



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

Public Works Order No: 211938

DIRECTOR’S DECISION FOR GLOBAL MASTER ENCROACHMENT PERMIT NO. 24ME-00004

APPLICANT: Bridge-Potrero Community Associates LLC
600 California St, Suite 600
San Francisco, CA 94108

LOCATION: Potrero Hope SF Development Area as shown in attached Exhibit A

DESCRIPTION OF REQUEST: To occupy a portion of the public right-of-way to maintain encroachments including: cobblestones and pavers, benches, cobblestones at tree wells, landscape areas including plantings, irrigation systems and related elements, drainage facilities including laterals, inlets, through-curb drains, grates and related elements, temporary walkways, stairwells, railings and related elements for access to existing buildings, retaining walls including wood walls and other retaining structures and community gardens and authorizing improvement of similar nature in future phases of the development, subject to annexation provisions to be included in the Global Master Encroachment Permit.

BACKGROUND AND FINDINGS:

The Public Works Director (“Director”) acknowledges the following facts and makes the findings set forth below in support of the decisions and recommendations in this Order:

1. This Order shall be dated for reference purposes as July 24, 2025.
2. The applicant filed an application with San Francisco Public Works (SFPW) on October 3, 2022 for a master encroachment permit pursuant to Public Works Code Section 786(b) for the Potrero HOPE SF development project.
3. The Global Master Encroachment Permit area is generally defined as the locations of public infrastructure improvements within constructed or to be constructed rights-of-way adjacent to parcels A and B as shown on Final Map No. 9610 for Phase 2 of the project and adjacent to the parcel located at 1101 Connecticut Street (APN 4287-076) for Phase 1, and for future phases of the development, subject to SFPW approval of a Notice of Annexation.
4. The proposed encroachments have been installed in accordance with Street Improvement Permits 16IE-1082 (Phase 1) and 21IE-00075 (Phase 2) and will be included in future street improvement permits for future phases of the project.
5. The applicant also proposes to assume sidewalk maintenance responsibility rather than it being the responsibility of the property owner pursuant to Article 15, Section 706 of the Public Works Code (PWC).
6. The Planning Department, by letter dated April 9, 2025, determined that the proposed encroachments are in conformity with the General Plan.
7. The proposed encroachments identified under this Global Master Encroachment Permit have either been described in or are consistent with the project described in the Development Agreement for

the Potrero HOPE SF Project, recorded March 3, 2017, as Document No. DOC-2017-K416603-00 between the City and County of San Francisco, The Housing Authority of the City and County of San Francisco and Bridge-Potrero Community Associates, LLC.

8. A Director's Hearing was duly noticed and held on July 23, 2025 to present staff's recommendation for approval of the application for a Global Master Encroachment Permit for certain encroachments to be maintained by Bridge-Potrero Community Associates LLC, or its assignee.
9. There was no public comment or opposition to the application during the notification period or public hearing.
10. On July 23, 2025, following a public hearing, the Hearing Officer made a recommendation for approval of the proposed Global Master Encroachment Permit (GMEP).

