-serving retail.

The project sponsor intends to construct the project to LEED® (Leadership in Energy Efficient Design) ND (Neighborhood Development) standards.

The project would require a rezoning that would create a Special Use District (SUD) to allow certain non-residential uses, memorialize the ability to distribute the allowed density unevenly across the project site, and enable modifications from the strict quantitative requirements of the *Planning Code* to allow for more flexibility in the placement of rear yards, setbacks, location and number of parking and loading spaces, among other standards. The rezoning would also include changes to the *Planning Code* height and bulk map for portions of the site to allow buildings up to 60 feet in height. The project site is not on any list of sites enumerated under Section 65962.5 of the Government Code.

The Draft EIR/EIS discusses the purposes and need for the Proposed Project and identifies and evaluates three alternatives: Alternative A – Reduced Development/Density Alternative; Alternative B – One-for-One Replacement Alternative; and Alternative C – No Project Alternative.

**DRAFT EIR/EIS:** The Draft EIR/EIS finds that implementation of the proposed project would lead to significant unavoidable cumulative impacts related to transportation and circulation. The Draft EIR/EIS includes a detailed project description and is available for public review and comment on the Planning Department’s website at <http://www.sf-planning.org/sfceqadocs> and MOHCD’s website at <http://sf-moh.org/index.aspx?page=1314>. The comment period for this Draft EIR/EIS will be 60 days due to proximity of the publication date to the winter holidays.

The purpose of the public hearings is for the Planning Commission, Planning Department staff, and MOHCD to receive comments on the adequacy of the Draft EIR/EIS. The Planning Commission and/or staff will not respond to any of the comments or take action on the project at these hearings. Certification of the Final EIR/EIS will take place at a later hearing. Contact Kansai Uchida if you wish to be on the mailing list for future notices.

The buildings used for the public hearings are accessible to person with disabilities. Any individual who requires special accommodations, such as a sign language interpreter, accessible seating, documentation in alternative formats, are requested to contact Eugene Flannery at [Eugene.Flannery@sfgov.org](mailto:Eugene.Flannery@sfgov.org) or at (415) 701-5598.

The Draft EIR/EIS is also available for viewing at MOHCD at 1 South Van Ness Avenue 5<sup>th</sup> Floor, San Francisco, CA 94103 or at the San Francisco Planning Department, Planning Information Center (PIC) counter on the first floor at 1660 Mission Street, San Francisco, CA 94103.

**Public comments on the Draft EIR/EIS will be accepted from December 19, 2014 through 5:00 p.m. on February 17, 2015. Any individual, group, or agency may submit written comments on the Draft EIR/EIS to: Sarah Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103. All comments received by 5:00 P.M. P.S.T February 17, 2015, will be considered.**

**FOR MORE INFORMATION ON THE DRAFT EIR/EIS, PLEASE CONTACT:**

**Planner: Kansai Uchida Telephone: (415) 575-9048 E-Mail: [Kansai.Uchida@sfgov.org](mailto:Kansai.Uchida@sfgov.org)**

**GENERAL INFORMATION ABOUT PROCEDURES**

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR/EIS are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed above). Written comments should be addressed to Sarah B. Jones, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to [sarah.b.jones@sfgov.org](mailto:sarah.b.jones@sfgov.org). Comments received at the public hearing and in writing will be responded to in a Draft EIR/EIS Responses to Comment (RTC) document.