

File No. 141034

Committee Item No. 3

Board Item No. 29

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Land Use & Development

Date Nov. 3, 2014

Board of Supervisors Meeting

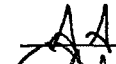
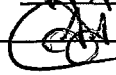
Date Nov. 18, 2014

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
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Completed by:  Date 10.30.14  
 Completed by:  Date 11.5.14

1 [Street Encroachment - Avalon Bay Communities - Hickory Street Frontage of 307-323-325  
2 Octavia Street]

3 **Resolution granting revocable permission to Avalon Bay Communities to occupy a**  
4 **portion of the public right-of-way to construct and maintain improvements within**  
5 **Hickory Street between Octavia and Laguna Streets fronting 307-323-325 Hickory Street**  
6 **(Assessor's Block No. 0831, Lot No. 023) and making environmental findings, and**  
7 **findings of consistency with the General Plan, and the eight priority policies of**  
8 **Planning Code, Section 101.1.**

9  
10 WHEREAS, Pursuant to Public Works Code, Section 786, permission was requested  
11 by AGS, Inc., on behalf of Avalon Bay Communities, to occupy a portion of the public right-of-  
12 way to construct and maintain improvements within Hickory Street between Octavia and  
13 Laguna Streets; the improvements include connecting Hickory Street between Octavia and  
14 Laguna Streets, consistent with the Better Streets Plan, the construction of a shared street,  
15 landscaping and landscaped swales with a bio-retention facility in conformance with the San  
16 Francisco Stormwater Design Guidelines, and driveways to provide vehicular access to the  
17 new dwelling units at the subject property, as shown on the plans, a copy of which is on file in  
18 the office of the Clerk of the Board of Supervisors in File No. 141034; and

19 WHEREAS, The Transportation Advisory Staff Committee, at its meeting of August 28,  
20 2014, recommended approval of the proposed encroachments; and

21 WHEREAS, The Planning Department, by letter dated May 9, 2013, declared that the  
22 proposed encroachments are in conformity with Market Octavia Area Plan of the General Plan  
23 Objectives and consistent with the eight priority policies of Planning Code, Section 101.1; a  
24 copy of said letter is on file with the Clerk of the Board of Supervisors in File No. 141034, and  
25 is incorporated herein by reference; and

1           WHEREAS, The permit and associated encroachment agreement, which are  
2 incorporated herein by reference and attached hereto as Exhibit A, shall not become effective  
3 until:

4           (a) The Permittee executes and acknowledges the permit and delivers said permit to  
5 the City's Controller, and

6           (b) Permittee delivers to the City Controller a policy of insurance provided for in said  
7 agreement and the Controller shall have had approved the same as complying with the  
8 requirement of said agreement. The Controller may, in his discretion, accept, in lieu of said  
9 insurance policy, the certificate of an insurance company certifying to the existence of such a  
10 policy; and

11           (c) The City Controller records the permit and associated agreement in the office of the  
12 County Recorder; and

13           WHEREAS, The Permittee, at the Permittee's sole expense and as is necessary as a  
14 result of this permit, shall make the following arrangements:

15           (a) To provide for the support and protection of facilities belonging to the Department of  
16 Public Works, San Francisco Water Department, the San Francisco Fire Department and  
17 other City Departments, and public utility companies; and

18           (b) To remove or relocate such facilities and provide access to such facilities for the  
19 purpose of constructing, reconstructing, maintaining, operating, or repairing such facilities;  
20 and

21           WHEREAS, The Permittee shall procure the necessary permits from the Central Permit  
22 Bureau, Department of Building Inspection and/or Bureau of Street-Use and Mapping,  
23 Department of Public Works, and pay the necessary permit fees and inspection fees before  
24 starting work; and

1 WHEREAS, The public right-of-way occupancy assessment fee shall be waived based  
2 on the subject improvements being a requirement under Planning Code Section 138.1, that  
3 the subject improvements satisfy and are in compliance with the Better Streets Plan and per  
4 Section 786.7(f) subsection (b), of the Public Works Code,

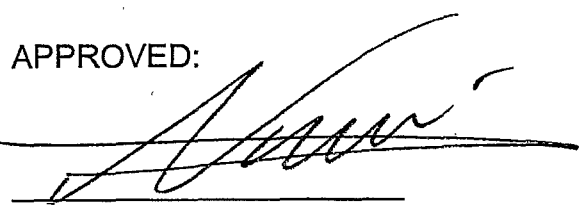
5 WHEREAS, No structure shall be erected or constructed within said street right-of-way  
6 except as specifically permitted herein; and,

7 WHEREAS, The Permittee shall assume all costs for the maintenance and repair of the  
8 encroachments and no cost or obligation of any kind shall accrue to the City and County of  
9 San Francisco by reason of this permission granted; now, therefore be it

10 RESOLVED, That pursuant to Public Works Code Section 786, the Board of  
11 Supervisors hereby grants permission, revocable at the will of the Director of the Department  
12 of Public Works, to Avalon Bay Communities to construct and maintain improvements within  
13 Hickory Street between Octavia Street and Laguna Streets fronting 307-323-325 Hickory  
14 Street. (Assessor's Block No. 0831, Lot No. 023); and, be it

15 FURTHER RESOLVED, That this Board adopts the findings of the Planning  
16 Department which determined that said permit is consistent with the eight priority policies of  
17 Planning Code Section 101.1.

18  
19  
20  
21 APPROVED:

22   
23 \_\_\_\_\_

24 Mohammed Nuru  
25 Director of Public Works



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2014 OCT -3 PM 3:54

*JO*

Office of the Director  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 348  
San Francisco, CA 94102  
(415) 554-6920 ■ www.sfdpw.org



September 30, 2014

Angela Calvillo, Clerk of the Board  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Dear Ms. Calvillo:

Attached please find an original, three copies and supporting documents of a proposed resolution for Board of Supervisors consideration. Electronic copies of the proposed resolution and accompanying documents will be sent to you separately. This resolution would grant revocable permission to Avalon Bay Communities to occupy a portion of the public right-of-way to construct and maintain improvements within Hickory Street between Octavia and Laguna Streets. The improvements include connecting Hickory Street between Octavia and Laguna Streets, consistent with the Better Streets Plan, the construction of a shared street, landscaping and landscaped swales with a bio-retention facility in conformance with the San Francisco Stormwater Design Guidelines, and driveways to provide vehicular access to the new dwelling units. The resolution would also make findings of consistency with the eight priority policies of Planning Code Section 101.1.

Pursuant to Section 786 of the Public Works Code, AGS, Inc., on behalf of the property owner, Avalon Bay Communities, requested a Major Encroachment Permit in a letter dated February 14, 2013. The Transportation Advisory Staff Committee (TASC), at its meeting of August 28, 2014, recommended the proposed encroachments for approval. The Planning Department, by letter dated May 9, 2013, declared that the proposed encroachments are in conformity with the General Plan and with the eight priority policies of Planning Code Section 101.1.

The following is a list of accompanying documents (three sets):

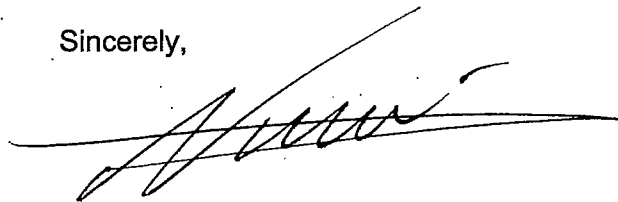
- Letter from AGS, Inc., dated February 14, 2013.
- Planning Department General Plan Referral, dated May 9, 2013.
- DPW Order No. 182928 approved September 15, 2014, recommending approval of the proposed Major Encroachment.



- Signed and Notarized Street Encroachment Agreement.
- Proposed civil and architectural plans for the Major Encroachment Permit.

The following person may be contacted regarding this matter: Mr. Berhane Gaime of BSM at (415) 554-4185.

Sincerely,



Mohammed Nuru  
Director of Public Works

Attachments: As Noted





5 Freelon Street  
San Francisco CA 94107  
(415) 777-2166  
www.agsinc.com

February 14, 2013

Nick Elsner / Stacey Lee  
City and County of San Francisco  
Department of Public Works  
Bureau of Street Use & Mapping  
875 Stevenson St #460  
San Francisco, CA. 94103

**Subject: Parcel P - Avalon Hayes Valley  
Sidewalks Improvements (Laguna, Oak and Octavia Streets)**

Dear Mr. Elsner:

The Avalon Hayes Valley sidewalk improvements include the reconstruction of the sidewalks surrounding the project site along Laguna Street, Oak Street, Octavia and the reconstruction and extension of the roadway and sidewalks on Hickory Street within in the City's public right of way. New curb ramps shall be installed at all curb returns and on the north side of Hickory Street. In addition to the sidewalk improvements, the existing 6-foot wide concrete parking strip along Oak Street shall be reconstructed.

The width of the sidewalk on Laguna Street (15'), Oak (10') and Octavia (12') shall remain the same except at the curb return bulb outs to be installed at the northwest corner of Laguna and Oak Streets and the northeast corner of Laguna and Octavia Streets. The sidewalk width at the bulb outs shall be 18-feet and include new sidewalk, curb ramps and landscape improvements. The bulb out at the north east corner of Laguna and Oak Street shall extend approximately 48-feet east of the property line and the bulb out at the south west corner of Laguna and Octavia Street shall extend approximately 43-feet to the west on Oak and 49-feet to the north on Octavia Street. The bulb out areas will include new sidewalk, curb ramps and landscape improvements.

The sidewalks will be warped at the building entrances along Laguna and Oak Streets due to the existing roadway grades. Landscape planters shall extend beyond property line along project frontages. The landscape planters shall not extend more than 1-1/2 feet into the sidewalk areas. New utility services for the project shall be installed along Oak and Octavia. No new utility services are proposed to be installed on Laguna Street. No new street lights or traffic signals are proposed along the project frontages. The 4-foot wide furniture zones along Laguna, Oak and Octavia Streets shall include tree wells and pavers to treat stormwater runoff from the public right of way in conformance with the San Francisco Stormwater Design Guidelines. The existing traffic signals and street light conduits in the furniture zone shall be relocated out of the permeable paver section. The existing utility vaults will be reset to grade and relocated to accommodate new curb ramps, permeable paves and landscaping.

Sincerely,  
AGS, Inc.

A handwritten signature in black ink, appearing to read 'Erik Alderson'.

Erik Alderson, P.E.  
Project Manager

cc(Via email): Bryan Moore, Senior Project Manager- AvalonBay Communities Inc.  
Bruce Baumann, Bruce Baumann & Associates  
Ken Litle, Kenneth J. Litle, PE, PLS, LEED AP, Principal Civil Engineer - AGS, Inc.



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**Date:** May 9, 2013

**Case No.** Case No. 2013.0305R  
307 Octavia Boulevard -- Major Encroachment Permit

**Block/Lot No.:** 0831/023

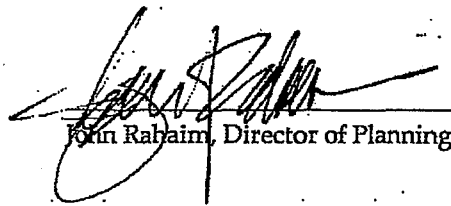
**Project Sponsor:** Bruce Baumann  
(415) 551-7884  
Bruce Baumann and Associates  
1221 Harrison Street, Suite 22  
San Francisco, CA 94103

**Applicant:** Javier Rivera  
(415) 554 5810  
San Francisco Department of Public Works  
1155 Market Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94103

**Staff Contact:** Mat Snyder -- (415) 575-6891  
mathew.snyder@sfgov.org

**Recommendation:** Finding the project, on balance, in conformity with the General Plan, as described further in this Case Report.

Recommended  
By:



Erin Rahlaim, Director of Planning

### PROJECT DESCRIPTION

The project has two components: The first component is to construct bulb-outs at the southwest corner of Oak Street and Laguna Street and at the southeast corner of Oak Street and Octavia Street. The Oak / Laguna bulb-out would extend into Oak Street for a depth of approximately eight feet for a length of approximately 47 feet; the Oak/Octavia bulb-out would extend both into Oak Street and Octavia Street for a depth of eight feet for a length of approximately 42 feet and 48 feet respectively. The bulb-outs would feature pedestrian access ramps and ground landscaping.

The second component is to construct improvements along Hickory Street, a narrow 35 foot right-of-way that runs parallel to Oak Street between Laguna and Octavia; Hickory Street along this segment is



generally unimproved except for a depth of approximately 90 feet off of Octavia Street. The project would include improving the right-of-way for its full 35-foot width and along the full length between Laguna and Octavia. At the intersections, the improvements would include installing new curb lines and typical intersection ADA access ramps. Further into the interior of the block, the improvements would include a flush shared street design between the walkway and roadway. The improvements would include a variety of surface treatments including integrated color concrete, concrete unit pavers, landscaped swales, and would feature pedestrian lighting and other related improvements.

#### **SITE DESCRIPTION AND PRESENT USE**

The site at 307 Octavia Boulevard was the previous site of the Central Freeway on-ramp. It is currently vacant with various portions featuring asphalt paving. The site has most recently been used as an informal urban farm. A mixed-use development was recently approved for the site, which is associated with this General Plan Referral application.