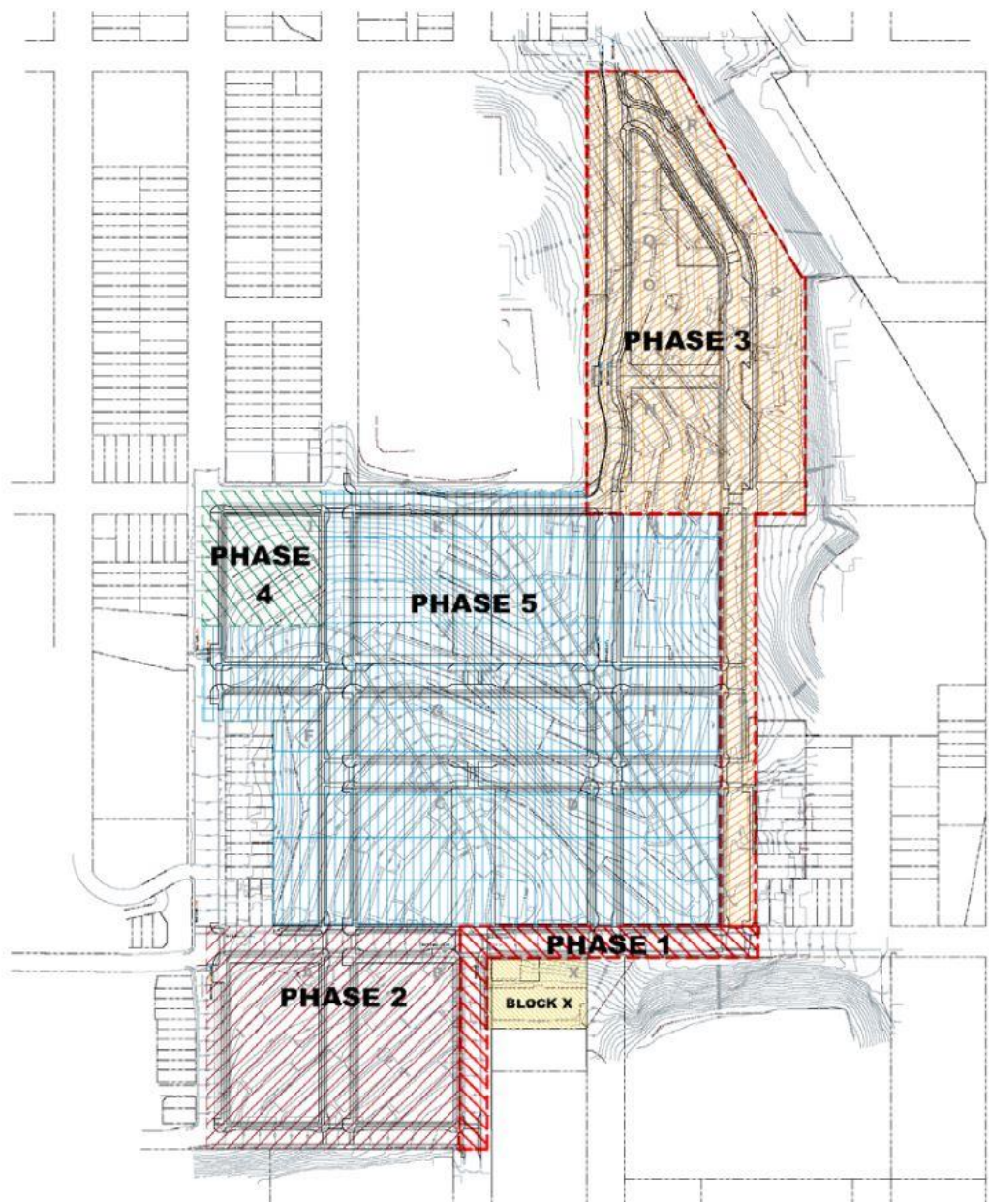
ADDITIONAL FINDINGS:

The Director determines under PWC Section 786.7(f)(3) that the public right-of way occupancy assessment fee for Potrero HOPE SF encroachments is waived because said encroachments are a condition of a City-approved Development Agreement.

RECOMMENDATION:

1. The Director recommends that the Board of Supervisors approve the GMEP to permit Bridge-Potrero Community Associates LLC or its assignee to maintain the non-standard encroachments in the public right-of-way and sidewalks, as more specifically described in said permit for the Potrero HOPE SF project sitewide (all phases). The permitted encroachments are generally described as: cobblestones and pavers, benches, cobblestones at tree wells, landscape areas including plantings, irrigation systems and related elements, drainage facilities including laterals, inlets, through-curb drains, grates and related elements, temporary walkways, stairwells, railings and related elements for access to existing buildings, retaining walls including wood walls and other retaining structures and community gardens. The GMEP is subject to the terms and conditions specified in that permit.
2. The Director recommends that the Board of Supervisors delegate to the Director the ability to divide the GMEP into separate major permits, master permits, or individual street encroachment permits.
3. The Director recommends that the Board of Supervisors delegate to the Director authority to approve contiguous and non-contiguous annexation of new areas of the project site into the GMEP.
4. The Director recommends that the Board of Supervisors delegate to the Director authority to approve the assignment, conveyance, or transfer of the rights and obligations of the GMEP from the original permittee to the permittee's agent, successor, or assignee, or to such other assignees as may be described in the GMEP. The Director recommends that the Board of Supervisors approve the permits described above subject to the Permit, Maintenance Agreement, or other such document ensuring maintenance of the encroachments as may be required by Public Works, being approved by the Director and, if required by the Director, recorded in the City and County Assessor-Recorder's Office.
5. The Director recommends that the GMEP shall not be effective until the Permittee executes and acknowledges the GMEP and delivers said permit and all required documents and fees to Public Works.

Exhibit A: Potrero Hope Development Area with Proposed Infrastructure Phasing



X

DocuSigned by:
Denny Phan
C907BA0BD82C4E6...

Phan, Denny
Bureau Manager, Infra & Dev Permitting

X

DocuSigned by:
Patrick Rivera
553C76966F59480...

Rivera, Patrick
(acting for) City Engineer

X

DocuSigned by:
Carla Short
073CF73A4EA6486...

Short, Carla
Director of Public Works