



Mark Farrell, Mayor
Mohammed Nuru, Director



Jerry Sanguinetti, Bureau Manager

Public Works Order No: 187659

RECOMMENDATION OF APPROVAL OF MAJOR (STREET) ENCROACHMENT PERMIT FOR THE IMPROVEMENTS AND CONSTRUCTION OF A PORTION OF PUBLIC STAIR CONNECTING 22ND STREET AND MISSOURI STREET, AND PROVIDING ACCESS TO A SCENIC OVERLOOK FRONTING THE SUBJECT PROPERTY AT 1390 22ND STREET (BLOCK 4167, LOT 013).

APPLICANT: RP Pennsylvania, LLC
One California Street
San Francisco, CA 94111

PROPERTY IDENTIFICATION: Lot 013 in Assessor's Block 4167
1395 22nd Street
San Francisco, CA 94107

DESCRIPTION OF REQUEST: Major (Street) Encroachment Permit No. 17ME-0003

BACKGROUND:

On June 20, 2017, A.R. Sanchez-Corea & Associates, Inc. filed a letter of request prepared by Reuben, Junius & Rose, LLP on behalf of the owner RP Pennsylvania, LLC with Public Works (PW) to consider the approval of a Major (Street) Encroachment Permit consisting of improvements and the construction of a portion of a public stair connecting 22nd Street and Missouri Street, and providing access to a scenic overlook. This public stair, the scenic overlook, and associated planters, public art, and lighting are required by the Planning Commission's approval of the Project. The proposed improvement will include several streetscape improvements including new landscaping, sidewalk improvements, construction of a publically-accessible stair and overlook, which will provide a pedestrian connection on 22nd Street between Missouri and Texas Streets. The existing conditions at this project site include a very steep hill and unimproved public right-of-way. The proposed construction will be privately maintained by the subject property owner.

The Transportation Advisory Staff Committee (TASC), at its meeting of August 22, 2018, had no objections and recommended the proposed encroachment for approval.

The Planning Department, by letter dated November 9, 2017, found the project, on balance, to be in conformity with the General Plan.



Structural Engineering by an email dated on January 10, 2018, recommended approval that the proposed stairway conforms to code and project requirements. Structural issued recommendation that issue of future maintenance should be addressed as part of the major encroachment permit approval.

SFPW mailed public hearing notices to property owners within 300-foot of the subject location, notifying them of a public hearing on April 25, 2018, to consider the proposed Major (Street) Encroachment Permit at the subject location.

Hearing Officer, Fiona Cundy conducted the hearing and heard testimony presented by SFPW Staff.

Nick Elsner Eric Norden and Bert Ayers, on behalf of the property owner attended the public hearing. Eric Norden clarified the project and improvements and Nick Elsner briefed on the public notification.

The Hearing Officer considered and reviewed all of SFPW's files on this encroachment. Based on the information the Hearing Officer made her decision 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 improvements are consistent with objectives and policies of the General Plan.

FINDING 3. Said encroachments does not impede commuter traffic or MUNI transit service.

FINDING 4. Said encroachments will be fully maintained in perpetuity by the Permittee, subject to the terms of the Street Encroachment Agreement and Maintenance Agreement.

FINDING 5. BSM's presentation by plan checker discussed the large project goals of the development and how this major encroachment fits into the connectivity of the neighborhood.

FINDING 6. The applicant has an approved site permit and has coordinated with all relevant city agencies, including SFPUC, SFMTA, Public Works, City Planning and Structural Review (DBI).

FINDING 7. The site provides connectivity to the neighborhood and is a vital link supported by the Green connections Plan.

FINDING 8. The applicant demonstrated community outreach and coordination with neighborhood groups such as the Dogpatch Neighborhood Association and the Potrero Hill Neighborhood Association.

FINDING 9. Nick Elsner spoke on behalf of the Developer that a notification went out for the encroachment permit (a 300' radius).



5/9/2018

5/10/2018

X 

Sanguinetti, Jerry
Bureau Manager
Signed by: Sanguinetti, Jerry

X 

Thomas, John
Deputy Director and City Engineer
Signed by: Thomas, John

5/11/2018

X Mohammed Nuru

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

