



San Francisco Public Works  
General – Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 206749**

DIRECTOR’S DECISION FOR MASTER ENCROACHMENT PERMIT NO. 22ME-00007

**APPLICANT:** Sunnydale Infrastructure, LLC

**DESCRIPTION OF REQUEST:** To occupy a portion of the public right-of-way to maintain a CMU wall and fence and an irrigation line in the vicinity of Harmonia Street right of way a part of the Sunnydale HOPE Phase 1A-1 and 1A-2 project, and retaining walls, wall-mounted fencing, irrigation lines, stairwell handrails, community gateway & perimeter marker(s), vehicular and pedestrian directional signs and information kiosks, and private storm drain and combined sewer laterals and temporary mains, within the Permit Area as shown in City-approved Tentative Final Map 9537 and subject to future annexation.

**LOCATION:** Phase 1A-1 and 1A-2 boundaries of Sunnydale HOPE SF and all Lots shown in Tentative Final Map 9537.

**BACKGROUND:**

1. The applicant filed an application with San Francisco Public Works (SFPW) on June 6, 2022 for a Master Encroachment Permit as part of the development for Sunnydale HOPE SF Phase 1A-1 and 1A-2 and the Permit Area shown in the City-approved Tentative Final Map 9537.
2. The master encroachment permit area is generally defined as the locations of Improvements constructed or to be constructed rights of way shown in the City-approved Tentative Final Map 9537 and subject to areas for which a Notice of Annexation will be recorded.
3. The encroachments comprising the Master Encroachment Permit include the following: retaining walls, wall-mounted fencing, irrigation lines, stairwell handrails, community gateway & perimeter marker(s), vehicular and pedestrian directional signs and information kiosks, and private storm drain and combined sewer laterals and temporary mains.
4. The proposed encroachments are permitted under Street Improvement Permit 19IE-00564 and future annexed areas will have separately issued street improvement permits.
5. The Planning Department, by letter dated June 6, 2022, stated that the encroachments are in conformity with the General Plan.
6. The proposed encroachments identified under this Master Encroachment Permit have either been described in or are consistent with the project described in the Development Agreement for the Sunnydale HOPE SF Project, dated as of March 3, 2017, recorded March 3, 2017, as Document No. 2017K41660400.
7. On June 16, 2022, Public Works provided Notice for Public Hearing to all property owners within a 300-foot radius of the subject encroachments as well as posting said hearing in the permit area and within City Hall.
8. No public comments were received during the notification period.
9. Public Works held a public hearing on the Master Encroachment Permit on June 22, 2022 in accordance with Public Works Code Sections 786 et seq.
10. No members of the public showed up in the hearing and no testimony opposing the application were submitted.

11. On June 24, 2020, the Hearing Officer made a recommendation after hearing or receiving or any comments and reviewing the application, reports, plans, and other documents contained in the Public Works files.

**ADDITIONAL FINDINGS:**

Public Works Director determines under Public Works Code Section 786.7(f)(3) that the public right-of way occupancy assessment fee for Sunnysdale HOPE SF improvements is waived because said Encroachments are a condition of a City-approved development agreement for the Sunnysdale HOPE SF Project.


**RECOMMENDATION:**

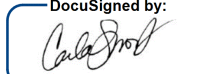
APPROVAL of Master Encroachment Permit – 22ME-00007, that will be amended from time to time subject to future recordings of Notices of Annexation, and forward said Encroachment Permit to the Board of Supervisors to authorize Sunnysdale Infrastructure, LLC to own, and operate a CMU wall and fence and an irrigation line in the vicinity of Harmonia Street right of way a part of the Sunnysdale HOPE Phase 1A-1 and 1A-2 project, and retaining walls, wall-mounted fencing, irrigation lines, stairwell handrails, community gateway & perimeter marker(s), vehicular and pedestrian directional signs and information kiosks, and private storm drain and combined sewer laterals and temporary mains, within the Permit Area as shown in City-approved Tentative Final Map 9537 and subject to future annexation

Further, it is recommended that the Permit shall not be effective until:

1. The Permittee executes and acknowledges the Permit and delivers said permit and all required documents and fees to Public Works, and
2. Public Works records the Permit ensuring maintenance of the encroachments in the County Recorder's Office.

X   
\_\_\_\_\_  
Rivera, Patrick 853C76966F59480...  
Acting Bureau Manager

X   
\_\_\_\_\_  
Ko, Albert J C0A758C115B741C...  
City Engineer

X   
\_\_\_\_\_  
Short, Carla 073CF73A4EA6486...  
Interim Director

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**LOCATION:** Phase 1A-1 and 1A-2 boundaries of Sunnydale HOPE SF and all Lots shown in Tentative Final Map 9537.

**BACKGROUND:**

1. The applicant filed an application with San Francisco Public Works (SFPW) on June 6, 2022 for a Master Encroachment Permit as part of the development for Sunnydale HOPE SF Phase 1A-1 and 1A-2 and the Permit Area shown in the City-approved Tentative Final Map 9537.
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**ADDITIONAL FINDINGS:**

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Encroachments are a condition of a City-approved development agreement for the Sunnydale HOPE SF Project.

**RECOMMENDATION:**

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