



Edwin M. Lee, Mayor
Mohammed Nuru, Director

San Francisco Department of Public Works
Office of the Deputy Director for Capital Programs
Bureau of Street-Use and Mapping
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Jerry Sanguinetti, Bureau Manager

July 6, 2012

Mr. Scott F. Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 45 Priest Street
Major Encroachment Status

Dear Mr. ^{Scott} Sanchez:

This is in response to your request, and a follow-up on our correspondence regarding the proposed Major Encroachment Permit submitted by Mr. Sanjay Dani to extend the existing roadway on Reed Street to provide access to a proposed new garage at the Reed Street rear frontage of 45 Priest Street.

The request for the Major Encroachment was received by DPW in November 2005 subsequent to the Planning Department's Variance Case No. 2005.0607V for which a rear yard variance was granted on October 28, 2005. Following initial review of the proposed plans, DPW sent referrals to MTA for review by the Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT), which recommended approval of the proposed encroachment on February 23, 2006, and the Planning Department which determined by letter dated June 30, 2006 that the proposed encroachment was in conformity with General Plan.

DPW scheduled and held a public hearing on October 4, 2006, with notifications sent to all property owners within 300-foot radius of the subject property to consider the proposed encroachment. Two (2) letters each were received in support and in opposition to the proposed encroachment. At the hearing, Mr. Dani testified related to the earlier Variance Decision; testimony was also presented in support of the proposed encroachment by the property owner at 37 Reed Street. An attorney and architect representing the adjacent property owner at 44 Reed Street also testified that there are concerns regarding the proposed design for the extension of Reed Street including drainage, utilities, loss of neighborhood garden space and eliminating potential vehicular access to said adjacent property.

Upon considering and reviewing the testimony presented, as well as the information in DPW's file, DPW Hearing Officer Balmore Hernandez recommended approval of the proposed Major 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. Attached for your information is a copy of DPW Order No. 176,524, approved November 1, 2006 outlining the above information and the Director of Public Works' final decision.

Following the approval of this Order, Mr. Dani was instructed to work with the adjacent property owners and submit a revised plan to satisfy the requirements of the above Order. Aside from a few follow-up conversations with Mr. Dani; as of this date, we have not received any additional information or revised plans to satisfy this requirement.

In order to proceed with this application, DPW would require submittal of revised plans and upon review, if it is determined that the plans satisfy the above conditions of approval, DPW would then prepare legislation recommending the subject major encroachment to the Board of Supervisors for final approval and issuance.

As a follow-up, and per your request, Inspection Supervisor Nancy Lynch and I inspected the subject site on May 22, 2012 and determined that aside from some minor grading within the public right-of-way, no additional work had taken place.

Please let me know if you have any further questions.

Best regards,



Nick Elsner
Senior Plan Checker
DPW-BSM

Attachment: As Noted