

File No. 140181

Committee Item No. 1

Board Item No. 4

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date April 14, 2014

Board of Supervisors Meeting

Date 4.22.14

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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Completed by: Andrea Ausberry Date April 10, 2014
Completed by: AA Date 4.16.14

1 [Street Encroachment - Ivy Street Fronting 401 Grove Street]

2
3 **Resolution granting revocable permission to Ivy Grove Partners, LLC, to occupy a**
4 **portion of the public right-of-way to install and maintain planter bulb-outs and irrigation**
5 **lines on Ivy Street fronting 401 Grove Street (Block No. 0808, Lot No. 036), conditioning**
6 **the permit, affirming the Planning Department's determination under the California**
7 **Environmental Quality Act, and making findings of consistency with the General Plan,**
8 **and the eight priority policies of Planning Code, Section 101.1.**

9
10 WHEREAS, Pursuant to Public Works Code, Section 786, A.R. Sanchez-Corea &
11 Associates, Inc., on behalf of Ivy Grove Partners, LLC, requested permission to occupy a
12 portion of the public right-of-way to install and maintain five (5) tree planter bulb-outs and
13 irrigation lines fronting 401 Grove Street (Block No. 0808, Lot No. 036). The encroachments,
14 which would be located on Ivy Street between Gough and Octavia Streets, are shown on
15 plans filed with the Department of Public Works. Copies of such plans are on file with the
16 Clerk of the Board of Supervisors in File No.140181; and,

17 WHEREAS, The Transportation Advisory Staff Committee (TASC), at its meeting of
18 August 8, 2013, recommended the proposed encroachment for approval; and,

19 WHEREAS, The Planning Department by letter dated August 30, 2013, found the
20 proposal, on balance, to be in conformity with the General Plan. This letter also includes a
21 determination relating to the encroachments pursuant to the California Environmental Quality
22 Act (CEQA, California Public Resources Code, Sections 21000, et seq.). A copy of said letter
23 is on file with the Clerk of the Board in File No.140181, and is incorporated herein by
24 reference; and,

1 WHEREAS, After a duly noticed public hearing on November 13, 2013, the Department
2 of Public Works recommended approval of the proposed encroachments as set forth in DPW
3 Order No. 182020, approved December 20, 2013. A copy of the DPW Order is on file with the
4 Clerk of the Board in File No. 140181 and is incorporated herein by reference; and,

5 WHEREAS, The permit and associated street encroachment agreement, copies of
6 which are on file with the Clerk of the Board in File No. 140181, shall not become effective
7 until:

8 (a) The Permittee executes and acknowledges the permit and delivers said permit to
9 the City's Controller,

10 (b) Permittee delivers to the City Controller a policy of insurance provided for in said
11 agreement and the Controller shall have had approved the same as complying with the
12 requirement of said agreement. The Controller may, in his discretion, accept, in lieu of said
13 insurance policy, the certificate of an insurance company certifying to the existence of such a
14 policy; and,

15 (c) The City Controller records the permit and associated agreement in the office of the
16 County Recorder; and,

17 WHEREAS, The Permittee, at the Permittee's sole expense and as is necessary as a
18 result of this permit, shall make the following arrangements:

19 (a) To provide for the support and protection of facilities belonging to the Department
20 of Public Works, Public Utilities Commission, the San Francisco Fire Department and other
21 City Departments, and public utility companies; and,

22 (b) To remove or relocate such facilities and provide access to such facilities for the
23 purpose of constructing, reconstructing, maintaining, operating, or repairing such facilities;
24 and,

25

1 WHEREAS, The Permittee shall procure the necessary permits from the Central Permit
2 Bureau, Department of Building Inspection, and/or Bureau of Street-Use and Mapping,
3 Department of Public Works, and pay the necessary permit fees and inspection fees before
4 starting work; and,

5 WHEREAS, The permit shall be conditioned upon payment of an annual public right-of-
6 way occupancy assessment pursuant to Public Works Code, Section 786, and the initial
7 amount of said fee shall be \$100; and,

8 WHEREAS, No structures shall be erected or constructed within said street right-of-
9 way except as specifically permitted herein; and,

10 WHEREAS, Use of the encroachment permit area is not exclusive to the Permittee and
11 may be accessed by the general public and adjacent property owners. Should an adjacent
12 property owner request a separate encroachment permit that affects said encroachment, the
13 Board hereby delegates to the Department, in its discretion, the ability to amend or modify this
14 permit to accommodate a separate permit(s). Under such circumstances, the Department
15 shall adjust the requirements concerning permit maintenance, liability, annual occupancy fee,
16 and any other applicable conditions to proportionately allocate responsibility among the permit
17 holders; and,

18 WHEREAS, The Permittee shall assume all costs for the maintenance and repair of the
19 encroachments and no cost or obligation of any kind shall accrue to the City and County of
20 San Francisco by reason of this permission granted; now, therefore be it

21 RESOLVED, That pursuant to Public Works Code, Section 786, the Board of
22 Supervisors hereby grants revocable permission to occupy a portion of the public right-of-way
23 to install and maintain planter bulb-outs and irrigation lines, fronting 401 Grove Street (Block
24 No. 0808, Lot No. 036). The encroachments shall be installed on Ivy Street between Gough
25 and Octavia Streets as set forth in the permit; and, be it

1 FURTHER RESOLVED, The permission granted herein is conditioned upon the
2 requirements set forth in this resolution, including payment of an annual occupancy
3 assessment fee; and, be it

4 FURTHER RESOLVED, That the Board adopts as its own the findings of consistency
5 with the General Plan and Planning Code, Section 101.1, as set forth in the Planning
6 Department letter dated August 30, 2013, and affirms the CEQA determination contained in
7 this letter.



Edwin M. Lee, Mayor
Mohammed Nuru, Director



February 24, 2014

Ms. Angela Calvillo, Clerk of the Board
Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2014 FEB 27 PM 2:01

Dear Ms. Calvillo:

Attached are an original and two copies of a proposed resolution for Board of Supervisors' consideration. An electronic copy of the proposed resolution will be forwarded to the BOS.Legislation@sfgov.org shortly. This resolution would grant revocable permission to Ivy Grove Partners, LLC to occupy a portion of the public right-of-way on Ivy Street to install and maintain five (5) tree planter bulb-outs with irrigation lines, within the roadway area on Ivy Street fronting 401 Grove Street (Block 0808, Lot 036). The resolution would also make findings of consistency with the priority policies of Planning Code Section 101.1.

Pursuant to Section 786 of the Public Works Code, A.R. Sanchez-Corea & Associates, Inc., on behalf of Ivy Grove Partners, LLC, the Permittee, requested a Major Encroachment Permit in letters dated May 14, 2013. The Transportation Advisory Staff Committee (TASC) heard this request on August 8, 2013 and recommended it for approval. The Planning Department, by letter dated August 30, 2013, determined that the proposed tree planter bulb-outs would enhance safety and comfort of pedestrians, would highlight the public space identity of Ivy Street, and found the proposed encroachments to be in conformity with the General Plan and with the priority policies of Planning Code Section 101.1.

The following accompanying documents will also be sent to the "BOS Legislation" email box:

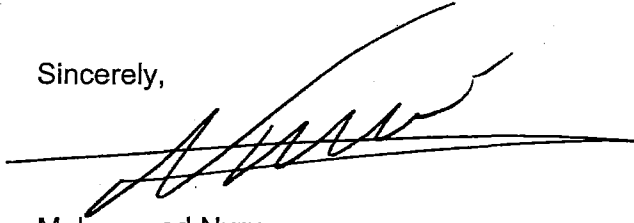
- Letters from Ivy Grove Partners, LLC, dated May 14, 2013.
- Minutes of the TASC Meeting on August 8, 2013.
- Letter from the Planning Department, dated August 30, 2013.
- DPW Order No. 182020, approved December 20, 2013, recommending the approval of the proposed Major Encroachment.



- Proposed plans for the Major Encroachment Permit.
- Copy of Street Encroachment Agreement.

The following person may be contacted regarding this matter: Mr. Nick Elsner of the Bureau of Street-Use and Mapping at (415) 554-6186.

Sincerely,



Mohammed Nuru
Director of Public Works

Attachments: As Noted





Edwin M. Lee, Mayor
 Mohammed Nuru, Director



Jerry Sanguinetti, Bureau Manager

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

RECEIVED FEB 27 PM 2:01

R

MAJOR ENCROACHMENT RESOLUTION ROUTING SHEET

Everyone involved in the processing of this Major Encroachment Resolution is requested to complete this form so that the Department has a written record of the steps taken. Please notify the sender (see below) of any delays or questions.

PERMIT INFORMATION

Permit No. 13ME-0008	Date Sent: Feb. 24, 2014	Date Due at BOS <i>N/A</i> <i>Noon. March 3</i>
Block/Lot 0808/036	Project Address: 401 Grove Street	

SENDER

Name: Nick Elsner <i>NE</i>	Telephone: (415) 554-6186
Address: 1155 Market Street, 3rd Floor	Email: Nick.Elsner@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
<i>2/24/14</i>	Frank W. Lee Executive Assistant To Director City Hall, Room 348	<i>2/24/14</i>
<i>2/26/14</i>	Mohammed Nuru Director of Public Works City Hall, Room 348	<i>2/26/14</i>
<i>2/27/14</i>	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When the legislation packet is submitted to BOS, please return this original routing sheet to sender.	



IVY GROVE PARTNERS, LLC
200 CALIFORNIA SREET, SUITE 300
SAN FRANCISCO CA 94111
415-959-1226

May 14, 2013

Director of Public Works
1155 Market Street, 3rd Floor
San Francisco CA 94103

To Whom it May Concern:

Please consider this letter a request for a Major Encroachment Permit for the installation of five planter bulb extensions for trees along Ivy Street for the 300 Ivy Street Project.

Thank you.



A Elizabeth Costello
Managing Director
Ivy Grove Partners, LLC

IVY GROVE PARTNERS, LLC
200 CALIFORNIA STREET, SUITE 300
SAN FRANCISCO, CA 94111
415-956-1226

May 14, 2013

Dept. of Building Inspections
City of San Francisco
1660 Mission Street
San Francisco, CA 94103

Re: 401 Grove Street/300 Ivy Street

To Whom it May Concern;

Please consider this letter as authorization for ARS to act as agent representing Ivy Grove Partners, LLC in its application for a major encroachment permit. Please don't hesitate to call if you have any questions.

Sincerely,



A. Elizabeth Costello
Managing Director



SFMTA

Municipal Transportation Agency

TASC MINUTES

TRANSPORTATION ADVISORY STAFF COMMITTEE

Thursday, August 8, 2013 at 10:20 AM
One South Van Ness Avenue, 7th Floor, Room #7080

SFMTA Sustainable Streets:

SFMTA Transit Operations:

SFMTA Parking Enforcements:

Department of Public Works:

San Francisco Police Department:

SFMTA Taxi Services:

San Francisco Planning Department:

Francisco Fire Department:

Guests:

Absent

Absent

Harvey Quan

York Kwan

Curtis Smith

Rassendyll Dennis

John Nestor

Alec Balmy

Gregory Williams

Ron Miller

Ibrahim Ejad

Stacey Lee

James Shahamiri

Jason Su

Sarah Schulz

John Dennis

Brian Shick

Brian Dusseault

Dustin White

Jean Long

Oliver Gadjia

Patrick Golier

Gillian Gillette

Josh Hoffman

Tom Holt

6. 5th Street and Shipley Street (900 Folsom) – Additional Street Space

Due to setup of scaffolding on 5th Street at the 900 Folsom Street site, an Additional Street Space (ADS) permit is requested for relocation of the existing southbound bus zone on 5th Street at Folsom to 5th Street at Shipley Street. One yellow meter space, #316, and one general meter space, #312, will be out of service for the temporary bus zone. The temporary bus zone (in effect since February 2013) will continue through December 2013.

Norman Wong, 701-4600

Approved.

7. Ivy Street West of Gough Street – Major Encroachment Permit (Planter Bulb-Outs)

A major encroachment permit is requested for construction of 5 small tree/planter bulb-outs along Ivy Street west of Gough Street. The bulb-outs will be located 18" from curb face and will extend an additional 5 feet into Ivy Street resulting in new curb face of 6.5 feet. This new curb face is consistent with the approved 6.5 feet bulb-out on Ivy Street west of Gough Street. Approximately 138 feet of 2-hour residential permit parking will be displaced. Three 22-foot parking spaces (in between the bulb-outs) will be provided with the improvements.

Norman Wong, 701-4600

Approved.

8. 364 Hayes Street – Curbside Table and Chairs Permit

DPW has received a Tables and Chairs permit application to occupy portion of public sidewalk right-of-way fronting Schulzie's Bread Pudding at 364 Hayes Street. Per DPW's guidelines, a minimum path of travel of 6 feet is required for a Table and Chairs permit. However due to existing site conditions, the applicant is requesting a variance to reduce the path of travel to 4 feet 4.5 inches.

Norman Wong, 701-4600

TASC recommended that Kevin Jensen be consulted regarding the minimum path next to the tree pit. The sponsor may request permission for the most westerly set of tables and chairs which will maintain the 6 foot path of travel.



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: August 30, 2013

Case No. 2013.1004R
Major Encroachment Permit 401 Grove Street

Block/Lot No.: 0808/036

Project Sponsor: Stacey Lee
Bureau of Street-Use & Mapping
1155 Market Street 3rd floor
San Francisco, CA 94103

Staff Contact: Kimia Haddadan – (415) 554-5810
Kimia.haddadan@sfgov.org

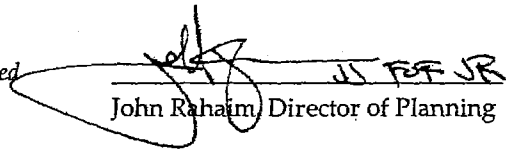
1650 Mission S
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Recommendation: Finding the project, on balance, is in conformity with the General Plan

Recommended
By:  John Rahaim, Director of Planning

PROJECT DESCRIPTION

On July 31, 2013, the Department received your request for a General Plan Referral as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The request seeks a major encroachment permit to provide five tree planters in the public right-of-way on Ivy Street as a part of the street improvements for the proposed project on 401 Grove Street.

The project has been reviewed for consistency General Plan policies and with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are attached.

ENVIRONMENTAL REVIEW

The Environmental Planning Division of the Planning Department determined that the project is Categorically Exempt from Environmental Review. The project is cleared under the Note to File issued for case No.2007.0487E, dated 10/15/08.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

Relevant policies from the General Plan and comments are included below. General Plan Objectives and Policies are in bold font, policy text is in regular font, and staff comments are in *italics*.

Market and Octavia Area Plan

OBJECTIVE 4.1

Provide safe and comfortable public rights-of-way for pedestrian use and improve the public life of the neighborhood.

Policy 4.1.2

Enhance the pedestrian environment by planting trees along sidewalks, closely planted between pedestrians and vehicles.

Policy 4.1.7

Introduce traffic-calming measures on residential alleys and consider making improvements to alleys with a residential character to create shared, multipurpose public space for the use of residents.

The proposed tree planters on Ivy Street will enhance the pedestrian environment. The planters will narrow the public right-of-way and help calm the traffic on the alley. The new trees will help humanize the alley by providing a buffer between the sidewalk and road way. Such improvements would create a pleasant public space on the sidewalk for residents and visitors.

Transportation Element

OBJECTIVE 24

Improve the ambience of the pedestrian environment.

POLICY 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

POLICY 24.3

Install pedestrian-serving street furniture where appropriate.

The proposed tree planters will introduce pedestrian serving street furniture to Ivy Street, adding greening and landscaping. This would create a more pedestrian-friendly environment on this alley.

Urban Design Element

OBJECTIVE 4

Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity

Policy 4.12

Install, promote and maintain landscaping in public and private areas.

The proposed tree planters would enhance safety and comfort of the pedestrians and would highlight the public space identity on Ivy Street.

EIGHT PRIORITY POLICIES

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The project would have no effect on neighborhood-serving retail uses or opportunities for resident employment.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The project would have no effect on existing housing and the cultural and economic diversity of neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

The project would not affect the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project would not impede MUNI transit service or overburden neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The project would not negatively impact the industrial or service section of the neighborhood.

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project would not affect earthquake preparedness or injury and loss of life in an earthquake as currently understood by the Planning Department.

7. That landmarks and historic buildings be preserved.

The project would not affect landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The project would not affect sunlight on parks or open space.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan

cc: Sarah Dennis, Planning Department
Kimia Haddadan, Planning Department



Edwin M. Lee, Mayor
Mohammed Nuru, Director



Jerry Sanguinetti, Bureau Manager

DPW Order No: 182020

THIS DPW ORDER SUPERSEDES PREVIOUS DPW ORDER 181,891, APPROVED NOVEMBER 25, 2013.

APPROVAL OF A MAJOR ENCROACHMENT PERMIT (13ME-0008) TO INSTALL AND MAINTAIN FIVE (5) TREE PLANTER BULB-OUTS WITH IRRIGATION LINES WITHIN THE ROADWAY AREA OF THE PUBLIC RIGHT-OF-WAY ON IVY STREET, FRONTING 401 GROVE STREET (BLOCK 0808, LOT 036).

APPLICANT/OWNER: Ivy Grove Partners, LLC
200 California Street, Suite 300
San Francisco, CA. 94111
Attn: Elizabeth Costello & Don Klingbeil

DESCRIPTION OF REQUEST: Major Encroachment Permit

BACKGROUND:

1. The applicant filed an Application for Major Encroachment with the Department of Public Works (DPW) on April 30, 2013.
2. The Transportation Advisory Staff Committee (TASC) at its meeting of August 8, 2013, recommended approval of the proposed tree planter bulb-outs along Ivy Street.
3. The Planning Department by letter dated August 30, 2013 found the project to be in conformity with the General Plan (Case # 2013.1004R).
4. On October 23, 2013, DPW mailed out DPW Order No. 181,769 for a public hearing to all the property owners within a 300-foot radius of the subject property.
5. A public hearing was held on November 13, 2013.
6. Hearing Officer, Kevin Day, conducted and considered testimony regarding the encroachment permit.



7. One (1) person, the project sponsor, testified in support of the project stating that the encroachments will allow for the installation of street trees and will provide street parking for the general public and local residents.

RECOMMENDATION: RECOMMENDATION OF APPROVAL of the request for the subject location and forwarding to the Board of Supervisors for a decision based on the following findings:

FINDING 1: The project is in conformity with the City's General Plan.

FINDING 2: The tree planters will enhance the pedestrian environment by allowing the planting of street trees within the public right-of-way along Ivy Street.

FINDING 3: The tree planters will narrow the existing roadway width, and help calm vehicular traffic along Ivy Street.

12/20/2013

X



Sanguinetti, Jerry
Bureau Manager

12/20/2013

X



Sweiss, Fuad
Deputy Director and City Engineer

12/20/2013

X

Mohammed Nuru

Nuru, Mohammed
Director, DPW





**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

STREET ENCROACHMENT AGREEMENT

WITNESSETH

In consideration of the adoption by the Board of Supervisors of the City and County of San Francisco of Resolution No. _____ at its meeting of _____, a true copy of which is attached hereto marked Exhibit A, and by this reference incorporated herein, and subject to all the terms, conditions and restrictions of this Agreement, also by reference incorporated herein, Permittee agrees that in accordance with this agreement and Exhibit A:

1. The permitted encroachment shall constitute a revocable license and shall be assignable or transferable by Permittee to the owners association for the property, whether separate from or together with any interest of Permittee.

Upon revocation the undersigned Permittee, subsequent owners, or their heirs and assignees will within 30 days remove or cause to be removed the encroachment and all materials used in connection with its construction, without expense to the City and County of San Francisco, and shall restore the area to a condition satisfactory to the Department of Public Works.

2. The occupancy, construction and maintenance of the encroachment shall be in the location and as specified by the plans submitted, revised, approved and filed in the Department of Public Works. The Permittee, by acceptance of this permit, acknowledges its responsibility to comply with all requirements of the occupancy, construction and maintenance of the encroachment as specified in Public Works Code Section 786 and with the sidewalk maintenance requirements specified in Public Works Code Section 706.
3. The Permittee shall verify the locations of City and public service utility company facilities that may be affected by the work authorized by this permit and shall assume all responsibility for any damage to such facilities due to the work. The permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City and public utility company facilities.
4. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.

Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the offices, agents or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligations arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.

Permittee shall obtain and maintain through the terms of this Permit insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.

5. Permittee will, at its own expense, maintain in full force and effect an insurance policy or policies issued by insurers with ratings comparable to A-VIII, or higher that are authorized to do business in the State of California, and that are satisfactory to the City. Approval of the insurance by City shall not relieve or decrease Permittee's liability hereunder.

Permittee must maintain in force, during the full term of the Agreement, insurance in the following amounts and coverages: Workers' Compensation, in statutory amounts, with Employer's Liability limits not less than \$1,000,000 each accident, injury, or illness; and Commercial General Liability Insurance with Limits not less than \$1,000,000 each occurrence and \$2,000,00 in the aggregate for bodily injury and property damage, including contractual liability, personal injury, products and completed operations; and Commercial Automobile Liability insurance with limits not less than \$1,000,000 each occurrence combined single limit or bodily injury and

property damage, including owned, non-owned and hired auto coverage as applicable. Said policies shall include the City and County of San Francisco and its officers and employees jointly and severally as additional insured and shall apply as primary insurance and shall stipulate that no other insurance affected by the City and County of San Francisco will be called on to contribute to a loss covered hereunder.

All policies shall be endorsed to provide thirty (30) days advance written notice to the City of reduction, nonrenewal or material changes in coverages or cancellation of coverages for any reason. Notices shall be sent to the Department of Public Works, Bureau of Street Use and Mapping, 1155 Market Street, 3rd Floor, San Francisco, CA, 94103. The permission granted by said resolution shall automatically terminate upon the termination of such insurance. Upon such termination, Permittee shall restore the right-of-way, without expense to the City.

6. The Permittee shall obtain a building permit at the Central Permit Bureau, 1660 Mission Street for the construction or alteration of any building.
7. The Permittee shall contact the DPW Street Inspection Section (415) 554-7149, at least 72 hours prior to starting work to arrange an inspection schedule.
8. The Permittee acknowledge its responsibility to notify any successor owners of the existence of the encroachment and the successor owner's obligation to obtain a permit from the Department of Public Works 60 days in advance of any pending sale of the Permittee's adjacent property. The Permittee's obligation to remove the encroachment and restore the right-of-way to a condition satisfactory to the Department of Public Works shall survive the revocation, expiration or termination of this permit or sale of Permittee's adjacent property.
9. The Permittee's right to use City property, as set forth in this permit is appurtenant to the property described as: 401 Grove St. San Francisco CA 94102
Block 0808, LOT 036
The provisions of the permit shall bind all subsequent purchasers and owners of the described property. The Permittee shall have the right to assign or transfer this Agreement and the permit to the 300 Ivy Owners Association, which is the owners association for the condominium project at the property.

Subsequent purchasers and owners shall be subject to the revocation and termination provisions set forth in this permit.

10. The Permittee or subsequent owners recognize and understand that this permit may create a possessory interest subject to property taxation and that the Permittee or subsequent owner or owners may be subject to the payment of such taxes.
11. The Permittee or subsequent owner or owners recognize the recordation of this permit.

All of the provisions of this agreement shall be deemed provisions of said resolution. All of the provisions of said resolution shall be deemed provisions of this agreement.

In witness whereof the undersigned Permittee(s) have executed this agreement this
27th day of January, 2014.

Ivy Grove Partners, LLC

By: A E Castello Managing Director

STATE OF CALIFORNIA)
) SS
COUNTY OF San Francisco)

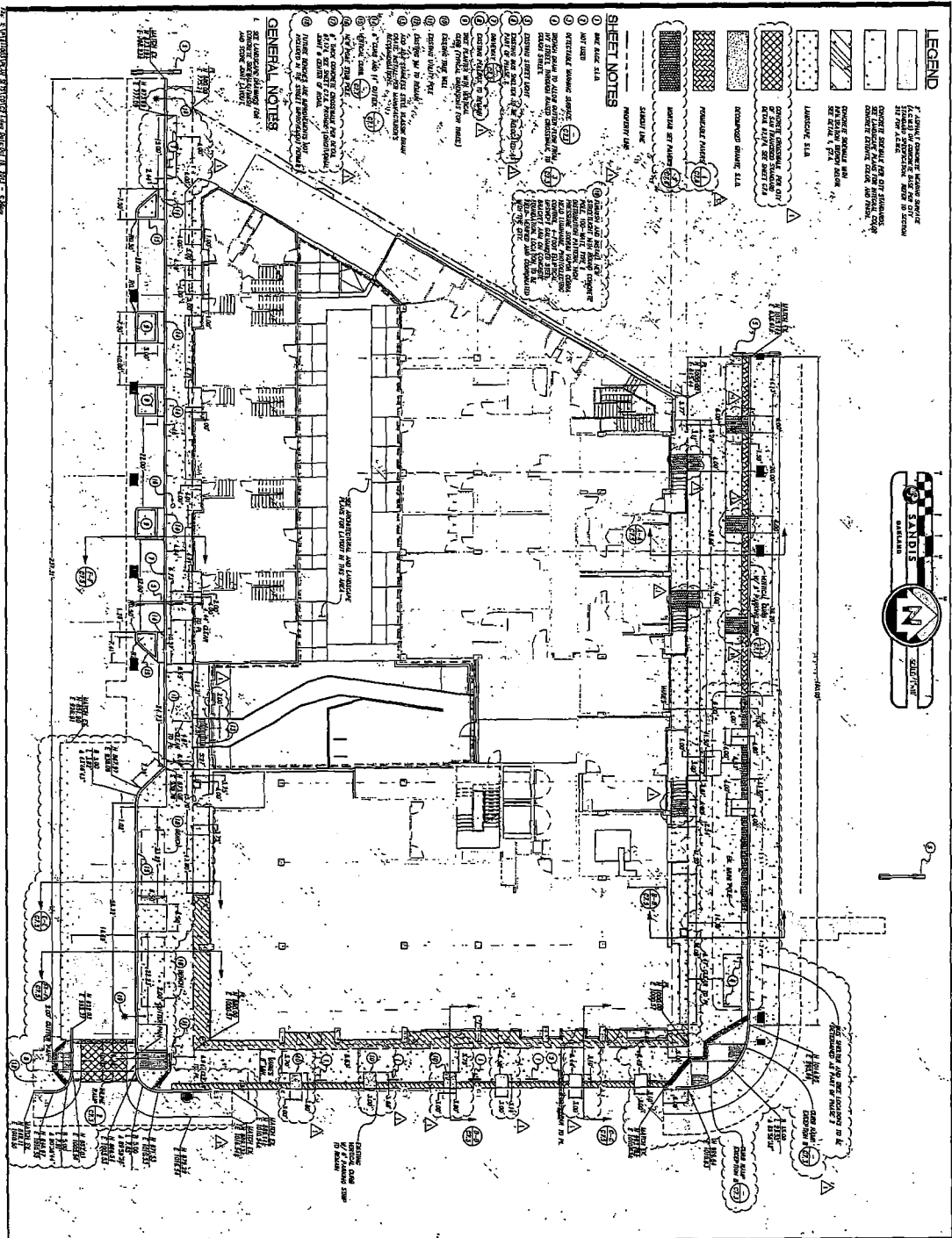
On 1/27/14 before me, F. Anne Michel Notary Public in
and for said County and State, personally appeared A. Elizabeth Castello
personally known to me (or proven to me on the name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by this by his/her/their signature(s) on the
instrument the person(s), or entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal

(NOTARY STAMP OR SEAL)

F. Anne Michel
Notary Public in and for said
County and State





LEGEND

- 1. 4" CONC. FINISH
- 2. 4" CONC. FINISH
- 3. 4" CONC. FINISH
- 4. 4" CONC. FINISH
- 5. 4" CONC. FINISH
- 6. 4" CONC. FINISH
- 7. 4" CONC. FINISH
- 8. 4" CONC. FINISH
- 9. 4" CONC. FINISH
- 10. 4" CONC. FINISH
- 11. 4" CONC. FINISH
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- 13. 4" CONC. FINISH
- 14. 4" CONC. FINISH
- 15. 4" CONC. FINISH
- 16. 4" CONC. FINISH
- 17. 4" CONC. FINISH
- 18. 4" CONC. FINISH
- 19. 4" CONC. FINISH
- 20. 4" CONC. FINISH

SHEET NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR HIGHWAY AND STREET CONSTRUCTION.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL FINISHES SHALL BE AS NOTED ON THIS PLAN.
5. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
6. ALL REINFORCING SHALL BE #4 BARS.
7. ALL CURBS SHALL BE 18" HIGH AND 12" WIDE.
8. ALL SIDEWALKS SHALL BE 6" THICK CONCRETE.
9. ALL DRIVEWAYS SHALL BE 6" THICK CONCRETE.
10. ALL DRIVEWAYS SHALL BE 18" WIDE.
11. ALL DRIVEWAYS SHALL BE 12" HIGH.
12. ALL DRIVEWAYS SHALL BE 12" WIDE.
13. ALL DRIVEWAYS SHALL BE 12" HIGH.
14. ALL DRIVEWAYS SHALL BE 12" WIDE.
15. ALL DRIVEWAYS SHALL BE 12" HIGH.
16. ALL DRIVEWAYS SHALL BE 12" WIDE.
17. ALL DRIVEWAYS SHALL BE 12" HIGH.
18. ALL DRIVEWAYS SHALL BE 12" WIDE.
19. ALL DRIVEWAYS SHALL BE 12" HIGH.
20. ALL DRIVEWAYS SHALL BE 12" WIDE.

GENERAL NOTES

1. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
2. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
3. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
4. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
5. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
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16. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
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18. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
19. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.
20. SEE ARCHITECT'S GENERAL NOTES FOR ALL WORK.

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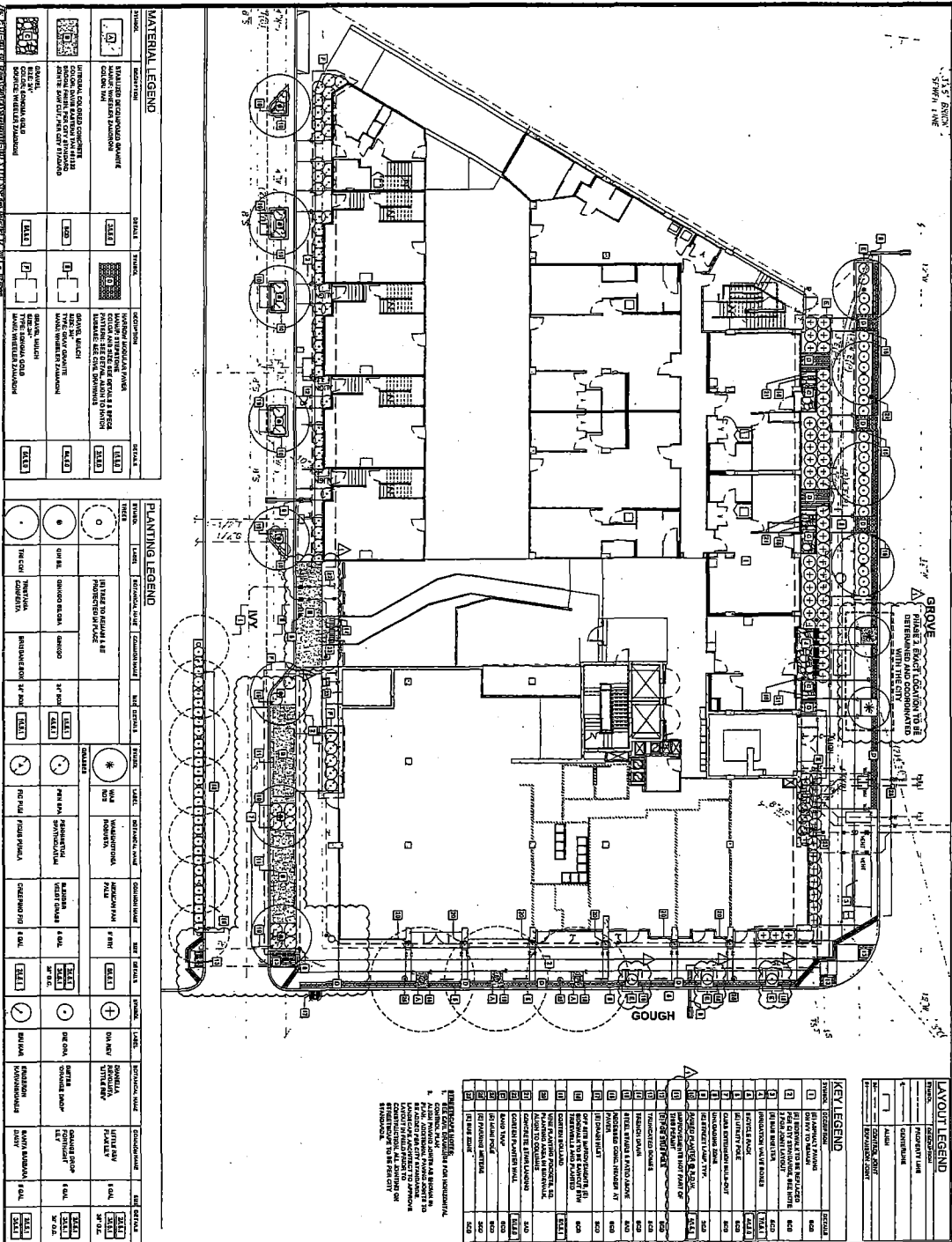
David Fisher Architects
 davidfisher.com
 481 Market Street, Suite 1017
 San Francisco, CA 94102
 415.889.8700 FAX 415.889.8100

SANDIS

Street Improvement Permit
 401 Grove Street (200 Ivy)
 San Francisco, CA 94102
 Block 0808, Lot 036

Site Plan and Horizontal Control Plan

C2.1



MATERIAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	UNPAVED SIDEWALK	[Symbol]	PAVED SIDEWALK	[Symbol]	CONCRETE
[Symbol]	PAVED SIDEWALK WITH CURB	[Symbol]	PAVED SIDEWALK WITH CURB AND GUTTER	[Symbol]	PAVED SIDEWALK WITH CURB AND GUTTER
[Symbol]	PAVED SIDEWALK WITH CURB AND GUTTER	[Symbol]	PAVED SIDEWALK WITH CURB AND GUTTER	[Symbol]	PAVED SIDEWALK WITH CURB AND GUTTER

PLANTING LEGEND

SYMBOL	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES	PLANT SPECIES
[Symbol]	PLANT SPECIES	[Symbol]	PLANT SPECIES	[Symbol]	PLANT SPECIES	[Symbol]	PLANT SPECIES	[Symbol]	PLANT SPECIES	[Symbol]	PLANT SPECIES	[Symbol]

ABOVE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	DESCRIPTION	[Symbol]	DESCRIPTION	[Symbol]	DESCRIPTION

KEY LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	DESCRIPTION	[Symbol]	DESCRIPTION	[Symbol]	DESCRIPTION

Street Improvement Permit

401 Grove Street (300 hv)

San Francisco, CA 94102

Block 0808, Lot 036

David Baker
Professional Engineer
No. 51988
Civil Engineering
State of California

David Baker
Professional Architect
No. 41234
Architecture
State of California

Scale: 1"=10'-0"

DATE: [Blank]

PROJECT: [Blank]

PROJECT NO.: [Blank]

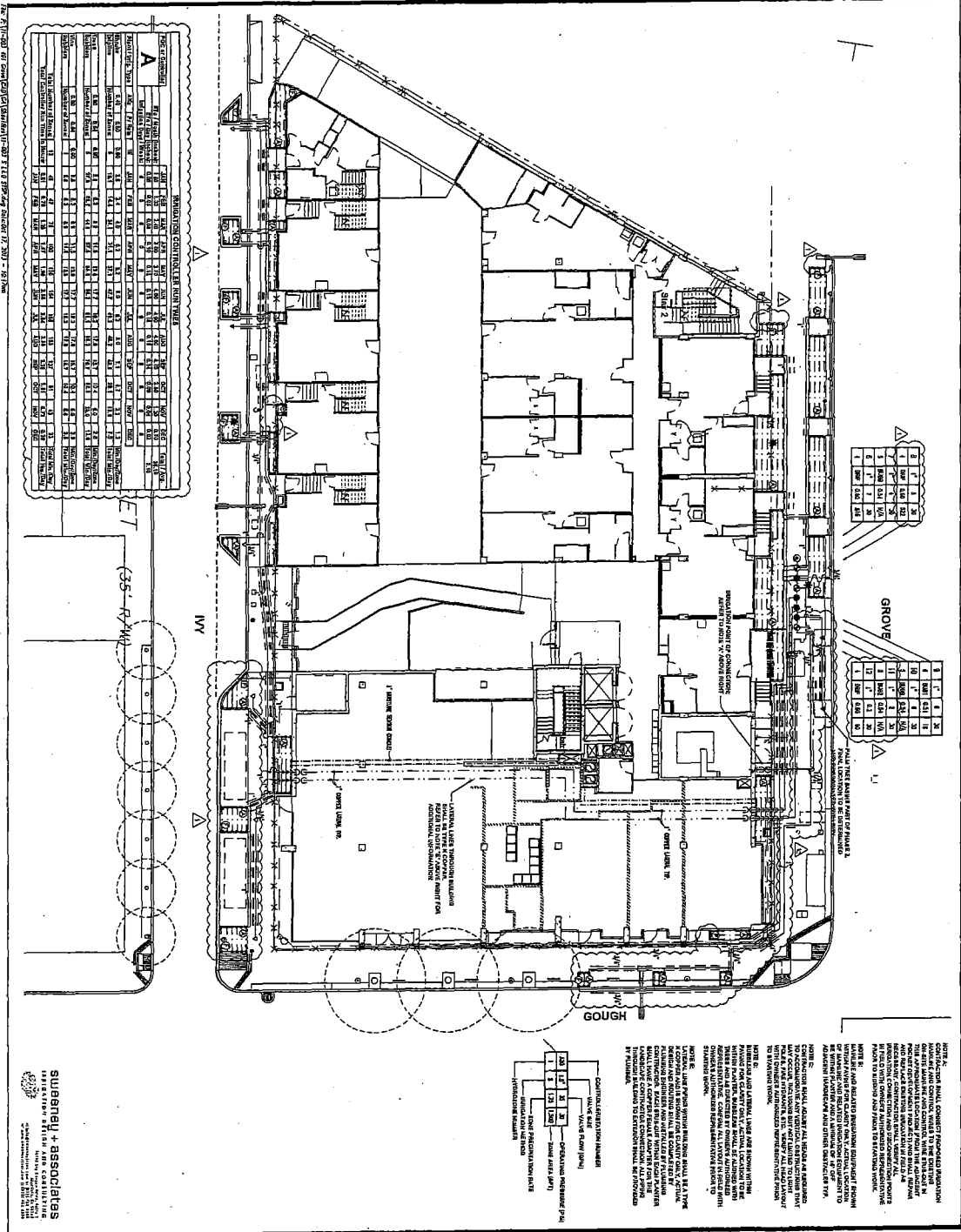
DESIGNED BY: [Blank]

CHECKED BY: [Blank]

SCALE: **L1.0**

PROJECT: [Blank]

DATE: [Blank]



MANHOLE CONNECTION AND VENTS

NO.	TYPE	SIZE	DEPTH	LOCATION	REMARKS
1	MANHOLE	30"	5'-0"	Grid A, 10	EXISTING
2	MANHOLE	30"	5'-0"	Grid A, 15	EXISTING
3	MANHOLE	30"	5'-0"	Grid A, 20	EXISTING
4	MANHOLE	30"	5'-0"	Grid A, 25	EXISTING
5	MANHOLE	30"	5'-0"	Grid A, 30	EXISTING
6	MANHOLE	30"	5'-0"	Grid B, 5	EXISTING
7	MANHOLE	30"	5'-0"	Grid B, 10	EXISTING
8	MANHOLE	30"	5'-0"	Grid B, 15	EXISTING
9	MANHOLE	30"	5'-0"	Grid B, 20	EXISTING
10	MANHOLE	30"	5'-0"	Grid B, 25	EXISTING
11	MANHOLE	30"	5'-0"	Grid B, 30	EXISTING
12	MANHOLE	30"	5'-0"	Grid C, 5	EXISTING
13	MANHOLE	30"	5'-0"	Grid C, 10	EXISTING
14	MANHOLE	30"	5'-0"	Grid C, 15	EXISTING
15	MANHOLE	30"	5'-0"	Grid C, 20	EXISTING
16	MANHOLE	30"	5'-0"	Grid C, 25	EXISTING
17	MANHOLE	30"	5'-0"	Grid C, 30	EXISTING
18	MANHOLE	30"	5'-0"	Grid D, 5	EXISTING
19	MANHOLE	30"	5'-0"	Grid D, 10	EXISTING
20	MANHOLE	30"	5'-0"	Grid D, 15	EXISTING
21	MANHOLE	30"	5'-0"	Grid D, 20	EXISTING
22	MANHOLE	30"	5'-0"	Grid D, 25	EXISTING
23	MANHOLE	30"	5'-0"	Grid D, 30	EXISTING
24	MANHOLE	30"	5'-0"	Grid E, 5	EXISTING
25	MANHOLE	30"	5'-0"	Grid E, 10	EXISTING
26	MANHOLE	30"	5'-0"	Grid E, 15	EXISTING
27	MANHOLE	30"	5'-0"	Grid E, 20	EXISTING
28	MANHOLE	30"	5'-0"	Grid E, 25	EXISTING
29	MANHOLE	30"	5'-0"	Grid E, 30	EXISTING
30	MANHOLE	30"	5'-0"	Grid F, 5	EXISTING
31	MANHOLE	30"	5'-0"	Grid F, 10	EXISTING
32	MANHOLE	30"	5'-0"	Grid F, 15	EXISTING
33	MANHOLE	30"	5'-0"	Grid F, 20	EXISTING
34	MANHOLE	30"	5'-0"	Grid F, 25	EXISTING
35	MANHOLE	30"	5'-0"	Grid F, 30	EXISTING

IRRIGATION STREETScape PLAN

NO.	DESCRIPTION	SIZE	DEPTH	LOCATION	REMARKS
1	MANHOLE	30"	5'-0"	Grid A, 10	EXISTING
2	MANHOLE	30"	5'-0"	Grid A, 15	EXISTING
3	MANHOLE	30"	5'-0"	Grid A, 20	EXISTING
4	MANHOLE	30"	5'-0"	Grid A, 25	EXISTING
5	MANHOLE	30"	5'-0"	Grid A, 30	EXISTING
6	MANHOLE	30"	5'-0"	Grid B, 5	EXISTING
7	MANHOLE	30"	5'-0"	Grid B, 10	EXISTING
8	MANHOLE	30"	5'-0"	Grid B, 15	EXISTING
9	MANHOLE	30"	5'-0"	Grid B, 20	EXISTING
10	MANHOLE	30"	5'-0"	Grid B, 25	EXISTING
11	MANHOLE	30"	5'-0"	Grid B, 30	EXISTING
12	MANHOLE	30"	5'-0"	Grid C, 5	EXISTING
13	MANHOLE	30"	5'-0"	Grid C, 10	EXISTING
14	MANHOLE	30"	5'-0"	Grid C, 15	EXISTING
15	MANHOLE	30"	5'-0"	Grid C, 20	EXISTING
16	MANHOLE	30"	5'-0"	Grid C, 25	EXISTING
17	MANHOLE	30"	5'-0"	Grid C, 30	EXISTING
18	MANHOLE	30"	5'-0"	Grid D, 5	EXISTING
19	MANHOLE	30"	5'-0"	Grid D, 10	EXISTING
20	MANHOLE	30"	5'-0"	Grid D, 15	EXISTING
21	MANHOLE	30"	5'-0"	Grid D, 20	EXISTING
22	MANHOLE	30"	5'-0"	Grid D, 25	EXISTING
23	MANHOLE	30"	5'-0"	Grid D, 30	EXISTING
24	MANHOLE	30"	5'-0"	Grid E, 5	EXISTING
25	MANHOLE	30"	5'-0"	Grid E, 10	EXISTING
26	MANHOLE	30"	5'-0"	Grid E, 15	EXISTING
27	MANHOLE	30"	5'-0"	Grid E, 20	EXISTING
28	MANHOLE	30"	5'-0"	Grid E, 25	EXISTING
29	MANHOLE	30"	5'-0"	Grid E, 30	EXISTING
30	MANHOLE	30"	5'-0"	Grid F, 5	EXISTING
31	MANHOLE	30"	5'-0"	Grid F, 10	EXISTING
32	MANHOLE	30"	5'-0"	Grid F, 15	EXISTING
33	MANHOLE	30"	5'-0"	Grid F, 20	EXISTING
34	MANHOLE	30"	5'-0"	Grid F, 25	EXISTING
35	MANHOLE	30"	5'-0"	Grid F, 30	EXISTING

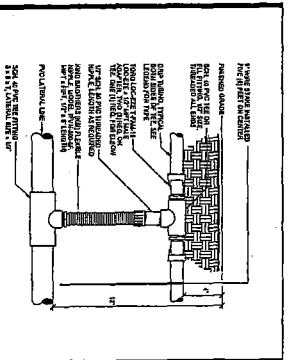
Street Improvement Permit
 401 Grove Street (300 Ivy)
 San Francisco, CA 94102
 Block 0808, Lot 036

David Baker + Partners
 415 S B St
 San Francisco, CA 94107
 415 S B St 5th Fl
 415 688 8103

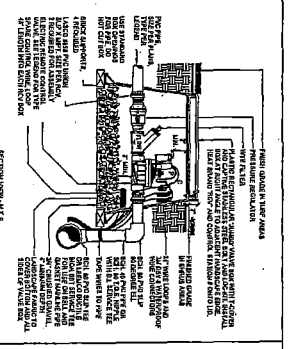
Sheehy Studio
 145 12th St
 San Francisco, CA 94107
 415 S B St 5th Fl
 415 688 8103

LIQUOR LICENSE
 STATE OF CALIFORNIA
 COUNTY OF SAN FRANCISCO
 No. 1451239
 11-11-2012

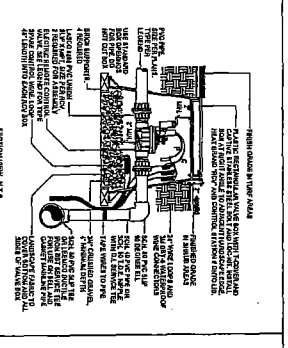
DL
 David Baker + Partners
 415 S B St
 San Francisco, CA 94107
 415 S B St 5th Fl
 415 688 8103



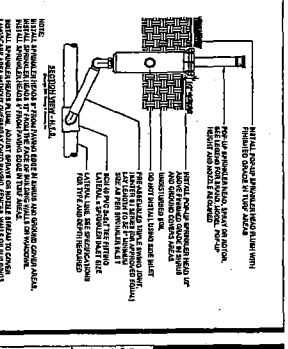
D DRIPLINE CONNECTION



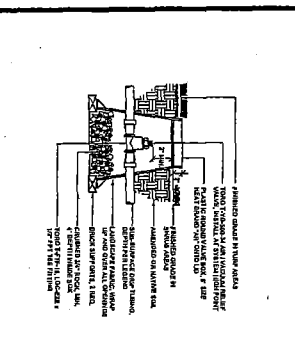
C DRIPLINE CONTROL ASSEMBLY



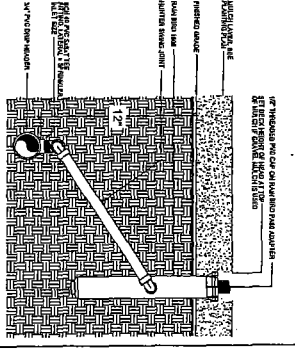
B REMOTE CONTROL VALVE



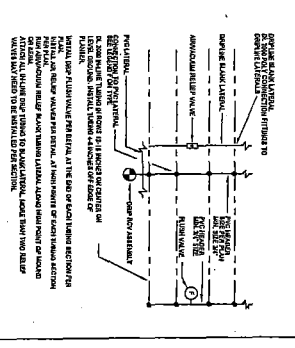
A POP-UP BUBBLER



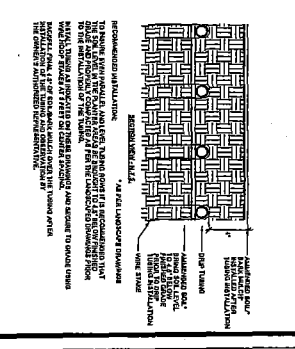
H DRIP AIR RELIEF VALVE



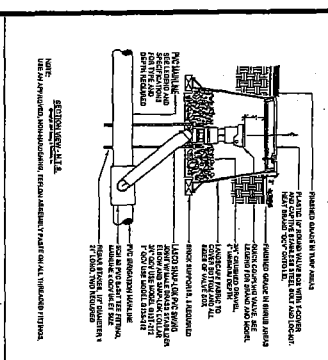
G DRIP FLUSH VALVE



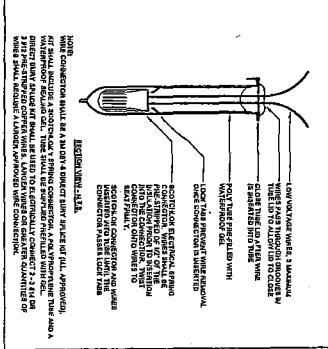
F DRIPLINE LAYOUT



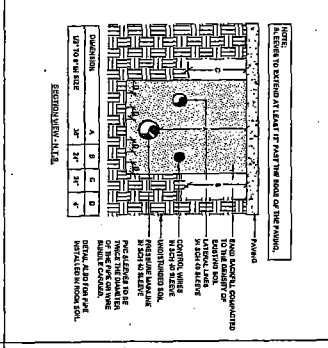
E DRIPLINE LAYOUT



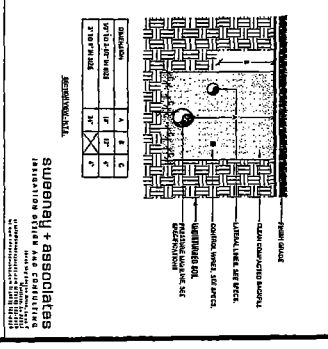
L QUICK COUPLER VALVE



K WIRE CONNECTORS



I SLEEVE INSTALLATION



J PIPE INSTALLATION

1D1e

dayle baker + partners
 dayle@dbk.com | 415.398.8127
 415.398.8170 | 415.398.8183

LEED ACCREDITED

Fletcher Studio
 415.398.8127 | 415.398.8170
 415.398.8170 | 415.398.8183

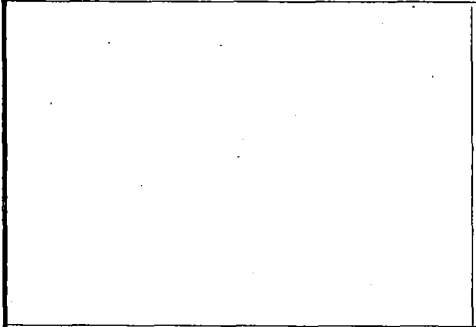
Street Improvement Permit

401 Grove Street (300 Ivy)
 San Francisco, CA 94102
 Block 0808, Lot 036

IRRIGATION DETAILS

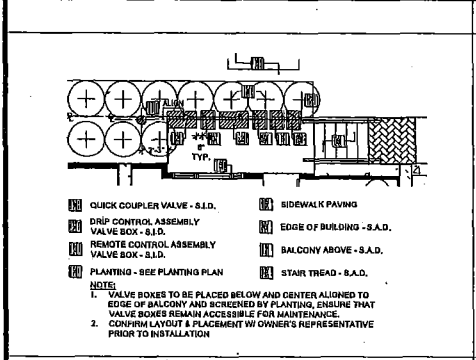
L4.2

subgeny + associates
 IRRIGATION SYSTEMS AND CONSULTANTS



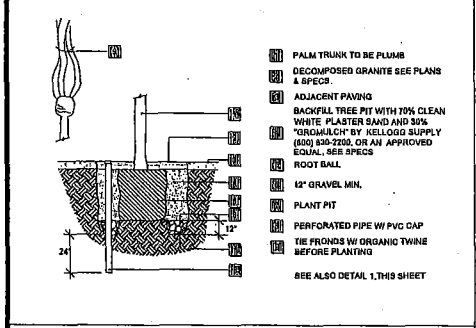
- 1 3/8" CORTEN STEEL PLATE
- 2 4" RADIUS
- 3 CONCRETE FOOTING
- 4 6" COMPACTED AGGREGATE BASE
- 5 BOLT ANCHOR PLATE TO THREADED RODS @ FOOTING, 7" MIN EMBEDMENT, TYP
- 6 2" RADIUS

5 CORTEN BOLLARD SECTION & ELEVATION 1/2"=1'-0"



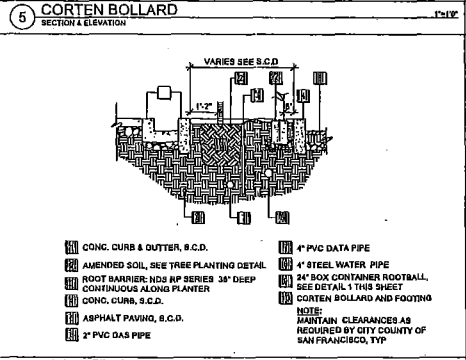
- 1 QUICK COUPLER VALVE - S.I.D.
 - 2 DRIP CONTROL ASSEMBLY VALVE BOX - S.I.D.
 - 3 REMOTE CONTROL ASSEMBLY VALVE BOX - S.I.D.
 - 4 PLANTING - SEE PLANTING PLAN
 - 5 SIDEWALK PAVING
 - 6 EDGE OF BUILDING - S.A.D.
 - 7 BALCONY ABOVE - S.A.D.
 - 8 STAIR TREAD - S.A.D.
- NOTE:
1. VALVE BOXES TO BE PLACED BELOW AND CENTER ALIGNED TO EDGE OF BALCONY AND SCREENED BY PLANTING, ENSURE THAT VALVE BOXES REMAIN ACCESSIBLE FOR MAINTENANCE.
2. CONFIRM LAYOUT & PLACEMENT W/ OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

7 IRRIGATION VALVE BOX LAYOUT PLAN 1/8"=1'-0"



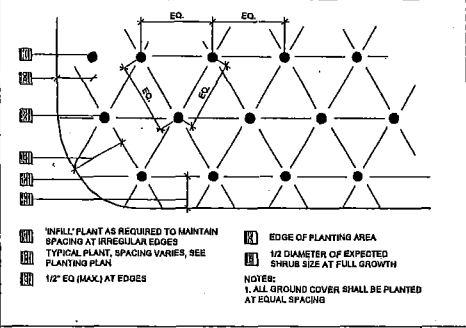
- 1 PALM TRUNK TO BE PLUMB
 - 2 DECOMPOSED GRANITE SEE PLANS & SPECS
 - 3 ADJACENT PAVING
 - 4 BACKFILL TREE PIT WITH 70% CLEAN WHITE PLASTER SAND AND 30% "DROMAUCH" BY HELLOGO SUPPLY (600) 650-2200, OR AN APPROVED EQUAL, SEE SPECS
 - 5 12" GRAVEL MIN.
 - 6 PLANT PIT
 - 7 PERFORATED PIPE W/ PVC CAP
 - 8 TIE FRONDS W/ ORGANIC TWINE BEFORE PLANTING
- SEE ALSO DETAIL 1 THIS SHEET

6 PALM PLANTING SECTION 1/8"=1'-0"



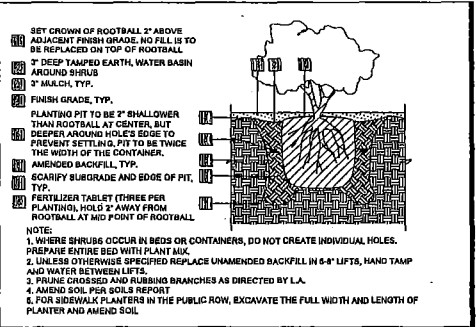
- 1 CONC. CURB & OUTER, S.C.D.
 - 2 AMENDED SOIL, SEE TREE PLANTING DETAIL
 - 3 ROOT BARRIER: HDX RP SERIES 3/8" DEEP CONTINUOUS ALONG PLANTER
 - 4 CONC. CURB, S.C.D.
 - 5 ASPHALT PAVING, S.C.D.
 - 6 2" PVC GAS PIPE
 - 7 4" PVC DATA PIPE
 - 8 1" STEEL WATER PIPE
 - 9 24" BOX CONTAINER ROOTBALL, SEE DETAIL 1 THIS SHEET
 - 10 CORTEN BOLLARD AND FOOTING
- NOTE:
MAINTAIN CLEARANCES AS REQUIRED BY CITY/COUNTY OF SAN FRANCISCO, TYP

4 PLANTER @ R.O.W. SECTION 1/8"=1'-0"



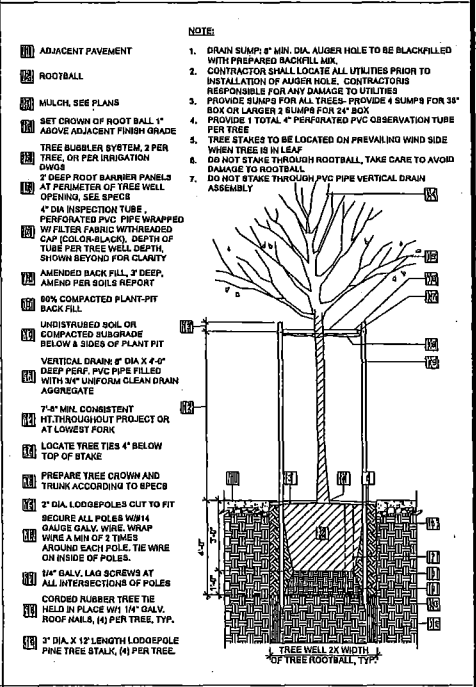
- 1 "W/ILL" PLANT AS REQUIRED TO MAINTAIN SPACING AT REGULAR EDGES
 - 2 TYPICAL PLANT, SPACING VARIES, SEE PLANTING PLAN
 - 3 1/2" EQ (MAX) AT EDGES
 - 4 EDGE OF PLANTING AREA
 - 5 1/2 DIAMETER OF EXPECTED SHRUB SIZE AT FULL GROWTH
- NOTE:
1. ALL GROUND COVER SHALL BE PLANTED AT EQUAL SPACING

3 OFFSET PLANT SPACING PLAN 1"=1'-0"



- 1 SET CROWN OF ROOTBALL 2" ABOVE ADJACENT FINISH GRADE. NO FILL IS TO BE REPLACED ON TOP OF ROOTBALL
 - 2 2" DEEP TAMPED EARTH WATER BASIN AROUND SHRUB
 - 3 2" MULCH, TYP.
 - 4 FINISH GRADE, TYP.
 - 5 PLANTING PIT TO BE 2" SHALLOWER THAN ROOTBALL AT CENTER, BUT DEEPER AROUND HOLE'S EDGE TO PREVENT SETTLING. PIT TO BE TWICE THE WIDTH OF THE CONTAINER.
 - 6 AMENDED BACKFILL, TYP.
 - 7 CORRECTLY SUBGRADE AND EDGE OF PIT, TYP.
 - 8 FERTILIZER TABLET (THREE PER PLANTING), HOLD 2" AWAY FROM ROOTBALL AT MID POINT OF ROOTBALL
- NOTE:
1. WHERE SHRUBS OCCUR IN BEDS OR CONTAINERS, DO NOT CREATE INDIVIDUAL HOLES. PREPARE ENTIRE BED WITH PLANT MIX.
2. UNLESS OTHERWISE SPECIFIED REPLACE UNAMENDED BACKFILL IN 6-8" LIFTS, HAND TAMP AND WATER BETWEEN LIFTS.
3. PRUNE CROSSED AND RUBBING BRANCHES AS DIRECTED BY L.A.
4. AMEND SOIL PER SOILS REPORT
5. FOR SIDEWALK PLANTERS IN THE PUBLIC ROW, EXCAVATE THE FULL WIDTH AND LENGTH OF PLANTER AND AMEND SOIL

2 SHRUB PLANTING 5 GALLON OR GREATER SECTION 3/4"=1'-0"



- 1 ADJACENT PAVEMENT
 - 2 ROOTBALL
 - 3 MULCH, SEE PLANS
 - 4 SET CROWN OF ROOT BALL 4" ABOVE ADJACENT FINISH GRADE
 - 5 TREE BUBBLER SYSTEM, 2 PER TREE, OR PER IRRIGATION DWIG
 - 6 2" DEEP ROOT BARRIER PANELS AT PERIMETER OF TREE WELL OPENING, SEE SPECS
 - 7 4" DIA INSPECTION TUBE PERFORATED PVC PIPE WRAPPED W/ FILTER FABRIC WITH REARDED CAP (COLOR-BLACK), DEPTH OF TUBE PER TREE WELL DEPTH SHOWN BEYOND FOR CLARITY
 - 8 AMENDED BACK FILL, 3" DEEP, AMEND PER SOILS REPORT
 - 9 80% COMPACTED PLANT-PIT BACK FILL
 - 10 UNDISTURBED SOIL OR COMPACTED SUBGRADE BELOW & SIDES OF PLANT PIT
 - 11 VERTICAL DRAIN 6" DIA X 4'-0" DEEP PERF. PVC PIPE FILLED WITH 3/4" UNIFORM CLEAN DRAIN AGGREGATE
 - 12 7/8" MIN CONSISTENT HT. THROUGHOUT PROJECT OR AT LOWEST FORK
 - 13 LOCATE TREE TIES 4" BELOW TOP OF STAKE
 - 14 PREPARE TREE CROWN AND TRUNK ACCORDING TO SPECS
 - 15 2" DIA LODGEPOLES CUT TO FIT SECURE ALL POLES W/ #14 GAUGE GALV. WIRE. WRAP WIRE 1 MIN OF 2 TIMES AROUND EACH POLE. THE WIRE ON INSIDE OF POLES.
 - 16 1/4" GALV. LAG SCREWS AT ALL INTERSECTIONS OF POLES
 - 17 CORDED RUBBER TREE TIE HELD IN PLACE W/ 1/4" GALV. ROOF NAILS, (4) PER TREE, TYP.
 - 18 3" DIA X 12' LENGTH LODGEPOLE PINE TREE STALK, (4) PER TREE
- NOTE:
1. TREE WELL 2X WIDTH OF TREE ROOTBALL, TYP.

1 TYPICAL STREET TREE PLANTING SECTION 1/2"=1'-0"

DLB

david baker + partners
dbpartners.com
461 second street 6th 127
SAN FRANCISCO CALIFORNIA 94107
415 856 6700 fax 415 896 6103

REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. 10000

LICENSE STAMP

Fletcher Studio
Landscape Architecture
2529 24th Street, Ste. 408
San Francisco, CA 94107
415.774.4111

Street Improvement Permit

401 Grove Street (300 lot)
San Francisco, CA 94102
Block 0304, Lot 036

OWNER/ASAPR STAMP DATE
STREET IMPROVEMENT PERMIT # 202011

ISSUED BY DATE
APPROVED BY DATE
APPROVED BY DATE
APPROVED BY DATE
APPROVED BY DATE
APPROVED BY DATE
APPROVED BY DATE
APPROVED BY DATE
APPROVED BY DATE
APPROVED BY DATE

SHEET TITLE

PLANTING DETAILS
STREETSCAPE

SCALE SEE DETAIL

JOB NUMBER 2018 RELEASE DATE 01/11/2018
DRAWN BY ADW CHECKED BY

L5.1

OF SHEETS

File: P:\11-001_001_Sheet\1201\1201\1201\11-001_1100_001.dwg Date: Sep 28, 2017 12:10pm

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

March 20, 2014

File No. 140181

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On March 11, 2014, the Department of Public Works introduced the following legislation:

File No. 140181

Resolution granting revocable permission to Ivy Grove Partners, LLC, to occupy a portion of the public right-of-way to install and maintain planter bulb-outs and irrigation lines on Ivy Street fronting 401 Grove Street (Block No. 0808, Lot No. 036), conditioning the permit, affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Environmental Planning
Jeanie Poling, Environmental Planning

*Exempt from CEQA per Section
15305, Class 5(b), Issuance
of Minor Encroachment Permits
including street furniture
such as planter boxes.
Nannie R Turrell
April 10, 2014*

Ausberry, Andrea

Response MTA

From: Martinsen, Janet [Janet.Martinsen@sfmta.com]
Sent: Friday, March 28, 2014 4:51 PM
To: Ausberry, Andrea
Subject: FW: File No. 140181 - Referral

Hi Andrea

FYI

Janet L. Martinsen
Local Government Affairs Liaison



janet.martinsen@sfmta.com
415-701-4693w; 415-701-4737f
www.sfmta.com

Find us on:



From: Robbins, Jerry
Sent: Wednesday, March 26, 2014 5:43 PM
To: Martinsen, Janet; Smith, Bridget; Papandreou, Timothy; Olea, Ricardo
Cc: Auyoung, Dillon
Subject: RE: File No. 140181 - Referral

Hi Janet:

Looks like TASC approved it on August 8, 2013, so we should be OK with it.

7. Ivy Street West of Gough Street – Major Encroachment
A major encroachment permit is requested for bulb-outs along Ivy Street west of Gough Street from curb face and will extend an additional 5 feet from curb face of 6.5 feet. This new curb face is a bulb-out on Ivy Street west of Gough Street. Residential permit parking will be displaced. The area between the bulb-outs) will be provided with trees. Contact Norman Wong, 701-4600

Approved.

Thanks,

Jerry

From: Martinsen, Janet
Sent: Wednesday, March 26, 2014 5:32 PM
To: Robbins, Jerry; Smith, Bridget; Papandreou, Timothy; Olea, Ricardo
Cc: Auyoung, Dillon
Subject: FW: File No. 140181 - Referral

Do we have any comments/concerns regarding this legislation? Is this related to one of our ped/bike safety projects? Not sure why else they would send it to us for comments.

Janet L. Martinsen
Local Government Affairs Liaison



janet.martinsen@sfmta.com
415-701-4693w; 415-701-4737f
www.sfmta.com

Find us on:



From: Ausberry, Andrea [<mailto:andrea.ausberry@sfgov.org>]
Sent: Thursday, March 20, 2014 4:29 PM
To: Rosenfield, Ben; Kelly, Jr, Harlan L; Hui, Tom C.; Reiskin, Ed; Hayes-White, Joanne; Suhr, Greg; Suhr, Chief
Cc: Zmuda, Monique; Ellis, Juliet; Strawn, William; Jayin, Carolyn; Harris, Sonya; Martinsen, Janet; Breen, Kate; Boomer,

Roberta; Alves, Kelly; Fountain, Christine; Monroe, John

Subject: File No. 140181 - Referral

Good Afternoon,

Attached is a referral for BOS File No. 140181, which is being sent to you for informational. If you have any comments or reports to be included with the file, please forward them to me.

Best,

Andrea S. Ausberry

Assistant Clerk


Land Use and Economic Development Committee

San Francisco Board of Supervisors

Office 415.554.4442

Website | <http://www.sfbos.org/>

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MEMORANDUM

TO: Ben Rosenfield, Controller, Office of the Controller
Harlan Kelly, General Manager, Public Utilities Commission
Tom Hui, Director, Department of Building Inspection
Ed Reiskin, Director, Municipal Transportation Agency
Joanne Hayes-White, Chief, Fire Department
Greg Suhr, Chief, Police Department

FROM: Andrea Ausberry, Clerk, Land Use and Economic Development Committee
Board of Supervisors

DATE: March 20, 2014

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by the Public Works Department on March 11, 2014:

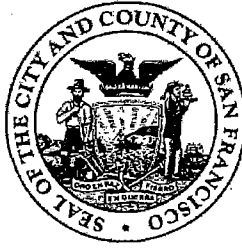
File No. 140181

Resolution granting revocable permission to Ivy Grove Partners, LLC, to occupy a portion of the public right-of-way to install and maintain planter bulb-outs and irrigation lines on Ivy Street fronting 401 Grove Street (Block No. 0808, Lot No. 036), conditioning the permit, affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Monique Zmuda, Office of the Controller
Juliet Ellis, Public Utilities Commission
William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection
Sonya Harris, Department of Building Inspection
Janet Martinsen, Municipal Transportation Agency
Kate Breen, Municipal Transportation Agency
Roberta Boomer, Municipal Transportation Agency
Kelly Alves, Fire Department
Christine Fountain, Police Department
John Monroe, Police Department

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March 20, 2014

File No. 140181

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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By: Andrea Ausberry, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Environmental Planning
Jeanie Poling, Environmental Planning