#### **ENVIRONMENTAL REVIEW**

On 4/19/2013, the Environmental Planning section of the San Francisco Planning Department determined that the Project (sidewalk corner extension) was cleared under case no. 2007.1238E; Mitigated Negative Declaration for the Better Streets Plan Project, dated September 15, 2010.

#### **GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **BOLD** Font; General Plan text is in regular font; Staff comments are in *italic* font.

#### **MARKET OCTAVIA AREA PLAN**

##### **OBJECTIVE 4.1**

**PROVIDE SAFE AND COMFORTABLE PUBLIC RIGHTS-OF-WAY FOR PEDESTRIAN USE AND IMPROVE THE PUBLIC LIFE OF THE NEIGHBORHOOD.**

##### **POLICY 4.1.1**

**Widen sidewalks and shorten pedestrian crossings with corner plazas and boldly marked crosswalks here possible without affecting traffic lanes. Where such improvements may reduce lanes, the improvements should first be studied.**

*The sidewalk bulb-outs on Oak Street will improve the pedestrian environment by providing greater width at the corners, shortening crossing distances and making the sidewalks more comfortable for those on foot.*

**POLICY 4.1.5**

Prohibit the vacation of public rights-of-way, especially alleys; where new development creates the opportunity, extend the area's alley network.

**POLICY 4.1.6**

Pursue the extension of alleys where it would enhance the existing network.

**POLICY 4.1.7**

Introduce traffic-calming measures on residential alleys and consider making improvements to alleys with a residential character to create shared, multipurpose public space for the use of residents.

*The Hickory improvements will create a new pedestrian-focused right-of-way where one does not exist: it will provide a new shorter means to cross between Laguna and Octavia Streets, and will be designed to calm traffic and make those on foot feel comfortable and protected.*

**TRANSPORTATION ELEMENT**

**OBJECTIVE 1**

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

**POLICY 1.2**

Ensure the safety and comfort of pedestrians throughout the city.

*The bulb-outs will reduce pedestrian crossing distances, increase pedestrian visibility to motorists, and provide a more comfortable walking experience along Oak Street.*

**OBJECTIVE 2**

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

**POLICY 2.4**

Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.

*The project will help to enhance the respective streets' roles as a key pedestrian link by providing a greatly improved crossing on Oak Street.*

**POLICY 18.4**

Discourage high-speed through traffic on local streets in residential areas through traffic "calming" measures that are designed not to disrupt transit service or bicycle movement, including:

*By extending the sidewalk, this project will discourage high-speed traffic by visually tightening the vehicular entrance to the residential neighborhood along Octavia, Laguna and Oak.*

**OBJECTIVE 23**

**IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.**

**POLICY 23.6**

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

**POLICY 23.9**

Implement the provisions of the Americans with Disabilities Act and the city's curb ramp program to improve pedestrian access for all people.

*The subject improvements would include new curb ramps consistent with ADA standards at the Octavia /Hickory intersection where there currently are none. The bulb-outs would improve the overall pedestrian environment by making the sidewalks at their locations wider and more comfortable and welcoming for those using the public right-of-way. The improvements on Hickory would create a new pedestrian cross through between Octavia and Laguna making pedestrian travel distances generally shorter. Moreover, the Hickory improvements would create a safe and comfortable pedestrian realm and would feature high quality finishing materials and elements.*

**OBJECTIVE 24**

**IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.**

**POLICY 24.2**

Maintain and expand the planting of street trees and the infrastructure to support them.

**POLICY 24.3**

Install pedestrian-serving street furniture where appropriate.

*As noted above, the bulb-out and Hickory improvements will create a high quality pedestrian environment, enabling a choice for pedestrians crossing between Octavia and Laguna on the subject block.*

**OBJECTIVE 26**

**CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE SYSTEM.**

**POLICY 26.3**

Encourage pedestrian serving uses on the sidewalk.

*The Project will bring additional pedestrian space and amenities to Oak, Laguna, Octavia, and Hickory Streets and will include planters with seating, and additional street trees.*

**URBAN DESIGN ELEMENT**

**POLICY 1.5**

Emphasize the special nature of each district through distinctive landscaping and other features.

*The proposed sidewalk extension will include landscaping and special paving in the furnishing zone. The Hickory improvements will feature a wide variety of surface treatments including a vegetated swale planting, integrated color concrete paving, seat walls, and pedestrian-scale lighting. The inner portion of the Hickory will feature a shared flush condition between the pedestrian thoroughway and the vehicular roadway.*

**POLICY 4.11**

Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble.

*The pedestrian improvements, especially on Hickory Street will enable the public right-of-way to be used as public open space.*

**RECREATION & OPEN SPACE ELEMENT**

**POLICY 2.9**

Maintain and expand the urban forest.

*The proposed project includes numerous additional street trees.*

**PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1**

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

**Eight Priority Policies Findings**

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

*The Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be conserved.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The Project would have no adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

*The Project would not affect the existing economic base in this area.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.*

7. That landmarks and historic buildings be preserved.

*The project does not involve any historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project would have no adverse effect on parks and open space or their access to sunlight and vistas.*

**RECOMMENDATION:**

**Finding the Project, on balance, in-conformity with the General Plan.**

City and County of San Francisco



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

San Francisco Department of Public Works  
Office of the Deputy Director & City Engineer, Fuad Sweiss  
Bureau of Street-Use & Mapping  
1155 Market Street, 3rd Floor  
San Francisco Ca 94103  
(415) 554-5810 [www.sfdpw.org](http://www.sfdpw.org)



Jerry Sanguinetti, Bureau Manager

**DPW Order No: 182928**

**APPROVAL OF MAJOR (STREET) ENCROACHMENT PERMIT TO CONSTRUCT IMPROVEMENTS WITHIN HICKORY STREET BETWEEN OCTAVIA AND LAGUNA STREET FRONTING 307-323-325 OCTAVIA STREET (BLOCK 0831, LOT 023).**

**APPLICANT:** Bruce D. Baumann & Associates  
for Avalon Bay Communities  
1221 Harrison Street, Suite 22  
San Francisco, CA 94103

**PROPERTY IDENTIFICATION:** Lot 023 in Assessor's Block 0831  
(307-323-325 Octavia Street)  
San Francisco, CA 94102

**DESCRIPTION OF REQUEST:** Major (Street) Encroachment Permit

**BACKGROUND:**

1. On January 25, 2013, the applicants filed a request with the Department of Public Works (DPW) to consider approval of a Major (Street) Encroachment Permit to construct improvements and extend Hickory Street for its entire length and width between Octavia Street and Laguna Streets. The improvements include connecting Hickory Street between Octavia and Laguna Streets, consistent with the Better Streets Plan, the construction of a shared street, landscaping and landscaped swales with a bio-retention facility in conformance with the San Francisco Stormwater Design Guidelines, and driveways to provide vehicular access to the new dwelling units at the subject property.
2. The Transportation Advisory Staff Committee (TASC), at its meeting of August 28, 2014, recommended the proposed encroachment for approval.
3. The Planning Department, in response to a referral dated March 12, 2013, by letter dated May 9, 2013, found the project, on balance, in conformity with the General Plan.
4. DPW scheduled a public hearing for September 10, 2014 to consider the proposed encroachment. On August 28, 2014, DPW mailed notices for the hearing to property owners within a 300-foot radius of the subject location.
5. Hearing Officer Aileen Gonzales conducted a hearing on the merits of the Major (Street) Encroachment Permit on September 10, 2014.



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

6. Joe Kirchofer, representing Avalon Bay Communities, the developer/owner of the subject property and Adrienne Steichen of Pyatok Architects attended the public hearing. Mr. Kirchofer testified stating that they are eager to get the permit and to construct the public space.
7. No other testimony was presented at the public hearing in favor or in opposition to the encroachment.
8. The Hearing Officer considered and reviewed all of DPW's files on this encroachment. Based on this information the Hearing Officer made her decision on September 11, 2014 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 and Planning Department's determination that the subject encroachment is in conformity with the General Plan.

**FINDING 2.** Said encroachment complies with the City's Better Streets Plan.


**FINDING 3.** Said encroachment provides a safe and comfortable public right-of-way for shared use and improves the quality of life in the neighborhood.

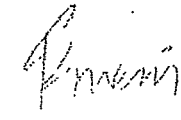
**FINDING 4.** The subject encroachment is desirable and convenient to the Avalon Bay Communities' Hayes Valley development.

**FINDING 5.** Said encroachment shall be subject to an annual assessment fee.

9/15/2014

9/15/2014

X 

X 

Sanguinetti, Jerry  
Bureau Manager

Sweiss, Fuad  
Deputy Director and City Engineer

9/15/2014

X Mohammed Nuru

Nuru, Mohammed  
Director, DPW





**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS**

**STREET ENCROACHMENT AGREEMENT**

**WITNESSETH**

In consideration of the adoption by the Board of Supervisors of the City and County of San Francisco of Resolution No. \_\_\_\_\_ at its meeting of \_\_\_\_\_, a true copy of which is attached hereto marked Exhibit A, and by this reference incorporated herein, and subject to all the terms, conditions and restrictions of this Agreement, also by reference incorporated herein, Permittee agrees that in accordance with this agreement and Exhibit A:

1. The permitted encroachment shall constitute a revocable license, shall be personal to Permittee and shall not be assignable or transferable by Permittee, whether separate from or together with any interest of Permittee.

Upon revocation the undersigned permittee, subsequent owners, or their heirs and assignees will within 30 days remove or cause to be removed the encroachment and all materials used in connections with its construction, without expense to the City and County of San Francisco, and shall restore the area to a condition satisfactory to the Department of Public Works.

2. The occupancy, construction and maintenance of the encroachment shall be in the location and as specified by the plans submitted, revised, approved and filed in the Department of Public Works. The permittee, by acceptance of this permit, acknowledges its responsibility to comply with all requirements of the occupancy, construction and maintenance of the encroachment as specified in Public Works Code Section 786 and with the sidewalk maintenance requirements specified in Public Works Code Section 706.
3. The permittee shall verify the locations of City and public service utility company facilities that may be affected by the work authorized by this permit and shall assume all responsibility for any damage to such facilities due to the work. The permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City and public utility company facilities.
4. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.



Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the offices, agents or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligations arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.

Permittee shall obtain and maintain through the terms of this Permit insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.

5. Permittee will, at its own expense, maintain in full force and effect an insurance policy or policies issued by insurers with ratings comparable to A-VIII, or higher that are authorized to do business in the State of California, and that are satisfactory to the City. Approval of the insurance by City shall not relieve or decrease Permittee's liability hereunder.

Permittee must maintain in force, during the full term of the Agreement, insurance in the following amounts and coverages. Workers' Compensation, in statutory amounts, with Employer's Liability limits not less than \$1,000,000 each accident, injury, or illness; and Commercial General Liability Insurance with Limits not less than \$1,000,000 each occurrence and \$2,000,00 in the aggregate for bodily injury and property damage, including contractual liability, personal injury, products and completed operations; and Commercial Automobile Liability insurance with limits not less than \$1,000,000 each occurrence combined single limit or bodily injury and

property damage, including owned, non-owned and hired auto coverage as applicable. Said policies shall include the City and County of San Francisco and its officers and employees jointly and severally as additional insured and shall apply as primary insurance and shall stipulate that no other insurance affected by the City and County of San Francisco will be called on to contribute to a loss covered hereunder.

All policies shall be endorsed to provide thirty (30) days advance written notice to the City of reduction, nonrenewal or material changes in coverages or cancellation of coverages for any reason. Notices shall be sent to the Department of Public Works, Bureau of Street Use and Mapping, 1155 Market Street, 3<sup>rd</sup> Floor, San Francisco, CA, 94103. The permission granted by said resolution shall automatically terminate upon the termination of such insurance. Upon such termination, Permittee shall restore the right-of-way, without expense to the "Personal Injuries", as used herein, shall include wrongful death.

6. The permittee shall obtain a building permit as the Central Permit Bureau, 1660 Mission Street for the construction or alteration of any building.
  7. The permittee shall contact the DPW Street Inspection Section (415) 554-7149, at least 72 hours prior to starting work to arrange an inspection schedule.
  8. The permittee acknowledge its responsibility to notify any successor owners of the existence of the encroachment and the successor owner's obligation to obtain a permit from the Department of Public Works 60 days in advance of any pending sale of the permittee's adjacent property. The permittee's obligation to remove the encroachment and restore the right-of-way to a condition satisfactory to the Department of Public Works shall survive the revocation, expiration or termination of this permit or sale of permittee's adjacent property.
  9. The permittee's right to use City property, as set forth in this permit is appurtenant to the property described as: Hickory Street, between Laguna Street and Octavia Street, adjacent to the parcel at 325 Octavia, Block 0831, Lot 023.  
\_\_\_\_\_ The provisions of the permit shall bind all subsequent purchases and owners of the described property.
- Subsequent purchasers and owners shall be subject to the revocation and termination provisions set forth in this permit.
10. The permittee or subsequent owners recognize and understand that this permit may create a possessory interest subject to property taxation and that the permittee or subsequent owner or owners may be subject to the payment of such taxes.
  11. The permittee or subsequent owner or owners recognize the recordation of this permit.

All of the provisions of this agreement shall be deemed provisions of said resolution. All of the provisions of said resolution shall be deemed provisions of this agreement.

In witness whereof the undersigned Permittee(s) have executed this agreement this 24 day of September, 2014.

Hayes Valley, L.P., a Delaware limited partnership

BY: Avalon Hayes Valley Manager, Inc., a Maryland corporation, its General Partner

BY:

Nathan Hong, Senior Vice President

STATE OF CALIFORNIA )

) SS

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_ Notary Public in and for said County and State, personally appeared \_\_\_\_\_ personally known to me (or proven to me on the name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by this by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

(NOTARY STAMP OR SEAL)

\_\_\_\_\_  
Notary Public in and for said  
County and State

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

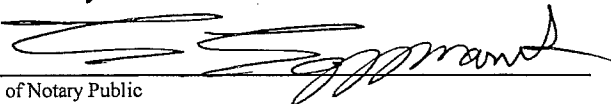
On 09/24/2014 before me, S. SAPPRASERT NOTARY PUBLIC  
(Here insert name and title of the officer)

personally appeared Nathan Hong

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

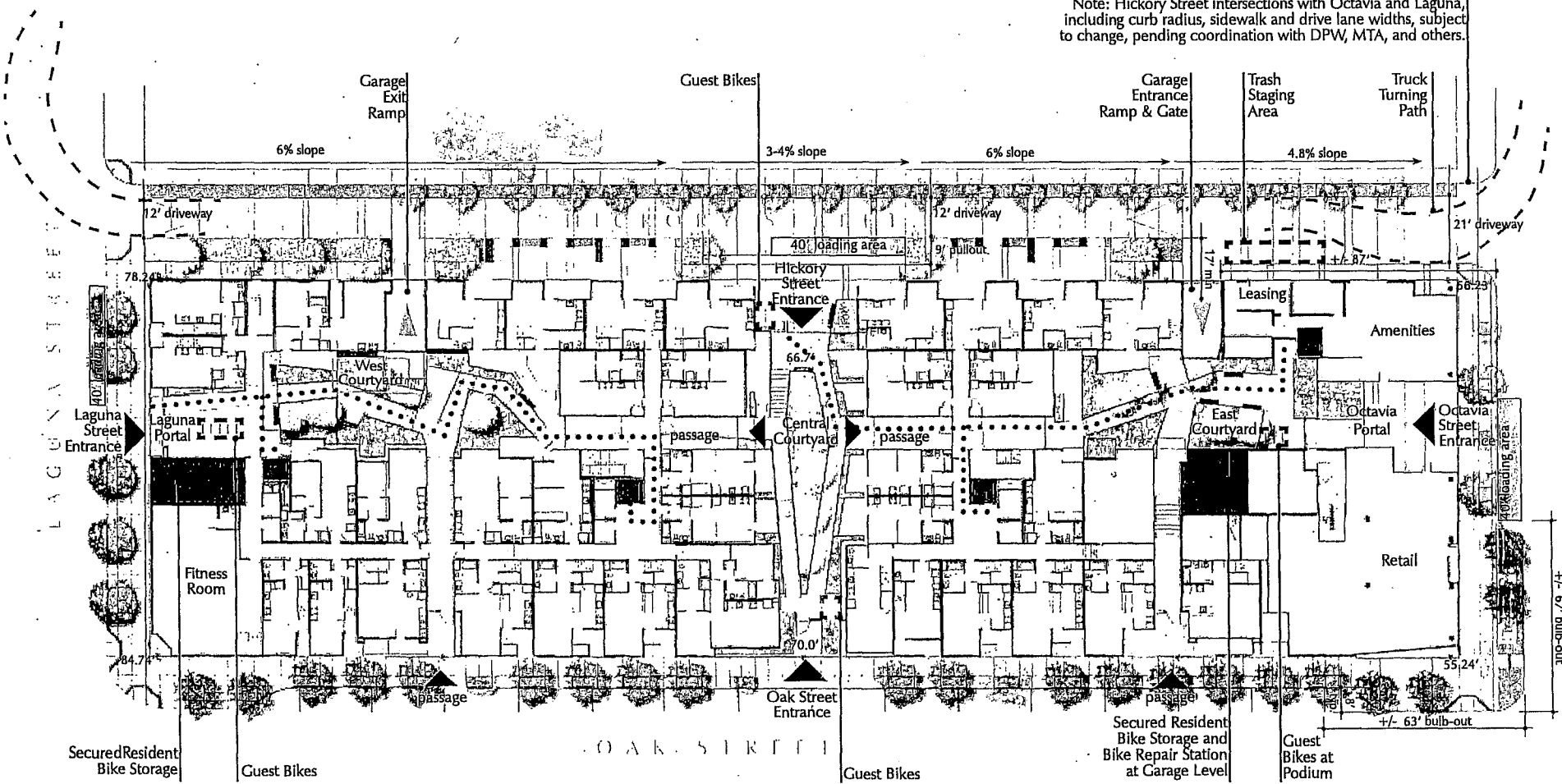
- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

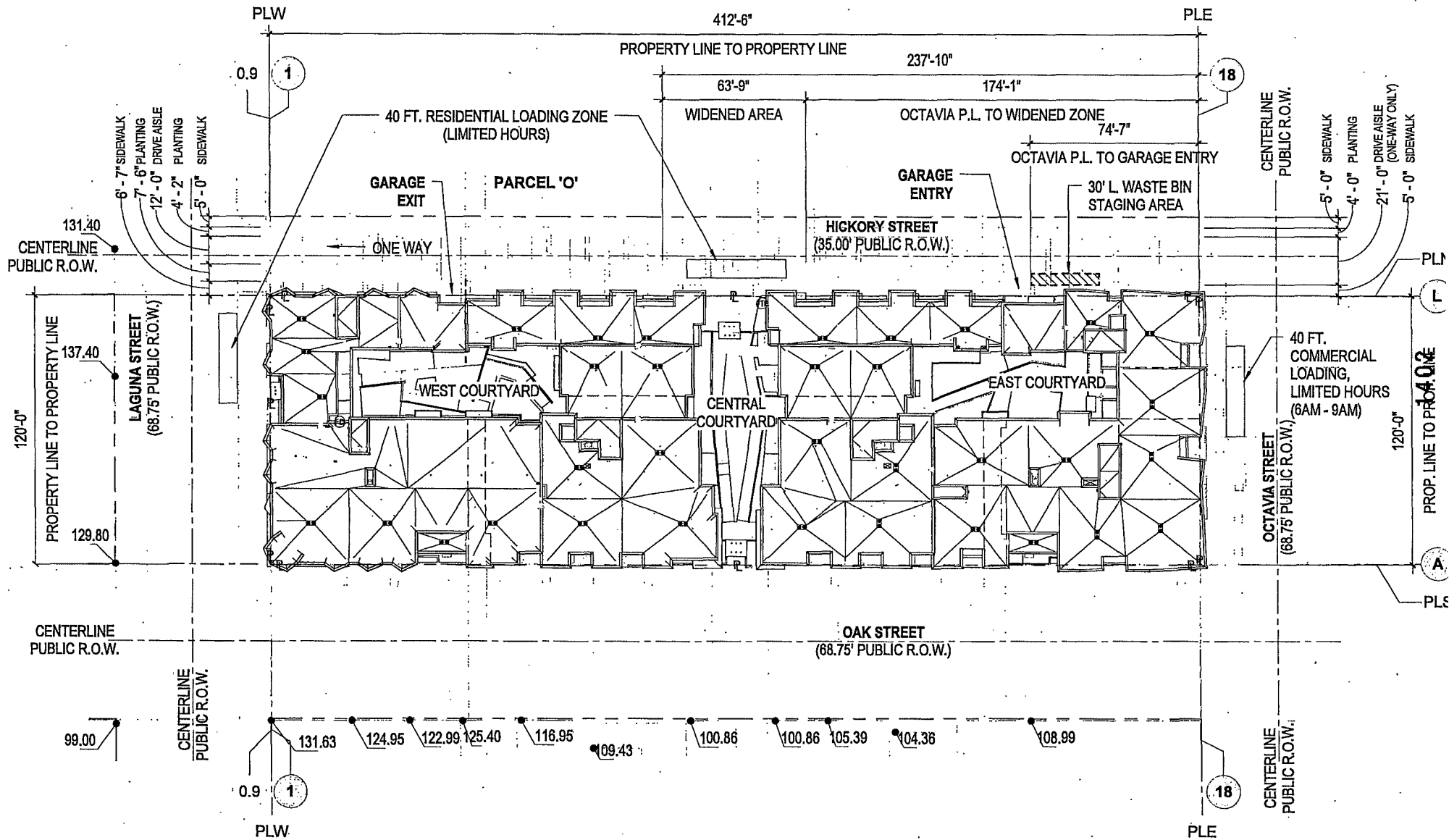
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Note: Hickory Street intersections with Octavia and Laguna, including curb radius, sidewalk and drive lane widths, subject to change, pending coordination with DPW, MTA, and others.



1401

PARCEL P - SITE PLAN



**Pyatok Architects, Inc.**  
 architecture planning research  
 1611 Telegraph Avenue, Suite 200  
 Oakland, California 94612  
 510.465.7010 p | 510.465.8575 f

TITLE:  
**ARCHITECTURAL SITE PLAN - SFTMA MEMO RESPONSE**

AVALON HAYES VALLEY PARCEL P

DATE: 08/13/14  
 SCALE: 1" = 40'-0"  
 ATTACHED TO:  
 REF. DWG:

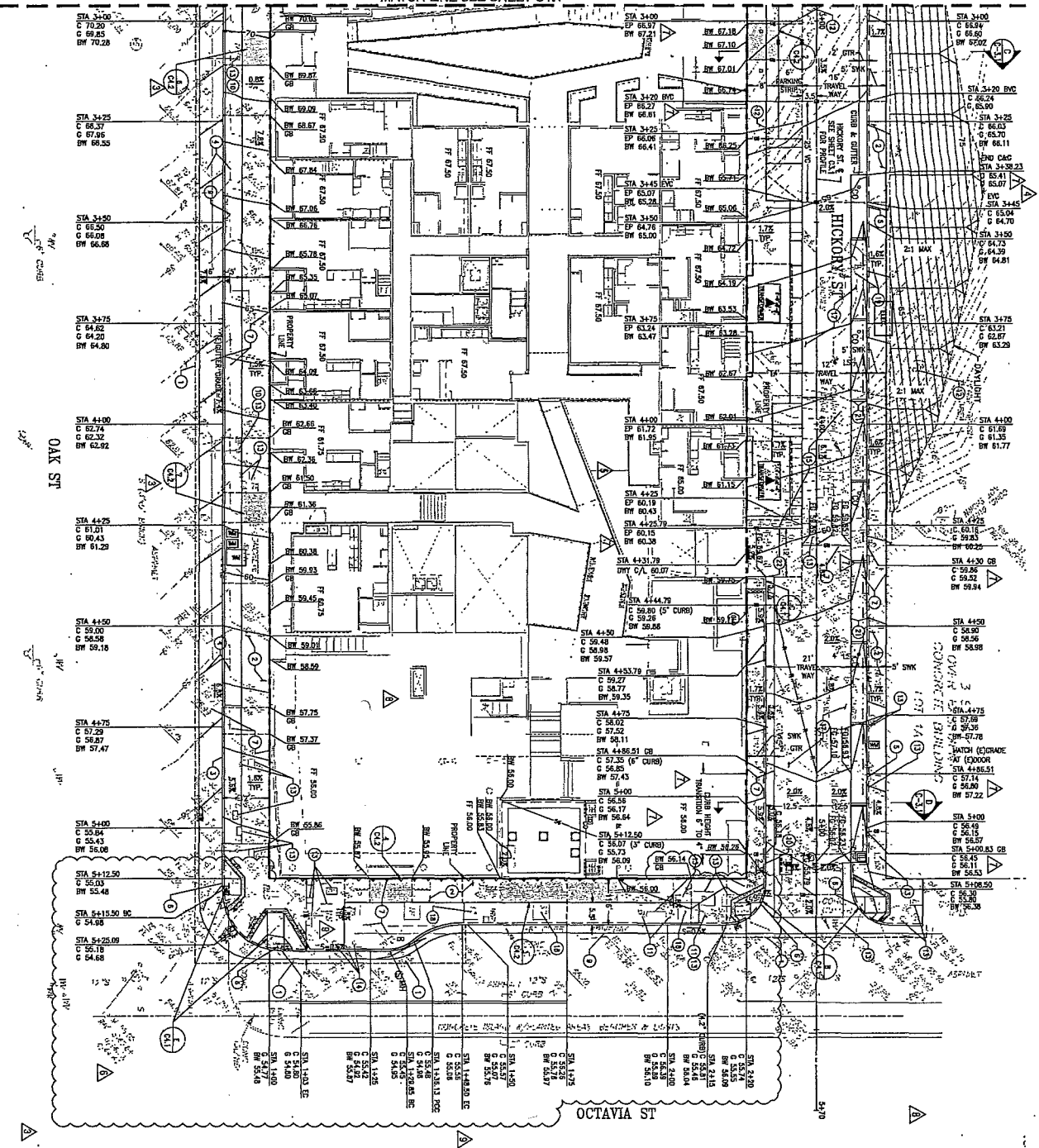
DWG. NO.  
**A1-SFMTA**







MATCH-LINE SEE SHEET C1.1



**GENERAL CONSTRUCTION NOTES:**

1. VERIFY EXISTING CONDITIONS AND CONFORM TO EXISTING CONDITIONS.
2. NEW CONCRETE FOUNDATION PER PROJECT LAYERSHIP PLAN & CITY STANDARD PLAN, FILE NUMBERS 0710 & 0712.
3. NEW CONCRETE FOUNDATION PER CITY STANDARD PLAN, FILE NUMBERS 0710 & 0712.
4. NEW CONCRETE FOUNDATION PER CITY STANDARD PLAN, FILE NO. 0710.
5. NEW CONCRETE FOUNDATION PER CITY STANDARD PLAN, FILE NO. 0710.
6. NEW CONCRETE FOUNDATION PER CITY STANDARD PLAN, FILE NO. 0710.
7. REMOVE EXISTING SIDEWALK, CURB AND GUTTER/PARKING STRIP.
8. REMOVE EXISTING SIDEWALK ONLY, EXISTING CURB TO REMAIN.
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**AGS**  
 8 Franklin Blvd  
 San Francisco, California 94102  
 415.774.7600  
 www.ags.com

