



Edwin M. Lee, Mayor
Mohammed Nuru, Director



Jerry Sanguinetti, Bureau Manager

DPW Order No: 184520

APPROVAL OF MAJOR (STREET) ENCROACHMENT PERMIT TO CONSTRUCT IMPROVEMENTS WITHIN LANSING STREET BETWEEN GUY PLACE AND FIRST STREET FRONTING 45 LANSING STREET (BLOCK 3749, LOT 059).

APPLICANT: 45 Lansing Development, LLC
2200 Biscayne Blvd.
Miami, FL 33137
Attn: Christopher Palermo

PROPERTY IDENTIFICATION: Lot 059 in Assessor's Block 3749
(45 Lansing Street)
San Francisco, CA 94105

DESCRIPTION OF REQUEST: Major (Street) Encroachment Permit No. 15ME-0003

BACKGROUND:

1. The applicant filed a letter of request with Public Works (PW) to consider approval of a Major (Street) Encroachment Permit to improve and construct the entire length and width of Lansing Street between Guy Place and First Street. The proposed design will implement the concepts outlined in the Rincon Hill Streetscape Master Plans which includes the deletion of the curbed sidewalk, new valley gutter and shared or curb-less street. Street trees will be planted to separate parked cars, and the use of patterned concrete throughout will encourage pedestrian use of the entire street. The width of the vehicular path of travel will remain the same, as will the direction of travel.
2. The Transportation Advisory Staff Committee (TASC), at its meeting of May 14, 2015, recommended the proposed encroachment for approval.
3. The Planning Department, by letter dated March 17, 2015, found the project, on balance, in conformity with the General Plan.
4. PW scheduled a public hearing for January 6, 2016 to consider the proposed encroachment. On December 9, 2015, PW mailed notices for the hearing to property owners within a 300-foot radius of the subject location.
5. Hearing Officer Janet Ng conducted a hearing on the merits of the Major (Street) Encroachment Permit on January 6, 2016.
6. Christopher Palermo and Bonnie Dong, representing 45 Lansing Development, LLC, the developer/owner of the subject property and Paul Chaser of City Planning attended the public hearing. Mr. Palermo testified and stated the responsibilities of the property owner and the



outreach done with the neighbors, Mr. Chaser testified and explained the Rincon Hill Streetscape Plan.

7. No other testimony was presented at the public hearing in favor or in opposition to the encroachment.
8. Our office received an email from neighbor who wanted to review the plans.
9. The Hearing Officer considered and reviewed all of DPW's files on this encroachment. Based on the information the Hearing Officer made her decision on January 13, 2016 to recommend the proposed Major (Street) Encroachment to the Board of Supervisors for approval.

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

FINDING 1. Recommendation for approval by TASC.

FINDING 2. Finding by Planning Department's and its Commission that the proposed infrastructure improvements are consistent with objectives and policies of the General Plan.

FINDING 3. Said encroachments complies with the City's Rincon Hill Master Plan.

FINDING 4. Said encroachments provides a safe and comfortable public right-of-way for shared use and improves the quality of life in the neighborhood.

FINDING 5. Said encroachments will be fully maintained in perpetuity by the Permittee, subject to the terms of the Lansing street encroachment agreement and the maintenance agreement.

1/27/2016

X



Sanguinetti, Jerry
Bureau Manager
Signed by: Sanguinetti, Jerry

1/28/2016

X



Sweiss, Fuad
Deputy Director and City Engineer
Signed by: Sweiss, Fuad

1/28/2016

X

Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed

