



Edwin M. Lee, Mayor
Mohammed Nuru, Director



Jerry Sanguinetti, Bureau Manager

DPW Order No: 180963

RECOMMENDATION OF FINAL APPROVAL OF MAJOR (STREET) ENCROACHMENT PERMIT AT THE REED STREET REAR OF 45 PRIEST STREET (BLOCK 0215, LOT 028).

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

PROPERTY IDENTIFICATION: Lot 020 in Assessor's Block 5618
(45 Priest St.)
San Francisco, CA 94109

DESCRIPTION OF REQUEST: Major (Street) Encroachment Permit

BACKGROUND:

1. This DPW Order is supplemental to DPW Order No. 176,524, approved November 1, 2006, following a DPW Hearing at which DPW approved the subject Major Encroachment conditioned upon the applicant working with the adjoining neighbors to potentially accommodate driveway access to other properties along Reed Street.
2. In a letter to the Zoning Administrator dated July 6, 2012, DPW, in response to a request to clarify the current status of the application for Major Encroachment, and related to a pending case at the Board of Appeals, indicated that the Major Encroachment had not yet been approved. In addition, DPW stated that only upon receipt of revised plans and/or additional information addressing the above conditions of approval would it make its final recommendation in regard to the encroachment and initiate legislation for Board of Supervisors consideration.
3. On July 23, 2012 at a meeting with Mr. Sanjay Dani, DPW received additional documentation, including a revised plan and computer generated photo image indicating that the proposed driveway encroachment will not impact potential future access to other properties along Reed Street; thus, satisfying the above conditions of approval as set forth in DPW Order No. 176,524.

RECOMMENDATION: APPROVAL of the request for a Major (Street) Encroachment Permit based on the following findings:



FINDING 1. The applicant/owner, based on submittal of a revised plan and computer generated photo image, has satisfied the conditions of approval as set forth in DPW Order No. 176,524.

FINDING 2. Recommendation for approval by ISCOTT, the Zoning Administrator's granting of a rear yard variance, and Planning Department's determination that the subject encroachment is in conformity with the General Plan.

FINDING 3. Said encroachment would provide off-street parking to the proposed building, as requested by the neighborhood.

FINDING 4. The proposed driveway/encroachment design satisfies all technical requirements as it relates to City Standards and the Public Works Code.

FINDING 5. Said encroachment is convenient in conjunction with the owner's use and enjoyment of his property.

1/11/2013

X



Sanguinetti, Jerry
Bureau Manager

1/11/2013

X



Sweiss, Fuad
Deputy Director and City Engineer

1/11/2013

X

Mohammed Nuru

Nuru, Mohammed
Director, DPW

