

File No. 120016

Committee Item No. 1

Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 14, 2012

Board of Supervisors Meeting

Date May 22, 2012

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<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"/>	Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form (for hearings)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER

(Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Encroachment Plans</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>General Plan Referral and Environmental Determination, dtd 9/6/11</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Encroachment Agreement</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Hearing Notice</u>
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Completed by: Alisa Miller

Date May 11, 2012

Completed by: Alisa Miller

Date May 17, 2012

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

05

[Street Encroachment - Outdoor Child Play Area - Redwood Street]

Resolution: 1) granting revocable permission to the Public Utilities Commission to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street, to construct and maintain an outdoor play area accessible to a child care facility within the new building at 525 Golden Gate Avenue (Assessor's Block No. 0766, Lot No. 001); and 2) making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

WHEREAS, Pursuant to Public Works Code Section 786, Department of Public Works Project Management, on behalf of the Public Utilities Commission (PUC) requested permission to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street, with an outdoor play area accessible to a child care facility, as required by State Title 22 Regulations which mandates that a licensed child care facility provide a minimum of 75 square feet of outdoor space per child, within the new building at 525 Golden Gate Avenue. The encroachment is shown on plans filed with the Department of Public Works. Copies of such plans are on file in the office of the Clerk of the Board of Supervisors in File No. 120016 and are incorporated herein by reference; and

WHEREAS, The Transportation Advisory Staff Committee (TASC), at its meeting of December 1, 2011, recommended the proposed encroachment for approval; and

WHEREAS, The Planning Department by letter dated September 6, 2011, found the proposal, on balance, to be in conformity with the General Plan. This letter also includes a determination pursuant to the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.). A copy of said letter is on file with the Clerk of the

1 Board of Supervisors in File No. 120016, and is incorporated herein by reference; and

2 WHEREAS, After a duly noticed public hearing on January 4, 2012, the Department
3 of Public Works recommended approval of the proposed encroachment; and

4 WHEREAS, The permit and associated encroachment agreement shall not become
5 effective until the Permittee executes and acknowledges the permit and agreement and
6 delivers said permit both to the Department of Public Works. A copy of the permit and
7 agreement are is on file with the Clerk of the Board of Supervisors in File No. 120016, and
8 are is incorporated herein by reference; and

9 WHEREAS, The Permittee, at the Permittee's sole expense and as is necessary as a
10 result of this permit, shall make the following arrangements: (a) To provide for the support
11 and protection of facilities belonging to the Department of Public Works, San Francisco
12 Water Department, the San Francisco Fire Department and other City Departments, and
13 public utility companies; and (b) To remove or relocate such facilities and provide access to
14 such facilities for the purpose of constructing, reconstructing, maintaining, operating, or
15 repairing such facilities; and

16 WHEREAS, The Permittee shall procure the necessary permits, if legally required,
17 from the Central Permit Bureau, Department of Building Inspection and/or Bureau of Street-
18 Use and Mapping, Department of Public Works, and pay the necessary permit fees and
19 inspection fees before starting work; and

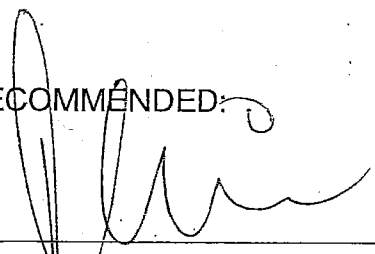
20 WHEREAS, No structures shall be erected or constructed within said street right-of-
21 way except as specifically permitted herein; and

22 WHEREAS, The Permittee shall assume all costs for the maintenance and repair of
23 the encroachments and no cost or obligation of any kind shall accrue to the Department of
24 Public Works by reason of this permission granted; now, therefore, be it
25

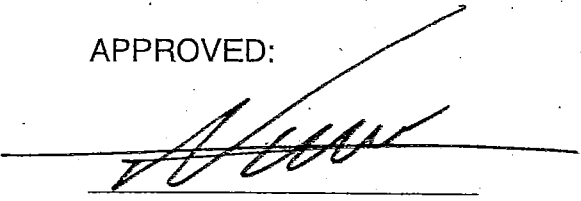
1
2 RESOLVED, That pursuant to Public Works Code Section 786, the Board of
3 Supervisors hereby grants permission, revocable at the will of the Director of the Department
4 of Public Works, to the Public Utilities Commission (PUC) to occupy a portion of the public
5 right-of-way on Redwood Street, approximately 150 feet west of Polk Street to construct and
6 maintain an outdoor play area accessible to a child care facility within the new building at 525
7 Golden Gate Avenue; and, be it

8 FURTHER RESOLVED, That this Board adopts the findings of the Planning
9 Department, which determined that said permit is consistent with the General Plan and the
10 priority policies of Planning Code Section 101.1.

