

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
ORDER NO. 176,524

APPROVAL OF MAJOR (STREET) ENCROACHMENT PERMIT AT THE REED STREET REAR OF 45 PRIEST STREET (BLOCK 5618, LOT 020).

APPLICANT: Sanjay Dani
c/o Winder Architects
351 Ninth Street, Suite 301
San Francisco, CA 94103

PROPERTY IDENTIFICATION: Lot 028 in Assessor's Block 0215
(45 Priest St.)
San Francisco, CA 94109

DESCRIPTION OF REQUEST: Major (Street) Encroachment Permit

BACKGROUND:

1. The applicant filed a request with the Department of Public Works (DPW) to consider approval of a Major (Street) Encroachment Permit to extend the existing roadway on Reed Street by approximately 20 feet and constructing a concrete driveway ramp from the edge of an existing garage at 44 Reed Street to provide access to a proposed new garage at the Reed Street rear of 45 Priest Street.
2. The proposed new garage project was the subject of the Planning Department's Variance Case No. 2005.0607V for which a rear yard Variance was granted by the Zoning Administrator on October 28, 2005; subsequently, the Planning department by letter dated June 30, 2006 determined that the proposed roadway extension is in conformity with the General Plan.
3. On February 23, 2006, the Interdepartmental Staff Committee on Traffic & Transportation (ISCOTT) reviewed the request to extend the paved portion of Reed Street southerly to provide access to a new garage for 45 Priest Street, and recommended approval of this encroachment.
4. DPW scheduled a public hearing for October 4, 2006 to consider the proposed encroachment. On September 22, 2006, DPW mailed notices for the hearing to property owners and posted said notices within a 300-foot radius of the subject location.
5. Hearing Officer Balmore Hernandez inspected the subject site and conducted a hearing on the merits of the Major (Street) Encroachment Permit on October 4, 2006.
6. DPW staff presented testimony with regard to the proposed encroachment being in conformity with the General Plan and recommended for approval by ISCOTT. DPW staff also presented testimony that two letters each were received via e-mail in support of, and in opposition to the proposed Major Encroachment. Based on this information, DPW staff recommended that the proposed encroachment be transmitted to the Board of Supervisors with DPW's recommendation for approval.

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7. The owner of the subject property attended the public hearing and presented testimony in support of the proposed encroachment, stating that the Zoning Administrator had granted a Variance for the proposed new garage project. The neighbor at 37 Priest Street also attended the hearing and presented testimony supporting the request to extend Reed Street.
8. The attorney and an Architect representing the property owner of 44 Reed Street attended the public hearing and presented their concerns with regard to the proposed driveway encroachment, including drainage, utilities, loss of the neighborhood garden space, etc.
9. The Hearing Officer considered and reviewed the testimony of DPW staff and the permit application file, considered testimony of the property owner and the neighbors with regard to the proposed encroachment, and made a decision to recommend the proposed encroachment for approval to the Board of Supervisors.

HEARING OFFICER RECOMMENDATION: APPROVAL of the request for a Major (Street) Encroachment Permit conditioned upon the adjoining neighbors working together and coordinating the design of the proposed driveway to potentially accommodate driveway access to other properties along Reed Street, based on the following findings:

FINDING 1. Recommendation for approval by ISCOTT and Planning Department's determination that the subject encroachment is in conformity with the General Plan.

FINDING 2. Said encroachment would provide off-street parking at the rear of the existing building. Existing on-street parking in this area is extremely limited and is prohibited along Reed and Priest Streets.

FINDING 3. Said encroachment is convenient in conjunction with the owner's use and enjoyment of his property.



Fred V. Abadi, Ph.D.
Director of Public Works

APPROVED: NOVEMBER 1, 2006

Cc: File
BSM
Baltimore Hernandez
Applicant