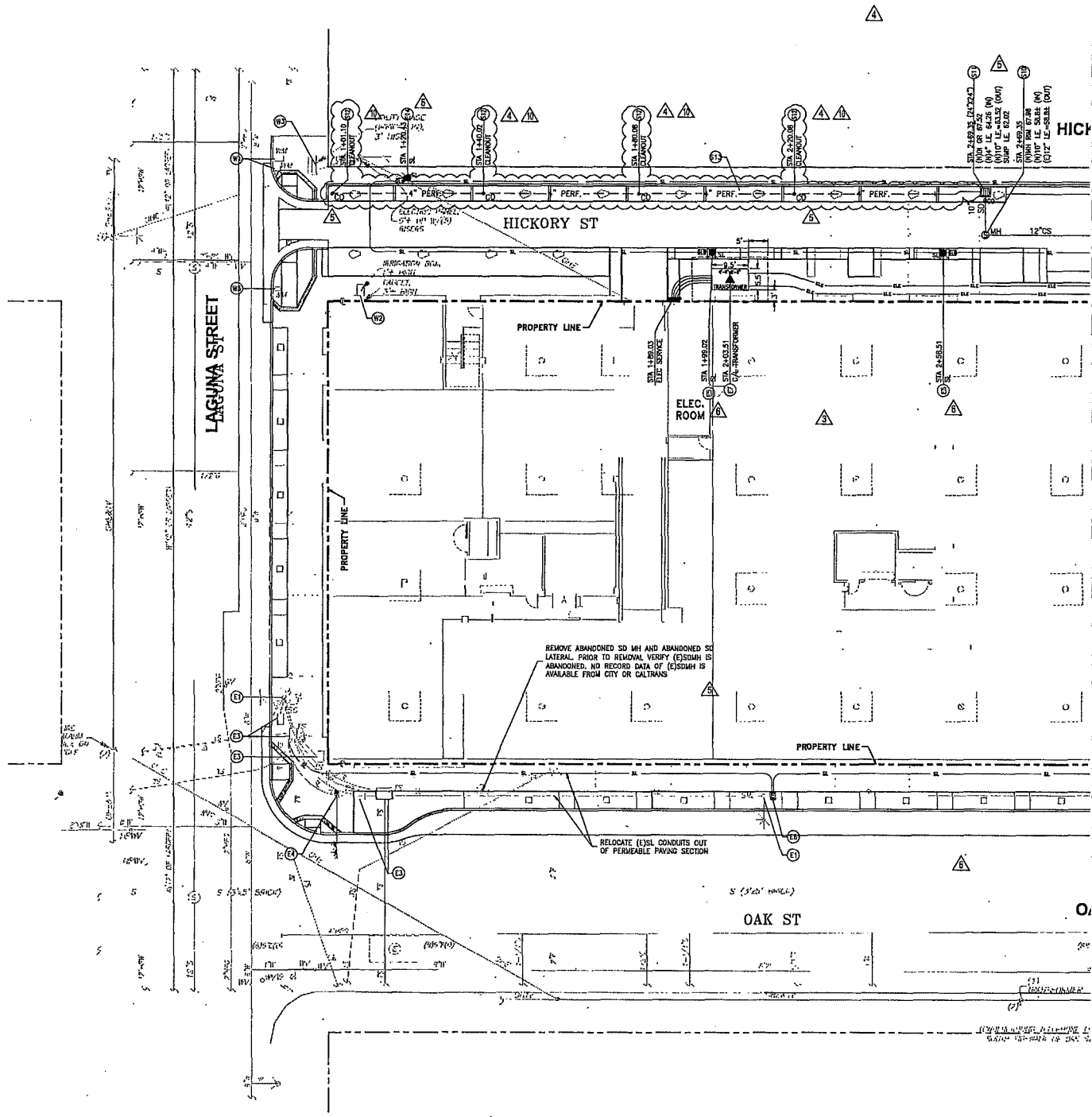
**AVAILON HAYES VALLEY PARCEL**  
 323-325 OCTAVIA STREET & 400 LAGUNA STREET  
 SAN FRANCISCO, CA 94102  
 (BLOCK 0431/LOT 023)

**AVAILON BAY COMMUNITIE**  
 451 MARKET STREET, SUITE 1100  
 SAN FRANCISCO, CA 94102

Job Number: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Check By: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Title: \_\_\_\_\_

SHEET 11  
 TOTAL SHEETS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

C1.2



- UTILITY CONSTRUCTION NOTES:**
- STORM, SANITARY, AND COMBINED SEWER**
- 1 EXISTING SEWER MANHOLE, ADJUST RIM TO NEW GRADE.
  - 2 NEW CITY OF SF STD (FILE NO. 87,188) STORM DRAIN CATCH BASIN. INSTALL ON (310" VCP 50 LINE.
  - 3 NEW FRESH AIR VENT.
  - 4 NEW STORM DRAIN, SANITARY SEWER, OR COMBINED SEWER LATERAL AT MINIMUM 2% SLOPE. USE EXTRA STRENGTH VCP.
  - 5 CONNECT NEW STORM, SANITARY, OR COMBINED SEWER LINE/AMHOLE TO NEW SEWER LINE/MANHOLE.
  - 6 CONNECT NEW STORM, SANITARY, OR COMBINED SEWER LINE/AMHOLE TO EXISTING SEWER LINE/MANHOLE.
  - 7 EXISTING SEWER MANHOLE, ADJUST RIM TO NEW GRADE.
  - 8 RELOCATE EXISTING SEWER CLEANOUT INTO NEW SIDEWALK AND ADJUST TO NEW GRADE.
  - 9 EXISTING 10" VCP SEWER, FILL & FILL TO ABANDON PER CITY STANDARD SPECIFICATIONS PART 3, SECTION 302.
  - 10 NEW CITY OF SF STD (FILE NO. 87,181) PRECAST CONCRETE MANHOLE.
  - 11 NEW CITY OF SF STD (FILE NO. LA-214) 2X2 CONCRETE CATCH BASIN/SAND TRAP W/CLEAN OUT. SEE DETAIL 1 ON SHEET C5.2.
  - 12 NEW CLEANOUT, SEE DETAIL 3 ON SHEET C5.2.
  - 13 NEW 4" SCH. 40 PVC DOWNWARD FACING PERFORATED PIPE. PERFORMANCE SIZE AND SPACING PER AASHTO M278.
  - 14 NEW DRY WELL SYSTEM. SEE DETAILS ON SHEET C5.3.
  - 15 DOMESTIC FIRE AND IRRIGATION WATER
  - 16 EXISTING WATER VALVE OR METER, ADJUST COVER TO NEW GRADE.
  - 17 EXISTING IRRIGATION BOX, TO BE REMOVED.
  - 18 EXISTING IRRIGATION STRUCTURE, TO BE REMOVED/RELOCATED BY LOT 24 OWNER (CITY).
  - 19 EXISTING WATER METER, TO BE RELOCATED BY SFWD. LINE FROM METER TO BUILDING TO BE CONNECTED BY CONTRACTOR.
  - 20 EXISTING WATER METER, TO BE REMOVED BY SFWD.
  - 21 CONNECT NEW WATER SERVICE LATERAL TO EXISTING 8" WATER LINE. WATER METER AND LINE FROM MAIN TO METER TO BE INSTALLED BY SFWD. LINE FROM METER TO BUILDING TO BE INSTALLED BY CONTRACTOR. SIZE AND CONFIGURATION OF WATER METERS TO BE SFWD.
  - 22 EXISTING WATER VALVE & TWO 2" AIR RELEASE VALVES. COORDINATE RELOCATION WORK, SCOPE, AND FEES WITH SFWD. POSSIBILITY OF RELOCATION OF THESE FACILITIES TO BE DETERMINED BY SFWD.
  - 23 NEW WATER SERVICE LINE. SEE PLUMBING PLANS.
  - 24 NEW FIRE SERVICE LINE. SEE FIRE PROTECTION PLANS.
- ELECTRICAL**
- 25 EXISTING STREET LIGHT TO REMAIN, PROTECT IN PLACE.
  - 26 EXISTING TRAFFIC SIGNAL CAMERA, RELOCATE AS NECESSARY, SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - 27 EXISTING UTILITY BOX, ADJUST COVER TO NEW GRADE.
  - 28 EXISTING TRAFFIC SIGNAL POLE, TO REMAIN, PROTECT IN PLACE.
  - 29 NEW STREET LIGHT AND PULLBOX. SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - 30 TIE-IN NEW STREET LIGHT CONDUITS TO EXISTING STREET LIGHT SYSTEM. SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - 31 NEW ELECTRICAL TRANSFORMER, 4'-6" X 8'-6".
  - 32 NEW JOINT TRENCH, SEE JOINT TRENCH PLANS PLANS FOR DETAILS.
  - 33 TELEPHONE SERVICE. SEE JOINT TRENCH PLANS FOR DETAILS. COORDINATE LOCATIONS OF BOXES, CONDUITS AND POC IN THE FIELD WITH UTILITY SERVICE PROVIDERS.
  - 34 CAVY SERVICE. SEE JOINT TRENCH PLANS FOR DETAILS.
  - 35 EXISTING TRAFFIC SIGNAL BOX, RELOCATE AS SHOWN. SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - 36 EXISTING UNKNOWN CABINET AND BOLLARDS TO REMAIN, PROTECT IN PLACE.
  - 37 NEW STREET LIGHT AND PULLBOX. SEE STREET LIGHT WIRING PLANS SHEET T-1, AND DETAIL 1 ON L4.05.
- GAS**
- 38 CONNECT NEW GAS SERVICE TO EXISTING 8" HIGH PRESSURE GAS LINE. SEE JOINT TRENCH PLANS.
  - 39 EXISTING GAS VALVE, ADJUST COVER TO NEW GRADE.

**AGS**

5 Fenton Street  
San Francisco, California 94107  
415.777.2166 p | 415.771.2181 f  
www.agsinc.com

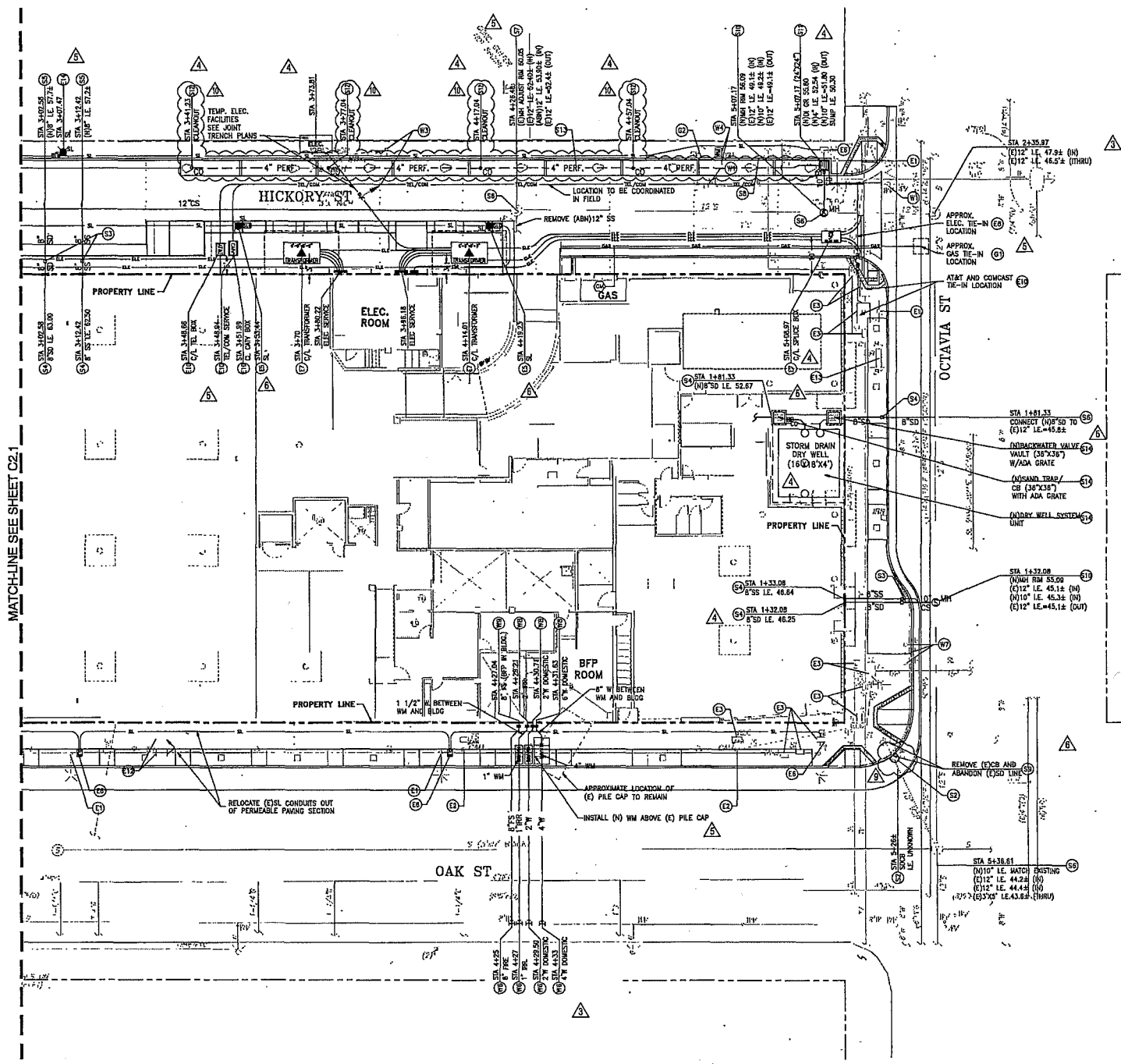
**AVALON HAYES VALLEY PARCEL P**

323-325 OCTAVIA STREET & 400 LAGUNA STREET  
SAN FRANCISCO, CA 94102  
(BLOCK 0833/LOT 025)

SITE PERMIT SET	10/20/12
STREET IMPROVEMENT BIDDING	11/05/12
DESIGN DEVELOPMENT FINALS SET	11/05/12
DESIGN DEVELOPMENT FINAL SET	01/25/13
SITE PERMIT RECOMMENDATION	01/25/13
USE CO SET	01/25/13
MAJOR ENCROACHMENT PERMIT	02/12/13
SITE PERMIT ADDENDUM #1	03/12/13
SITE PERMIT ADDENDUM #2	03/12/13
SITE PERMIT ADDENDUM #3	04/12/13
WAP CO SET	04/12/13
SD APPROVAL #1	04/22/13
CON. APPROVAL	06/12/13
SF WATER PERMIT	07/12/13
SEWER, WATER & UT REV.	08/02/13
ONE STREET REVISION	02/24/14
CONCRETE CORRECTIONS	04/09/14
SFSDM COMMENTS REV.	07/16/14
LAGUNA ST. REVISIONS	08/20/14
STREET COMMENTS REV.	09/05/14

Scale: 1" = 10'

**C2.1**



- UTILITY CONSTRUCTION NOTES:**
- STORM, SANITARY AND COMBINED SEWER**
- (51) EXISTING SEWER MANHOLE, ADJUST RIM TO NEW GRADE.
  - (52) NEW CITY OF SF STD (FILE NO. 87,188) STORM DRAIN CATCH BASIN, INSTALL ON (E) 10" VCP SD LINE.
  - (53) NEW FRESH AIR VENT.
  - (54) NEW STORM DRAIN, SANITARY SEWER, OR COMBINED SEWER LATERAL AT MINIMUM 2% SLOPE. USE EXTRA STRENGTH VCP.
  - (55) CONNECT NEW STORM, SANITARY, OR COMBINED SEWER LINE/MAHNE TO NEW SEWER LINE/MAHNE.
  - (56) CONNECT NEW STORM, SANITARY, OR COMBINED SEWER LINE/MAHNE TO EXISTING SEWER LINE/MAHNE.
  - (57) EXISTING SEWER MANHOLE, ADJUST RIM TO NEW GRADE.
  - (58) RELOCATE EXISTING SEWER CLEANOUT INTO NEW SIDEWALK AND ADJUST TO NEW GRADE.
  - (59) EXISTING 10" VCP SEWER, PLUG & FILL TO ABANDON PER CITY STANDARD SPECIFICATIONS PART 3, SECTION 302.
  - (60) NEW CITY OF SF STD (FILE NO. 87,181) PRECAST CONCRETE MANHOLE.
  - (61) NEW CITY OF SF STD (FILE NO. LA-214) 2X2 CONCRETE CATCH BASIN/SAND TRAP W/CLEAN OUT. SEE DETAIL 1 ON SHEET C-2.
  - (62) NEW CLEANOUT. SEE DETAIL 3 ON SHEET C-2.
  - (63) NEW 4" SCH. 40 PVC DOWNWARD FACING PERFORATED PIPE. PERFORATION SIZE AND SPACING PER MS10 M278.
  - (64) NEW DRY WELL SYSTEM. SEE DETAILS ON SHEET C-3.
  - (65) DOMESTIC FIRE AND IRRIGATION WATER.
  - (66) EXISTING WATER VALVE OR METER, ADJUST COVER TO NEW GRADE.
  - (67) EXISTING IRRIGATION BOX, TO BE REMOVED.
  - (68) EXISTING IRRIGATION STRUCTURE, TO BE REMOVED/RELOCATED BY LOT 24 OWNER (CITY).
  - (69) EXISTING WATER METER, TO BE RELOCATED BY SFWD. LINE FROM METER TO BUILDING TO BE CONNECTED BY CONTRACTOR.
  - (70) EXISTING WATER METER, TO BE REMOVED BY SFWD.
  - (71) CONNECT NEW WATER SERVICE LATERAL TO EXISTING 8" WATER LINE. WATER METER AND LINE FROM MAIN TO METER TO BE INSTALLED BY SFWD. LINE FROM METER TO BUILDING TO BE INSTALLED BY CONTRACTOR. SIZE AND CONFIGURATION OF WATER METERS TO BE SFWD.
  - (72) EXISTING WATER VALVE & TWO 2" AIR RELEASE VALVES. COORDINATE RELOCATION WORK, SCOPE, AND FEES WITH SFWD. POSSIBILITY OF RELOCATION OF THESE FACILITIES TO BE DETERMINED BY SFWD.
  - (73) NEW WATER SERVICE LINE. SEE PLUMBING PLANS.
  - (74) NEW FIRE SERVICE LINE. SEE FIRE PROTECTION PLANS.
- ELECTRICAL**
- (E1) EXISTING STREET LIGHT TO REMAIN, PROTECT IN PLACE.
  - (E2) EXISTING TRAFFIC SIGNAL CAMERA. RELOCATE AS NECESSARY, SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - (E3) EXISTING UTILITY BOX, ADJUST COVER TO NEW GRADE.
  - (E4) EXISTING TRAFFIC SIGNAL POLE, TO REMAIN, PROTECT IN PLACE.
  - (E5) NEW STREET LIGHT AND PULLBOX. SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - (E6) TIE-IN NEW STREET LIGHT CONDUITS TO EXISTING STREET LIGHT SYSTEM. SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - (E7) NEW ELECTRICAL TRANSFORMER, 4"-8" X 8"-8".
  - (E8) NEW JOINT TRENCH, SEE JOINT TRENCH PLANS PLANS FOR DETAILS.
  - (E9) TELEPHONE SERVICE. SEE JOINT TRENCH PLANS FOR DETAILS. COORDINATE LOCATIONS OF BOXES, CONDUITS AND POC IN THE FIELD WITH UTILITY SERVICE PROVIDERS.
  - (E10) CATV SERVICE. SEE JOINT TRENCH PLANS FOR DETAILS.
  - (E11) EXISTING TRAFFIC SIGNAL BOX, RELOCATE AS SHOWN, SEE STREET LIGHT WIRING PLANS SHEET T-1.
  - (E12) EXISTING UNKNOWN CABINET AND BOLLARDS TO REMAIN, PROTECT IN PLACE.
  - (E13) NEW STREET LIGHT AND PULLBOX. SEE STREET LIGHT WIRING PLANS SHEET T-1, AND DETAIL 1 ON LA.03
- GAS**
- (G1) CONNECT NEW GAS SERVICE TO EXISTING 8" HIGH PRESSURE GAS LINE. SEE JOINT TRENCH PLANS.
  - (G2) EXISTING GAS VALVE, ADJUST COVER TO NEW GRADE.

MATCHLINE SEE SHEET C2.1

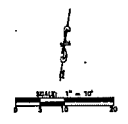
225-2325 OCTAVIA STREET & 400' LAGUNA STREET  
 SAN FRANCISCO, CA 94107  
 (B/C 10/33/10) (D/23)

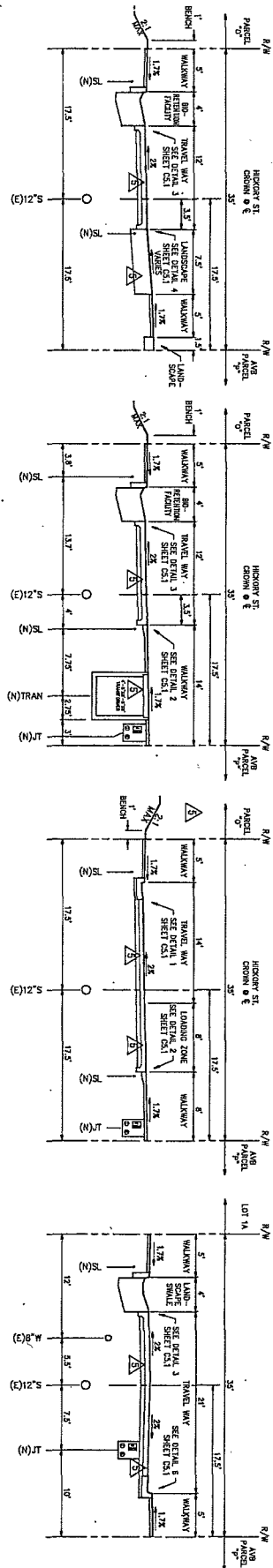
AVALON BAY COMMUNITY CENTER  
 435 MARKET STREET, SUITE 1400  
 SAN FRANCISCO, CA 94103

Job Number:  
 Drawn by:  
 Checked by:  
 Date: 8/21/10  
 Scale: AS

Title: UTILITY PLAN EAST

Sheet: C2.



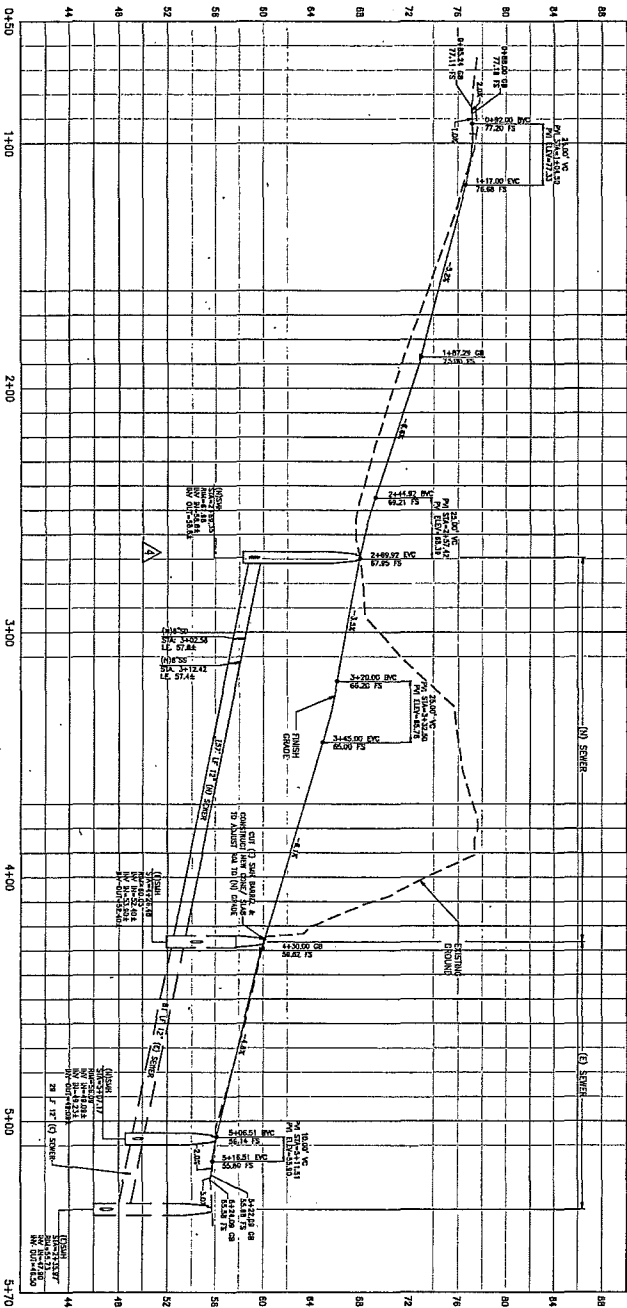


SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D



PROFILE  
SCALE: 1"=20' H, 1"=4' V

UTILITY CONSTRUCTION NOTES

- ① SHOWN UNLESS OTHERWISE NOTED
- ② MATERIALS AND SIZE OF PIPING UNLESS OTHERWISE NOTED
- ③ MATERIALS AND SIZE OF PIPING UNLESS OTHERWISE NOTED
- ④ MATERIALS AND SIZE OF PIPING UNLESS OTHERWISE NOTED
- ⑤ MATERIALS AND SIZE OF PIPING UNLESS OTHERWISE NOTED
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323-325 OCTAVIA STREET & 400 LAGUNA STREET  
SAN FRANCISCO, CA 94102  
(PLOC C-0831/LOT 023)

**AGS**

17 Folsom Street  
San Francisco, California 94102  
415.777.1818 | 415.777.2817  
www.ags.com

**AVAILON HAYES VALLEY PARCEL P**

**AVAILON BAY CONSULTANTS**  
425 MARKET STREET, SUITE 1500  
SAN FRANCISCO, CALIFORNIA

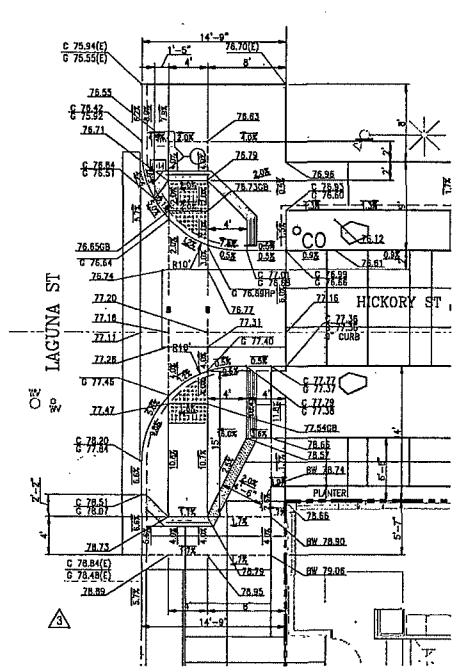
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Project: Hayes Valley  
Date: 10/15/15  
Scale: AS SHOWN

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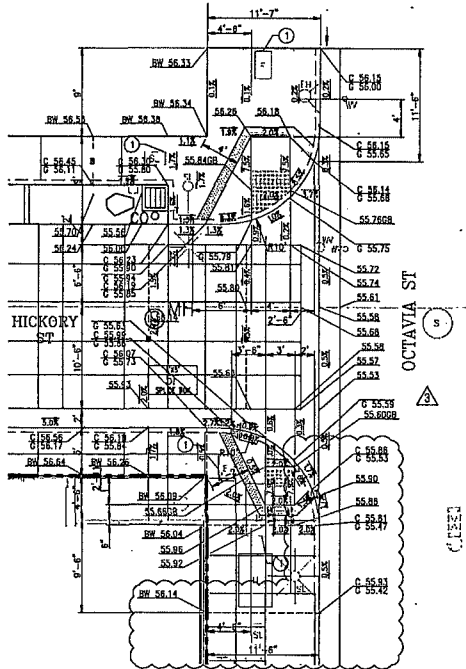
**C3.1**



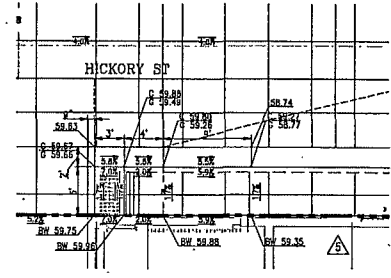
NOTE:  
 ① RESET UTILITY BOXES TO NEW GRADE



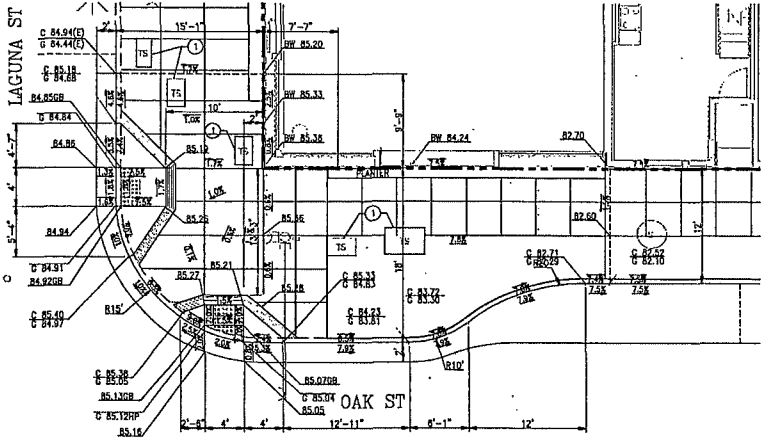
CURB RAMP DETAIL  
 HICKORY ST & LAGUNA ST  
 SCALE: 1"=5'



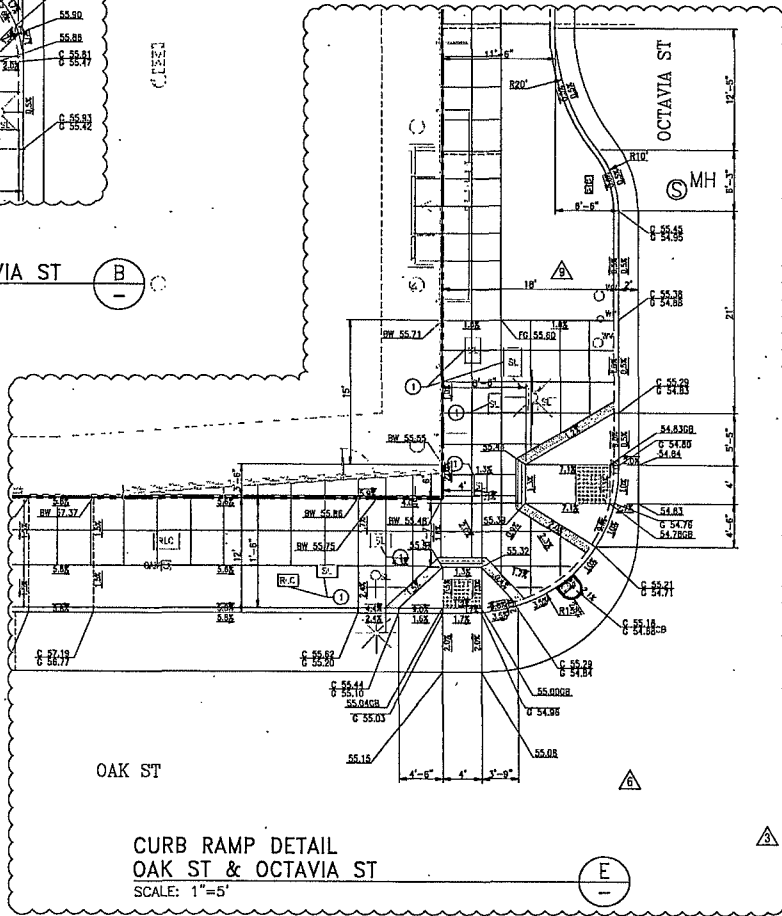
CURB RAMP DETAIL  
 HICKORY ST & OCTAVIA ST  
 SCALE: 1"=5'



CURB RAMP DETAIL  
 HICKORY ST  
 SCALE: 1"=5'



CURB RAMP DETAIL  
 OAK ST & LAGUNA ST  
 SCALE: 1"=5'



CURB RAMP DETAIL  
 OAK ST & OCTAVIA ST  
 SCALE: 1"=5'

225-225 (C) AVILA STREET & 400 LAGUNA STREET  
 SAN FRANCISCO, CA 94107  
 (P) 415.777.2168 (F) 415.777.2187

- 010700 SITE PERMIT SET
- 010800 STREET IMPROVEMENT MATERIAL
- 010900 DESIGN DEVELOPMENT PERMIT SET
- 011000 DESIGN DEVELOPMENT PERMIT SET
- 011100 SITE PERMIT REQUIREMENTS
- 011200 60% CD SET
- 011300 MAJOR ENCROACHMENT PERMIT
- 011400 SITE PERMIT APPROVAL #1
- 011500 SITE PERMIT APPROVAL #2
- 011600 SITE PERMIT APPROVAL #3
- 011700 GMP FIRM CD SET
- 011800 75% APPROVAL #1
- 011900 CIVIL APPROVAL
- 012000 60% WATER PERMIT
- 012100 60% WATER PERMIT
- 012200 60% WATER PERMIT
- 012300 60% WATER PERMIT
- 012400 60% WATER PERMIT
- 012500 60% WATER PERMIT
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- 014400 60% WATER PERMIT
- 014500 60% WATER PERMIT
- 014600 60% WATER PERMIT
- 014700 60% WATER PERMIT
- 014800 60% WATER PERMIT
- 014900 60% WATER PERMIT
- 015000 60% WATER PERMIT

Client:  
 AVALON BAY COMMUNITIES  
 455 MARKET STREET, SUITE 1800  
 SAN FRANCISCO, CA 94102

Job Number:  
 Drawn by:  
 Checked by:  
 Date:  
 Scale:

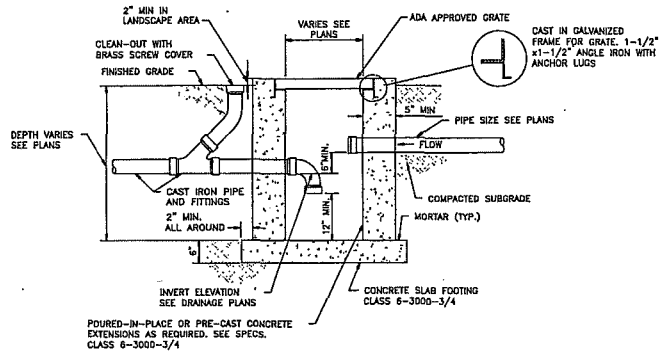
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 CURB RAMP DETAILS

Sheet:  
 C4.1

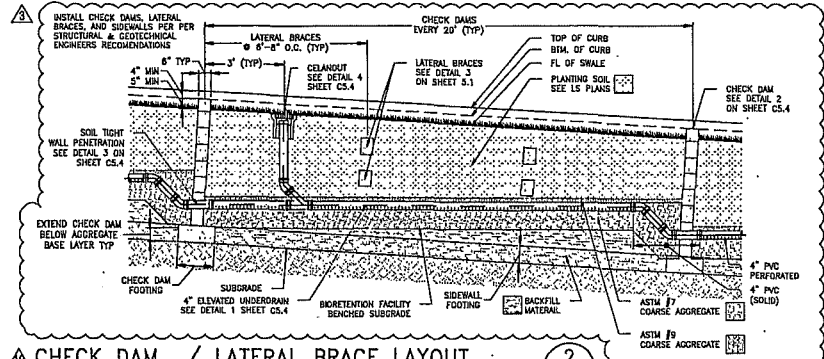




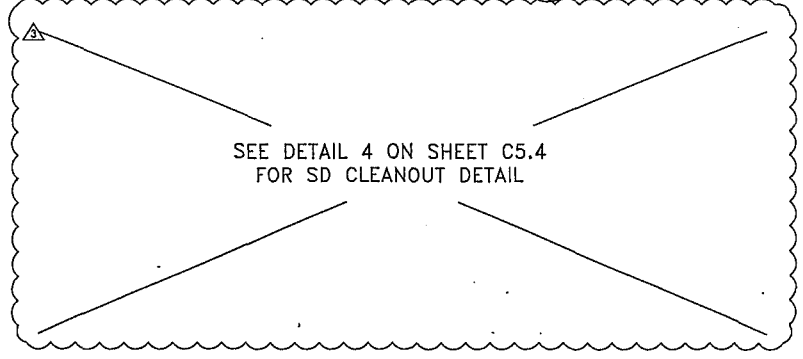




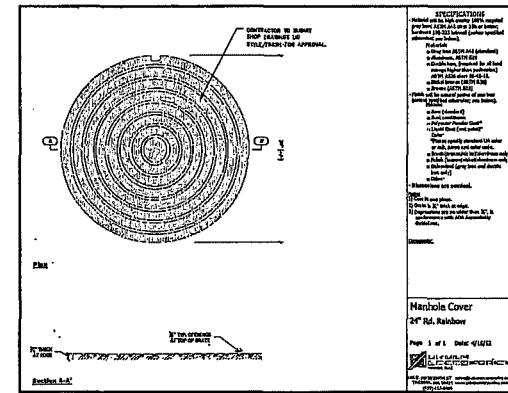
**CATCH BASIN / SAND TRAP WITH CLEANOUT** ①  
SCALE: NOT TO SCALE



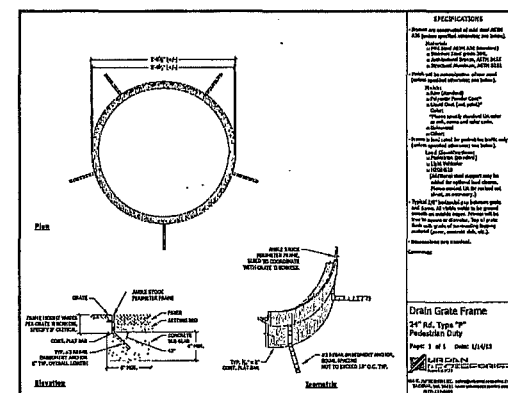
**CHECK DAM / LATERAL BRACE LAYOUT** ②  
SCALE: NOT TO SCALE



**STORM DRAIN CLEANOUT** ③  
SCALE: NOT TO SCALE



**MANHOLE COVER**  
24" RA. RAIBORNE  
Page 1 of 1 Date 01/11/11



**Drain Grate Frame**  
24" RA, Type "P"  
Production City  
Page 1 of 1 Date 01/11/11

**DRYWELL ACCESS COVER DETAIL** ④  
SCALE: NOT TO SCALE

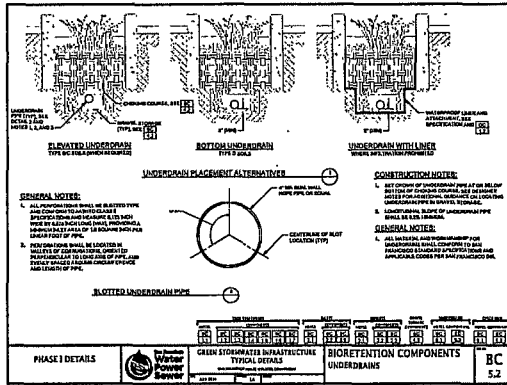
325-325 OCTAVIA STREET & 400 LEAGUNA STREET  
 SAN FRANCISCO, CA 94107  
 (BLOCK 04311011023)  
**AVALON HAVES VALLEY PARCEL P**

SITE PERMIT SET	01/20/10
STREET IMPROVEMENT PERMITS	01/20/10
DESIGN DEVELOPMENT PERMITS SET	01/20/10
DESIGN DEVELOPMENT FINAL SET	01/20/10
SITE PERMIT DEVELOPMENT	01/20/10
80% CD SET	01/20/10
MAJOR ENCROACHMENT PERMIT	01/20/10
SITE PERMIT ADDRESS/AM 11	01/20/10
SITE PERMIT ADDRESS/AM 12	01/20/10
SITE PERMIT ADDRESS/AM 13	01/20/10
CDP 1/20% CD SET	01/20/10
50% ADDRESS/LET	01/20/10
CVA ADDRESS/AM	01/20/10
50% WATER PERMIT	01/20/10
SEWER WATER & 20% BMS	01/20/10
DAK STREET REVISIONS	01/20/10
DRAWING CORRECTIONS	01/20/10
SPFOW CONSULTER REV.	01/20/10
LACUNA ST. REVISIONS	01/20/10
APPLIC CONSULTER REV.	01/20/10

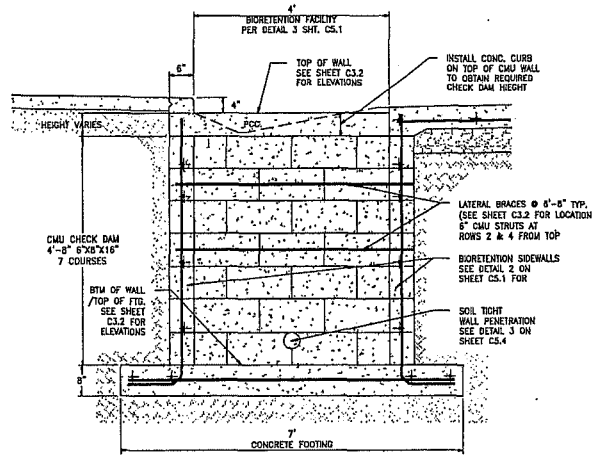
Client:  
**AVALON BAY COMMUNITIE**  
455 MARKET STREET, SUITE 1600  
SAN FRANCISCO, CA 94102

Job Number:  
Drawn by:  
Checked by:  
Date: SEPT. 8, 1  
Scale: AS SHC

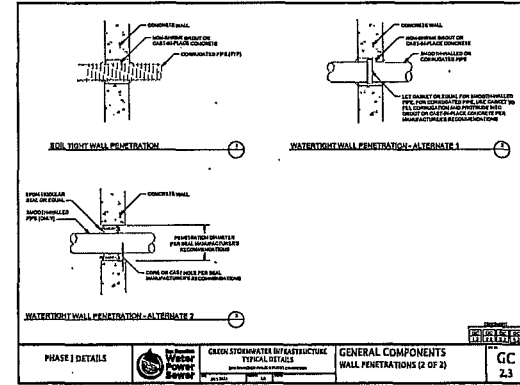




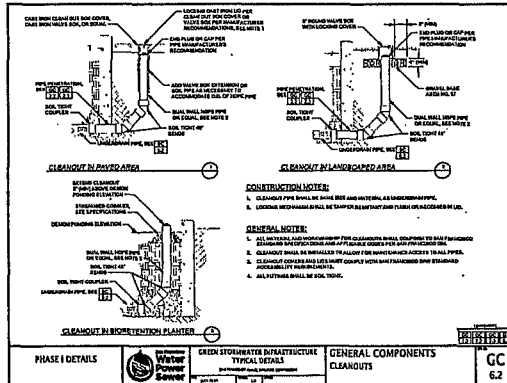
**BIURENTION UNDERDRAIN**  
SCALE: N.T.S.



**BIURENTION CHECK DAM**  
SCALE: N.T.S.



**BIURENTION WALL PENETRATIONS**  
SCALE: N.T.S.



**BIURENTION CLEANOUTS**  
SCALE: N.T.S.



**AVON AVENUE INFRASTRUCTURE**  
725-325 OGDEN STREET & 400 LAGUNA STREET  
SAN FRANCISCO, CA 94112  
(415) 777-2188

SITE PERMIT SET	1000
STREET IMPROVEMENT SUBMITTAL	1000
DESIGN DEVELOPMENT PERMIT SET	1020
DESIGN DEVELOPMENT PERMIT SET	0110
SITE PERMIT RESUBMITTAL	0120
BOX CO SET	0210
MAJOR EXPROPRIATION PERMIT	0210
SITE PERMIT ADDENDUM #1	0210
SITE PERMIT ADDENDUM #2	0220
SITE PERMIT ADDENDUM #3	0410
UMP BOX CO SET	0410
RED ADDRESS #1	0420
CIVIL ADDRESS #1	0520
SP WATER PERMIT	0510
SEWER, WATER, & UT REV.	0500
C&G STREET RESUBMIT	0500
LOADING CORRECTIVES	0500
SPFPM COMMENTS REV.	0110
LAGUNA UT. SERVICES	0500
SPFAC COMMENTS REV.	0500

Client:  
**AVALON BAY COMMUNITY**  
455 MARKET STREET, SUITE 1850  
SAN FRANCISCO, CA 94105

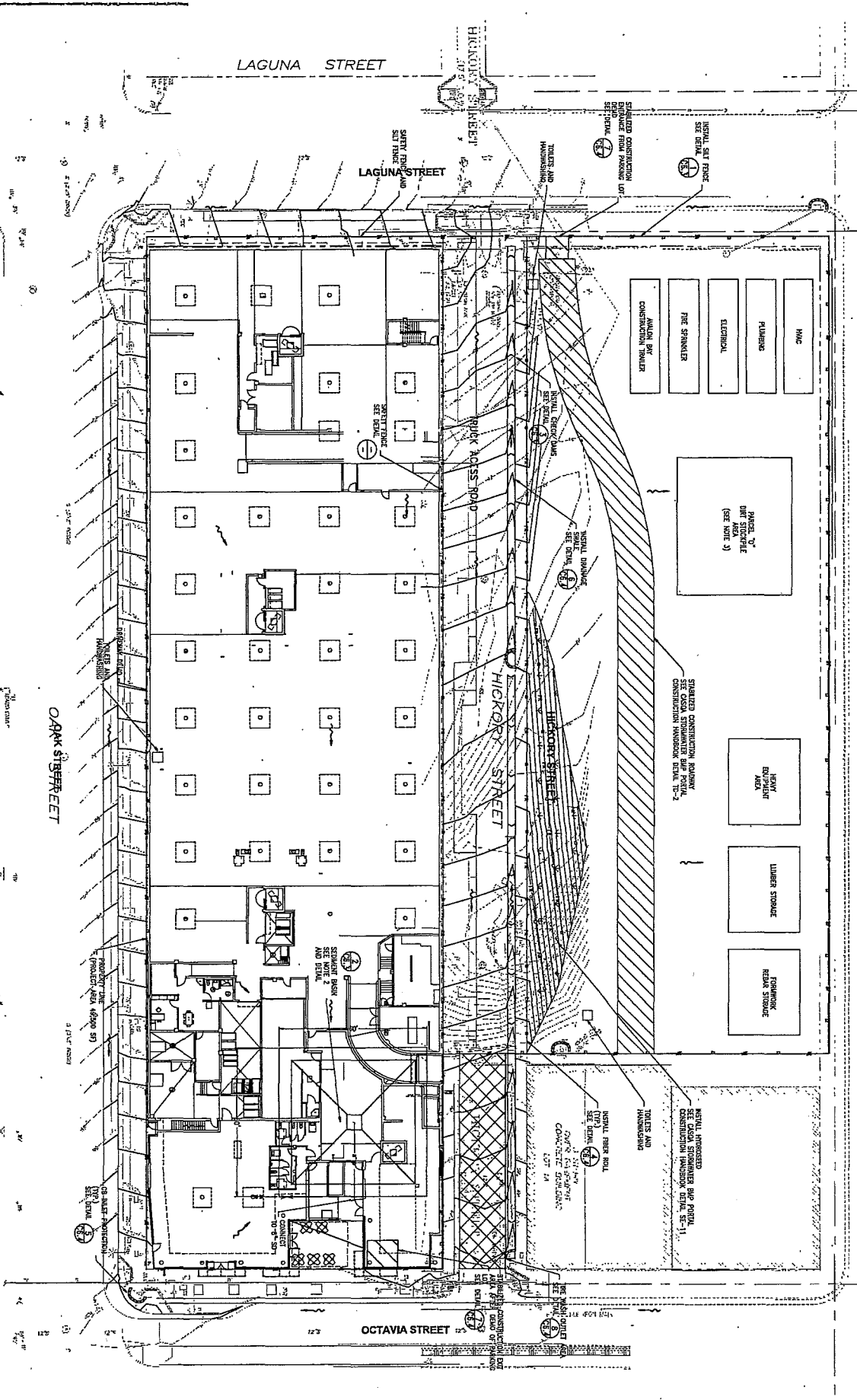
Job Number:  
Drawn by:  
Checked by:  
Date:  
Scale:  
Title:  
**SPFAC GREEN STORMWATER INFRASTRUCTURE TYPICAL DETAILS**

Sheet:  
**C5.4**



- LEGEND**
- EXIST. FLOOR FINISH (17) PER OCSA DETAIL SC-10, TRAC 3 SEE DETAIL SC-11
  - SAFETY FENCE PER OCSA DETAIL SC-1, SEE DETAIL SC-11
  - SAFETY FENCE PER DETAIL SC-11 ON SHEET
  - FIRE ROLL PER OCSA DETAIL SC-4, SEE DETAIL SC-11
  - METAL HUNGROUS ON AREA HEADED TO DRIVE/OUT ROAD FOR HICKORY ST PER OCSA DETAIL SC-11
  - POOR AREA
  - REMOVE/OPEN THE WASH AREA PER OCSA DETAIL SC-4, SEE DETAIL SC-11
  - FLOW ARROW

- NOTES**
1. SCALE OF SET ARE TO BE COVERED FROM TO BANK
  2. REMOVE EXISTING AND NEW SET AS SHOWN ON SHEET ON OCSA STANDARD'S BMP PERFORM CONSTRUCTION
  3. CURBS AND BENCH STRUCTURE MATERIALS NOT IN EXIST. USE
  4. FLOODING AREA TO BE LOCATED PER SET



DARK STREET

LAGUNA STREET

LAGUNA STREET

HICKORY STREET

HICKORY STREET

HICKORY STREET

HICKORY STREET

OCTAVIA STREET

223-325 OCTAVIA STREET & 400 LAGUNA STREET  
 SAN FRANCISCO, CA 94102  
 (P.L.C.C. 831/LOT 023)

**AVALON HAVES VALLEY PARCEL P**



6 Folsom Blvd  
 San Francisco, CA 94102  
 415.777.3313 (415) 777-2887  
 www.ags.com



**CLIENT:**  
 AVALON BAY COMMUNITI  
 455 MARKET STREET, SUITE 1500  
 SAN FRANCISCO, CA 94102

**DATE:** 11/11/11

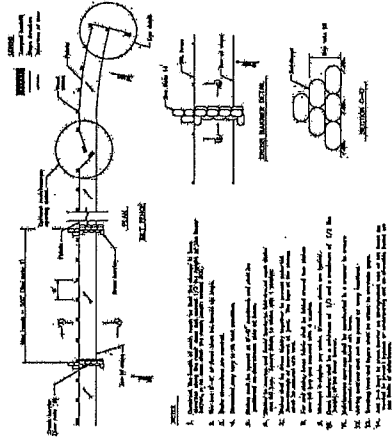
**SCALE:** AS SH

**PROJECT:** ERUCTION CONTROL PLAN

C6.2

Silt Fence

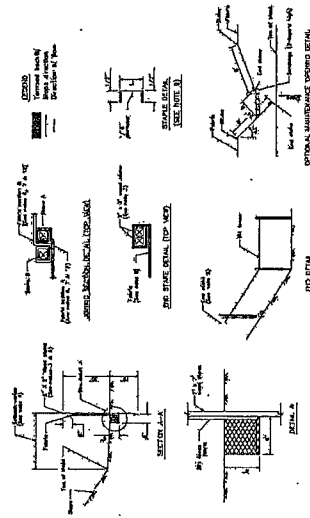
SE-1



July 2012 California Stormwater BMP Handbook Portal Construction www.casqa.org 7 of 8

Silt Fence

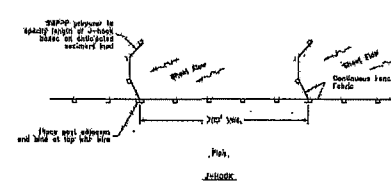
SE-1



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Silt Fence

SE-1



July 2012 California Stormwater BMP Handbook Portal Construction www.casqa.org 1 of 7

SILT FENCE  
SCALE: NOT TO SCALE



Sediment Basin

SE-2

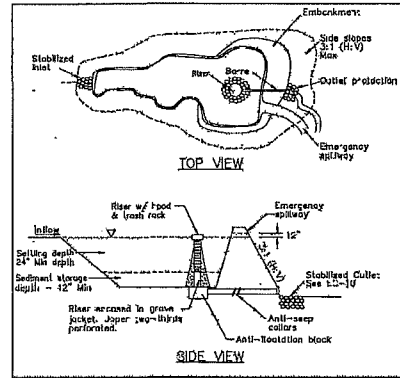


FIGURE 1: TYPICAL TEMPORARY SEDIMENT BASIN MULTIPLE CHECK DAM DESIGN NOT TO SCALE

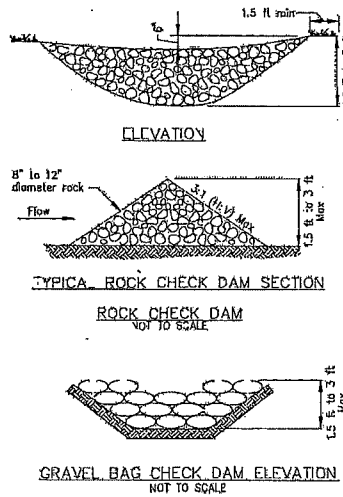
January 2011 California Stormwater BMP Handbook Portal Construction www.casqa.org 15 of 18

SEDIMENT BASIN  
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Check Dams

SE-4

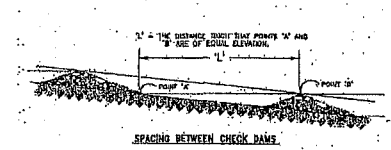


CHECK DAMS  
SCALE: NOT TO SCALE

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Check Dams

SE-4



July 2012 California Stormwater BMP Handbook Portal Construction www.casqa.org 2 of 7



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SAN FRANCISCO, CA 94102  
(BLOCK 0357/LOT 0925)  
**AVALON HAYES VALLEY PARCEL P**

SITE PERMIT SET	04/02/2012
STREET IMPROVEMENT PRELIMINARY	10/02/2012
DESIGN DEVELOPMENT PERMIT SET	12/26/2012
DESIGN DEVELOPMENT PERMIT SET	01/20/2013
SITE PERMIT PRELIMINARY	02/06/2013
90% CD SET	03/05/2013
MAJOR IMPROVEMENT PERMIT	04/10/2013
SITE PERMIT ADDENDUM #1	05/02/2013
SITE PERMIT ADDENDUM #2	05/20/2013
SITE PERMIT ADDENDUM #3	06/02/2013
CDP 10% CD SET	06/18/2013
80% ADDENDUM	06/26/2013
CIVIL ADDENDUM	06/26/2013
8% WATER PERMIT	07/18/2013
SEWER, WATER & UTILITY	08/06/2013
CD# STREET PERMITS	02/02/2014
GRADING CONNECTIONS	04/08/2014
SPFWD COMMENTS REV.	04/18/2014
LAGUNA ST. PERMITS	04/28/2014
SEWER COMMENTS REV.	05/22/2014



Client:  
**AVALON BAY COMMUNITIES**  
455 MARKET STREET, SUITE 1650  
SAN FRANCISCO, CA 94105

Job Number: 018  
Drawn by: SA  
Checked by: RL  
Date: SEPT. 8, 2014  
Scale: AS SHOWN

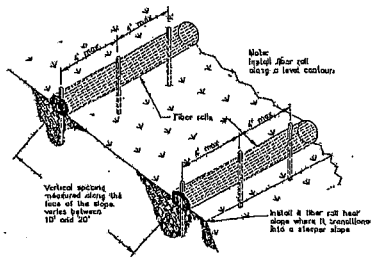
Title:  
EROSION CONTROL  
DETAILS - SHEET 1

Sheet

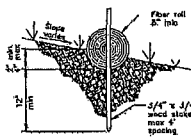
C6.3

**Fiber Rolls**

SE-5



TYPICAL FIBER ROLL INSTALLATION  
N.T.S.

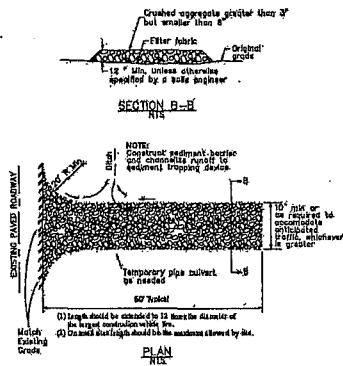


ENTRENCHMENT DETAIL  
N.T.S.

July 2012 California Stormwater BMP Handbook Part 1 Construction www.csrqa.org 3 of 7

FIBER ROLLS 4  
SCALE: NOT TO SCALE

**Stabilized Construction Entrance/Exit TC-1**

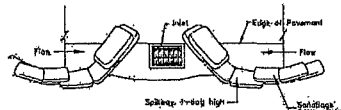


July 2012 California Stormwater BMP Handbook Part 1 Construction www.csrqa.org 3 of 7

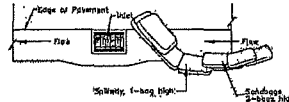
STABILIZED CONSTRUCTION ENTRANCE/EXIT 7  
SCALE: NOT TO SCALE

**SE-10**

**Storm Drain Inlet Protection**



TYPICAL PROTECTION FOR INLET ON SLOPE



TYPICAL PROTECTION FOR INLET ON GRADE

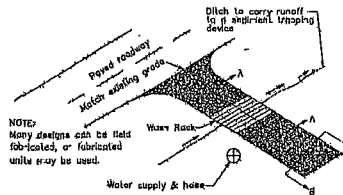
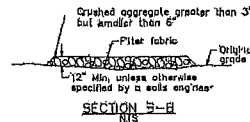
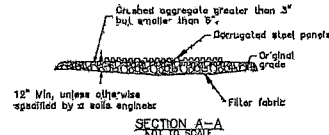
NOTES:  
1. Intended for short-term use.  
2. Use to inhibit sedimentation factor only.  
3. Allow for proper maintenance and clearance.  
4. Slope must be removed after sedimentation is completed.  
5. Not applicable to areas with high soils and clay without fiber fabric.

DI PROTECTION TYPE 3  
NOT TO SCALE

July 2012 California Stormwater BMP Handbook Part 1 Construction www.csrqa.org 3 of 7

STORM DRAIN INLET PROTECTION 5  
SCALE: NOT TO SCALE

**Entrance/Outlet Tire Wash TC-3**



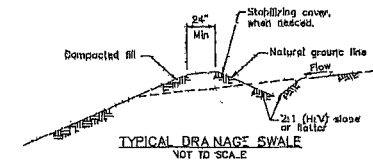
NOTES:  
Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH  
NOT TO SCALE

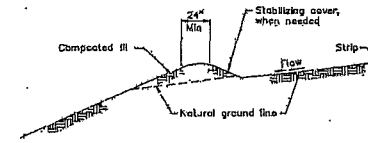
July 2012 California Stormwater BMP Handbook Part 1 Construction www.csrqa.org 3 of 7

ENTRANCE/OUTLET TIRE WASH 8  
SCALE: NOT TO SCALE

**Earth Dikes and Drainage Swales EC-9**



NOTES:  
1. Stabilize inlet, outlets and slopes.  
2. Properly construct the subgrade.



TYPICAL EARTH DIKE  
NOT TO SCALE

November 2009 California Stormwater BMP Handbook Part 1 Construction www.csrqa.org 7 of 7

EARTH DIKES AND DRAINAGE SWALES 6  
SCALE: NOT TO SCALE

AVALON BAY COMMUNITY DEVELOPMENT  
 455 MARKET STREET, SUITE 1650  
 SAN FRANCISCO, CA 94105  
 (415) 398-1101 (TOLL FREE)

SITE PERMITS SET	0303
STREET IMPROVEMENTS SUBMITTAL	1103
GENERAL DEVELOPMENT PERMITS SET	1203
SEWER DEVELOPMENT PERMITS SET	2413
SITE PERMITS SUBMITTAL	2413
WWS CO SET	2613
SANALAN ENFORCEMENT PERMIT	2613
SITE PERMIT ADDENDUM #1	2613
SITE PERMIT ADDENDUM #2	2613
SITE PERMIT ADDENDUM #3	2613
SWP WWS CO SET	2613
RD ADDENDUM #1	2613
CIVIL ADDENDUM	2613
SP-WATER PERMIT	2613
SEWER, WATER, & UT REV.	2613
CAK STREET REVISIONS	2613
GRADING CORRECTIONS	2613
SEWER CONSTRUCTION REV.	2613
LAGUNA ST. REVISIONS	2613
SEWER CONSTRUCTION REV.	2613



Client:  
**AVALON BAY COMMUNITY**  
455 MARKET STREET, SUITE 1650  
SAN FRANCISCO, CA 94105

Job Number:  
Drawn by:  
Checked by:  
Date:  
Scale:  
AS 6

REPT. 1  
AS 6

Title:  
**EROSION CONTROL  
DETAILS - SHEET 2**

Sheet:  
**C6.4**

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: John Rahaim, Director, Planning Department  
Joanne Hayes-White, Chief, Fire Department  
Harlan Kelly Jr., General Manager, Public Utilities Commission  
Tom Hui, Director, Department of Building Inspection  
Ben Rosenfield, City Controller

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Economic Development  
Committee, Board of Supervisors

DATE: October 30, 2014

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by Supervisor Breed on October 21, 2014:

**File No. 141034**

**Resolution granting revocable permission to Avalon Bay Communities to occupy a portion of the public right-of-way to construct and maintain improvements within Hickory Street between Octavia and Laguna Streets fronting 307-323-325 Hickory Street (Assessor's Block No. 0831; Lot No. 023), and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Kelly Alves, Secretary, Fire Department  
Juliet Ellis, Public Utilities Commission  
Donna Hood, Public Utilities Commission  
Carolyn Jayin, Building Inspection  
Monique Zmuda, Deputy City Controller



Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2014 OCT 29 AM 4:04  
Time stamp  
of meeting/date

AK

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission     Youth Commission     Ethics Commission
- Planning Commission     Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

Breed

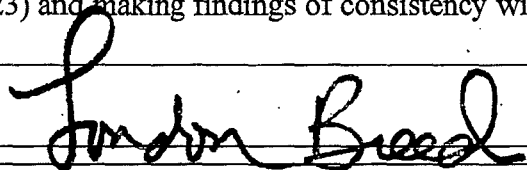
**Subject:**

Street Encroachment at Hickory Street frontage of 307-323-325 Octavia Street.]

**The text is listed below or attached:**

Resolution granting revocable permission to Avalon Bay Communities to occupy a portion of the public right-of-way to construct and maintain improvements within Hickory Street between Octavia Street and Laguna Streets fronting 307-323-325 Hickory Street (Assessor's Block No. 0831, Lot No. 023) and making findings of consistency with the priority policies of Planning Code Section 101.1.

Signature of Sponsoring Supervisor: \_\_\_\_\_



For Clerk's Use Only:

