



Edwin M. Lee, Mayor
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BUREAU OF STREET-USE & MAPPING
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Jerry Sanguinetti, Bureau Manager

DPW Order No: 180262

RECOMMENDATION OF APPROVAL FOR A MAJOR (STREET) ENCROACHMENT PERMIT AT 1100 AND 1101 VAN NESS AVENUE (BLOCK 694, LOTS 5, 6, 7, 8, 9, 9A, 10 & BLOCK 695, LOTS 5, 6).

APPLICANT: Sutter Health Care and California Pacific Medical Center (CPMC)
633 Folsom Street, 5th Floor
San Francisco, CA 94107
Attention: Geoffrey Nelson

PROPERTY IDENTIFICATION: Lots 5, 6, 7, 8, 9, 9A, 10 in Assessor's Block 694
1100 Van Ness Avenue
San Francisco, CA 94109

Lots 5, 6 in Assessor's Block 695
1101 Van Ness Avenue
San Francisco, CA 94109

DESCRIPTION OF REQUEST: Major (Street) Encroachment Permit

BACKGROUND:

1. The applicant filed an application with the Department of Public Works (DPW) for a Major (Street) Encroachment Permit to construct and maintain the following encroachments.
 - a. A tunnel under Van Ness Avenue (State Highway 101) to connect the new medical office building and the new hospital located at 1100 & 1101 Van Ness Avenue respectively.
 - b. Two (2) 30,000 gallon diesel fuel tanks under the Geary Boulevard Right of Way, between Franklin Street and Van Ness Avenue.
 - c. Off-site improvements on the north and south sides of Cedar Street between Van Ness Avenue and Polk Street, including widening the existing sidewalk, new sidewalk landscaping and reconstructing the existing roadway with pavers.
2. DPW sent out the permit referrals to SFMTA (San Francisco Municipal Transportation Agency) for a TASC (Transportation Advisory Staff Committee) decision. TASC considered the project in the February 23, 2012 meeting and recommended approval of the subject encroachments.
3. The Planning Commission has determined in their April 26, 2012 hearing that the encroachments are consistent with the Objectives and Policies of the General Plan.
4. Caltrans (State Department of Transportation) granted conceptual approval of the tunnel under State Highway 101 in a letter to CPMC dated April 25, 2012.
5. A Director's Public Hearing was scheduled for Wednesday, May 9, 2012.



6. On April 27, 2012, DPW posted and mailed out a notice for a public hearing to all property owners within a 300-foot radius of the subject encroachments.
7. One letter of comment/objection was received during the ten (10) day public notification period.
8. A public hearing was held on May 9, 2012.
9. Hearing Officer, Ms. Debra Temple, conducted the hearing and heard the testimonies regarding the subject encroachments.
10. Representative of the applicant, Mr. Geoffrey Nelson, testified at the hearing regarding the purpose and the functional need of the encroachments for the new medical office building and hospital.
11. Two (2) citizens testified at the hearing in opposition to the permit, citing that the project should be reduced in size to reduce traffic impact, lack of mitigation measures to the potential impact of the project to traffic and the surrounding community, lack of protection measures for potential fuel tank breakage, and the project precluding future transportation plans on Van Ness Avenue. They also testified that approval from Planning Commission is not the final decision, and that the public hearing should be deferred until after the project receives final approval from the Board of Supervisors and the Mayor. One of the citizens supported the improvements in Cedar Street.
12. Mr. Geoffrey Nelson rebutted that the fuel tanks are designed as part of the proposed building, meet the applicable codes and also could withstand a major seismic event. With regard to future transportation plans for Van Ness Avenue, Mr. Nelson stated that CPMC will be entering into a lease/encroachment agreement with Caltrans. In the event that Caltrans requires the removal of the encroachment, CPMC will remove the tunnel and restore the right of way at their own cost.
13. The Hearing Officer made her decision after hearing the above testimony, and reviewing the application, reports, plans and other documents contained in the Department of Public Works files.

RECOMMENDATION: APPROVAL of the request for the Major Encroachment Permit.

FINDING 1: Recommendation for approval by TASC and Planning Department's determination that the subject encroachments are in conformity with the General Plan.

FINDING 2: Said encroachments will serve the seismically safe new hospital and new medical office building which would benefit the citizens of the City.

FINDING 3: Said encroachments are convenient in conjunction with the owner's use and function of the property.

5/15/2012

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



San Francisco Department of Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.