11
12 RECOMMENDED:

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14 
15 Fuad Sweiss
16 Deputy Director for Engineering
17 and City Engineer

18
19 APPROVED:

20
21 
22 Mohammed Nuru
23 Director of Public Works
24



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
875 Stevenson St., Rm. 460
San Francisco, CA 94103
(415) 554-5810 ■ www.sfdpw.org

File 120016



Jerry Sanguinetti, Bureau Manager

April 2, 2012

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 and four copies of a proposed resolution for Board of Supervisors consideration, which would grant revocable permission to the Public Utilities Commission (PUC) to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street to construct and maintain an outdoor play area accessible to a child care facility within the new building at 525 Golden Gate Avenue and making findings of consistency with the priority policies of Planning Code Section 101.1.

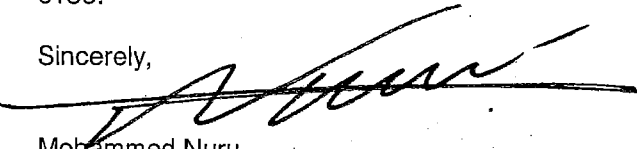
Pursuant to Section 786 of the Public Works Code, the proposed Major Encroachment Permit was requested in a letter received September 29, 2011 from Brook Mebrahtu, Project Manager for the subject project. The request was heard and recommended for approval by the Transportation Advisory Staff Committee on December 1, 2011. The Planning Department, by letter dated September 6, 2011, declared that the proposed encroachments are in conformity with the General Plan and with the priority policies of Planning Code Section 101.1, pending the Department of Public Works finding of consistency with the Better Streets Plan.

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

- Letter from Mr. Mebrahtu dated September 29, 2011.
- Letter from the Planning Department dated September 6, 2011.
- DPW Public Hearing Notice with 300' radius map, a list of property owners and one (1) set of mailing labels.
- A plan for the Major Encroachment Permit.

The following person may be contacted regarding this matter: Mr. Nick Elsner of BSM at (415) 554-6186.

Sincerely,


Mohammed Nuru
Director of Public Works

Attachments: As Noted



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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 APR -6 PM 1:04
pc



Edwin M. Lee, Mayor
Mohammed Nuru, Interim Director

San Francisco Department of Public Works
Office of the Deputy Director for Design & Construction
Building Division
30 Van Ness, 4th Floor
San Francisco, CA 94102
(415) 557-4700 ■ www.sfdpw.org

RECEIVED
SEP 29 2011

PERMIT SECTION



Gary Hoy, Division Manager

Brook Mebrahtu, Project Manager
30 Van Ness, Suite 4100
San Francisco, CA 94102

Nick Elsner
Bureau of Street Use and Mapping
875 Stevenson St, Rm 460
San Francisco, CA 94103

RE: PUC Headquarters Building @ 525 Golden Gate Ave.
Request for Major Street Encroachment Permit
Block 766, Lot 1

Dear Nick

On September 6, 2011, the project received notice of conformity with the General Plan by the Planning Department, notice of which is attached. This request is for a Major Street Encroachment Permit for the new San Francisco Public Utilities Commission (SFPUC) Headquarters Building (the Project).

The project site, located at 525 Golden Gate Avenue, has frontage on Polk Street, Golden Gate Avenue and Redwood Street. There are three proposed bulbouts which are described in detail below.

1. Golden Gate Avenue

Establish a sidewalk bulbout on the south side of Golden Gate Avenue fronting the PUC office building. The project would widen the sidewalk from 10 to 15 feet, extending approximately 95 feet west from the Polk Street right-of-way. The bulbout would accommodate a wider sidewalk, 4 street trees and a large landscaped planter. The 80' section of curb prior to the bulbout is intended to be used as (1) electric vehicle charging stations and (1) accessible white passenger loading zone.

2. Polk Street

Establish a sidewalk bulbout on the west side of Polk Street fronting the PUC office building. The existing sidewalk is 10 feet wide; the effective width of the sidewalk is approximately 6 feet wide where street trees and tree wells are located. The project would widen the sidewalk from 10 to 15 feet in width, extending approximately 65 feet south from Golden Gate Avenue. The 42 feet south of the bulbout will be a white passenger loading zone. The bulbout itself would accommodate a 6 foot wide sidewalk, 3 street trees, a curbside landscaped planter, and a Living Machine ® planter incorporating lush plantings. The Living Machine ® system incorporates advanced wetland processes to treat the building's wastewater and recycle it for certain



permitted uses. (Other Living Machine ® planters would be installed in other sidewalk areas and within the building.) By treating and recycling water onsite, the Living Machine ® system would reduce the PUC building's demand for potable water, and the volume of water discharged to the City's centralized clean water treatment system.

3. Redwood Street

Establish a sidewalk bulbout on the north side of Redwood Street fronting the PUC office building widening the sidewalk area from 7 to 14 feet in width for approximately 150 feet west of Polk Street. Much of the sidewalk bulbout area would be developed as an outdoor play area accessible to a child care facility that will be provided at the PUC office as part of the building program. In order to operate as a licensed facility, the child care facility is required to provide a minimum of 75 square feet of outdoor space per child per Title 22 state regulations for child care centers. Providing this space in the

Redwood Street encroachment appears to be the only location to meet the requirement. A sidewalk along the north side of Redwood Street would also be provided; the sidewalk would be 5 feet wide, widening to 7 feet east and west of the encroachment. Four (4) street trees and a landscaped planter would also be installed in the Redwood Street right-of-way; the pedestrian amenities would be installed outside of the sidewalk's throughway zone to accommodate pedestrians.

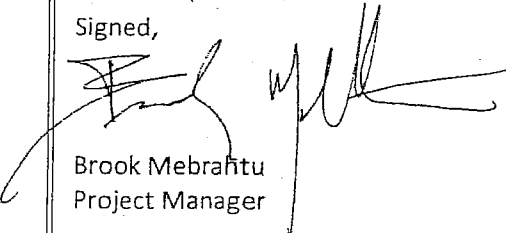
The project team also did a study (attached to drawing set labeled CSK-01) to ensure the bulbout along Redwood street did not impact the turning radius for the largest Fire Department vehicles (W60 trucks). The project team met with the Fire Department to do a test run with the trucks and have obtained their buy-in for the street configuration.

Additionally, PUC and DPW presented the project to the courts (at 350 McAllister Street) quarterly meeting on June 14, 2011 explaining the changes proposed on Redwood Street and have obtained their buy-in. The presentation included the deletion of 4 permitted parking spaces on Redwood Street would need to be relocated to a different site.

Attached to this request are:

- 300' radius map
- 300' radius property owner/address list
- 2 sets of mailing labels and postage
- 6 sets of plans
 - Topo survey
 - Dimension Plan
 - Site Improvement Plan
 - Fine grading
 - Road and Strip Plan
 - SFFD Truck Exhibit

Signed,


Brook Mebrahtu
Project Manager



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



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: September 6, 2011

Case No.: Case No. 2011.0742R
Major Encroachment Permit for Sidewalk Bulbouts on Golden Gate Avenue, Polk Street and Redwood Street associated with PUC Office Building

Block/Lot No.: 0766/001

Project Sponsor: Brook Mebrahtu
Building Design & Construction Division
San Francisco Department of Public Works
30 Van Ness Avenue, Suite 4100
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Stephen Shotland – (415) 558-6308
stephen.shotland@sfgov.org

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

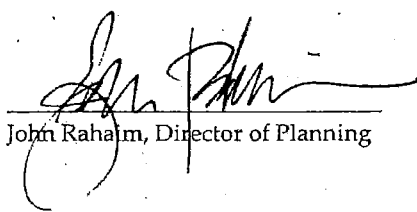
1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

*Recommended
By:*


John Rahaim, Director of Planning

PROJECT DESCRIPTION

The San Francisco Public Utilities Commission (SFPUC) is constructing an office building to house the headquarters of SFPUC in the Civic Center. The site, located at 525 Golden Gate Avenue, has frontage on Polk Street, Golden Gate Avenue and Redwood Street. On July 12, 2011, the project applicant submitted a General Plan Referral application, as required by § 4.105 of the San Francisco Charter and §2A.53 of the San Francisco Administrative Code, for review of a major sidewalk encroachment permit to establish sidewalk bulbouts on portions of Golden Gate Avenue, Polk Street and Redwood Street, fronting on the new PUC office building. The 13 story building will contain 277,500 square feet of space, a basement level and a childcare facility. The project incorporates a number of sustainability features, including features to be installed in the sidewalk encroachment areas to collect, treat and recycle the building's waste water on

site. The project sponsor expects that the project will attain LEED Platinum certification. The following proposed sidewalk encroachments / sidewalk bulb-outs are subject to the General Plan conformity determination:

- **Golden Gate Avenue** – Establish a sidewalk bulbout on the south side of Golden Gate Avenue fronting the PUC office building. The project would widen the sidewalk from 10 to 15 feet, extending approximately 95 feet west from the Polk Street right-of-way. The bulbout would accommodate a wider sidewalk, 4 street trees and a large landscaped planter.
- **Polk Street** – Establish a sidewalk bulbout on the west side of Polk Street fronting the PUC office building. The existing sidewalk is 10 feet wide; the effective width of the sidewalk is approximately 6 feet wide where street trees and tree wells are located. The project would widen the sidewalk from 10 to 15 feet in width, extending approximately 65 feet south from Golden Gate Avenue. The bulbout would accommodate a 6' wide sidewalk, 3 street trees, a curbside landscaped planter, and a Living Machine® planter incorporating lush plantings. The Living Machine® system incorporates advanced wetland processes to treat the building's wastewater and recycle it for certain permitted uses the building. (Other Living Machine® Planters would be installed in other sidewalk areas and within the building.) By treating and recycling water on-site, the Living Water system® would reduce the PUC building's demand for potable water, and the volume of water discharged to the City's centralized clean water treatment system.
- **Redwood Street** – Establish a sidewalk bulbout on the north side of Redwood Street fronting the PUC office building widening the sidewalk area from 7 to 14 feet in width for approximately 150 feet west of Polk Street. Much of the sidewalk bulbout area would be developed as an outdoor play area accessible to a child care facility that will be provided at the PUC office as part of the building program. In order to operate as a licensed facility, the child care facility is required to provide a minimum of 75 square feet of outdoor space per child. Providing this space in the Redwood Street encroachment appears to be the only location to meet the requirement. A sidewalk along the north side of Redwood Street would also be provided; the sidewalk would be 5 feet wide, widening to 7 feet east and west of the encroachment. Four (4) street trees and a landscaped planter would also be installed in the Redwood Street right-of-way; the pedestrian amenities would be installed outside of the sidewalk's throughway zone to accommodate pedestrians.

SITE DESCRIPTION AND PRESENT USE

The site is located in the Civic Center. Golden Gate Avenue is a major arterial street with high vehicular volumes; Polk Street has less vehicular traffic, supports moderate pedestrian traffic and is also a designated bicycle route. Redwood Street is a block-long alley located between Van Ness Avenue and Polk Street; it does not provide through-access, and is used primarily to provide vehicular and service access to the San Francisco Municipal Court House, and vehicular, pedestrian and service access to commercial buildings with frontage on the street and a residential building located at Redwood Street and Van Ness Avenue. The new PUC office building is currently under construction.

GENERAL PLAN REFERRAL
SOUTH OF MARKET ANCILLARY PROJECTS

CASE NO. 2011.0742R

ENVIRONMENTAL REVIEW

The project received CEQA clearance in a Final Environmental Impact Report (Case 1997.478E) in a memorandum dated October 8, 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 that General Plan Objectives and Policies appear in **Bold Font**, General Plan text is shown in regular font, and staff comments appear in *italic font*.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 10

LOCATE WASTEWATER FACILITIES IN A MANNER THAT WILL ENHANCE THE EFFECTIVE AND EFFICIENT TREATMENT OF STORM AND WASTEWATER.

POLICY 10.1

Provide facilities for treatment of storm and wastewater prior to discharge into the Bay or ocean.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 6

CONSERVE AND PROTECT THE FRESH WATER RESOURCE.

POLICY 6.2

Encourage and promote research on the necessity and feasibility of water reclamation.

Reclaiming water for public use from waste water may prove to be a necessary step in securing an adequate water supply in the future. Other communities, not as fortunate as San Francisco, are currently looking into water reclamation as a means of conserving fresh water and generating additional supply. San Francisco should investigate the future possibilities of water reclamation, especially for such purposes as fire fighting and industrial use.

Comment: The Project would utilize portions of the sidewalk bulbouts to incorporate the Living Machine ® system that will filter and treat grey and black water generated at the PUC office building. The system would be incorporated into planters with lush vegetation located in sidewalk areas and the building lobby. Treated water would be used for flushing toilets in the building. By treating and recycling water on site, the project would reduce the increasing demand for potable water. The project would also help reduce the volume of water that must be treated by the City's Clean Water System and then discharged to San Francisco Bay and to the Pacific. Incorporating the system will demonstrate that water treatment and recycling is possible, effective and desirable in urban areas, and that it can be used at other applications. This aspect of the project is consistent with the referenced Community Facilities Element and Environmental Protection Element objectives and policies.

TRANSPORTATION ELEMENT

POLICY 1.2

Ensure the safety and comfort of pedestrians throughout the city.

Comment: The proposed sidewalk bulbs will incorporate street trees, sidewalk planters and lush landscaping. The improvements may help to slow vehicles down. While the proposed improvements will not provide a significant amount of useable public space, the additional queuing space at intersections, street trees and landscaping would improve the pedestrian environment in this area of the Civic Center.

Establishing sidewalk bulbs along Golden Gate Avenue, Polk Street and Redwood Alley would help to calm traffic. The bulbouts would provide additional space for pedestrians, street trees and landscaping, which would also help to visually reduce the dimensions of the streets, also helping to slow traffic.

POLICY 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

Comment: The project would widen sidewalks on portions of Golden Gate Avenue, Polk Street and Redwood Street adjacent to the new PUC office building now under construction. The project would convert portions of the street rights-of-way from parking lanes (and in the case of Redwood Street would result in a narrowed travel lane) to sidewalk area. The project would provide pedestrian amenities in the form of street trees, vegetation in planters (the planters may also be used as seating walls), and installation of Living Machine® technology that would filter, treat and recycle water at the PUC site. The sidewalk bulb proposed to be installed on Redwood Street would provide space for an outdoor children's play area for a Child Care facility that will be established at the PUC office building.

POLICY 23.3

Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

Comment: The Civic Center district is the center for Government services. City, State and Federal offices located in the Civic Center result in a large daytime work population and many government employees have young children. However, there are few child care facilities in the Civic Center area. The PUC office building would provide a child care facility on-site. In order for the facility to be licensed, it is required to provide a minimum of 75 square feet of outdoor play space per child. The project sponsor has incorporated a building setback along a portion of the building's Redwood Street façade to provide some of this space, but that area does not fully meet the licensing requirement. The project sponsor determined that the only other potential outdoor space in the site vicinity would be a portion of the Redwood Street right-of-way. The project would utilize a portion of the proposed Redwood

Street encroachment to provide part of the outdoor child care play area. The project would reduce the sidewalk width from 7 feet wide to 5 feet wide adjacent to the PUC office building (north side of Redwood). The sidewalk would meet minimum ADA width standards and would provide street trees and landscaping in the sidewalk frontage zone. Redwood Street would also retain a vehicular travel lane and reduced on-street parking. The existing 7 foot wide sidewalk on the south side of the street would not be affected. The encroachment would likely reduce the speed of cars travelling on the street, increasing safety for pedestrians walking along the public sidewalks provided on both sides of Redwood Street.

POLICY 23.5

Establish and enforce a set of sidewalk zones that provides guidance for the location of all pedestrian and streetscape elements, maintains sufficient unobstructed width for passage of people, strollers and wheelchairs, consolidates raised elements in distinct areas to activate the pedestrian environment, and allows sufficient access to buildings, vehicles, and streetscape amenities.

Comment: The proposed sidewalk bulbs incorporate the sidewalk zones described in the Better Streets Plan, including through-way zones for pedestrian travel, space in the sidewalk extension zones that incorporates street trees and landscaping. The project would also incorporate Living Machine® planters in the Polk Street sidewalk extension zone and sidewalk frontage zones in building setbacks along Golden Gate Avenue and Polk Street.

The Better Streets Plan characterizes portions of the Polk Street and Redwood Street sidewalks as 'constrained sidewalks' because they do not meet the recommended width for sidewalks located in commercial districts or alleys and therefore do not allow for the recommended dimension of all sidewalk zones. However, the project responds to the Better Streets Plan policies for 'constrained sidewalks' by:

- *Providing required access for people with disabilities*
- *Accommodating expected levels of pedestrian activity*
- *Providing buffers between the active area of the sidewalk and adjacent traffic, and*
- *Incorporating landscaping and design features to enhance the public realm*

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.

Comment: The sidewalk bulbs proposed to be installed along both Golden Gate Avenue and Polk Street would minimize the distance pedestrians would need to travel to cross both of these streets. The proposed sidewalk improvements meet the minimum dimensions of the Americans with Disabilities Act. Curb ramps would be installed at the Golden Gate/Polk Street intersection as well as the on Polk Street on the north side of Redwood Alley.

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.

Comment: The project includes planting street trees along portions of Golden Gate Avenue, Polk Street and Redwood Street, as well as lush plantings in planters along the three frontages of the PUC office building. The project incorporates Living Machine ® planters in sidewalk areas along Golden Gate Avenue and Polk Street. By incorporating these features where passers by can see them will educate the public and visitors to the PUC building about the many ways that new development can be green, reducing the demand for potable water, water recycling. The project incorporates a number of other strategies to reduce the demand for potable water, centralized water treatment facilities, and energy resources.

URBAN DESIGN ELEMENT

POLICY 1.10

Indicate the purposes of streets by adopting and implementing the Better Streets Plan, which identifies a hierarchy of street types and appropriate streetscape elements for each street type.

POLICY 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Comment: The proposed encroachment would convert portions of Golden Gate Avenue and Polk Street from parking lane to enlarge the area devoted to sidewalk uses. Much of the space would be devoted to establishing broad planters, providing space for street trees and for pedestrian use. The encroachment proposed along a portion of Redwood Street right-of-way would provide a secure outdoor play area to be used by a Child Care facility within the PUC office building. A 5 foot wide public sidewalk would be provided along the north side of Redwood Street, along a planter wall separating the sidewalk from the adjacent secure child care play area.

CIVIC CENTER AREA PLAN

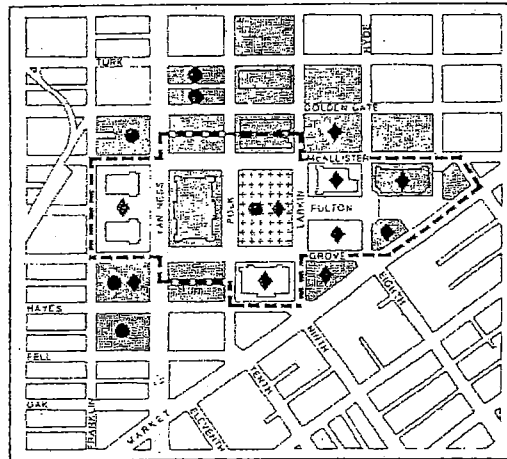
OBJECTIVE 1

MAINTAIN AND REINFORCE THE CIVIC CENTER AS THE SYMBOLIC AND CEREMONIAL FOCUS OF COMMUNITY GOVERNMENT AND CULTURE.

The symbolic importance of major public buildings has traditionally been expressed through their architectural treatment. This is particularly true of an area such as the Civic Center which brings together in one setting major functions of community life--government and cultural activity. These functions should be treated together in a way that emphasizes their symbolic and ceremonial importance to the community.

POLICY 1.5

Maintain existing streets as vehicular, pedestrian or open space corridors.



CIVIC CENTER PLAN

- Core Area
- Administrative
- ◆ Entertainment - Culture
- ++++ Open Space
- Parking

Map 1

The new PUC office building is located in the Civic Center District. The project would maintain vehicular, and pedestrian access on each of the streets; Polk Street is also a signed bicycle route that provides a signed bicycle route to and through the Civic Center. The project maintains these uses and would provide additional sidewalk plantings and green infrastructure in these public rights-of-way. The project would provide street trees and landscaping adjacent to the new office building, one block from Civic Center Plaza and City Hall.

POLICY 2.4

Encourage administrative-oriented governmental functions (executive, legislative, and judicial) to locate in new consolidated facilities rather than being dispersed throughout the adjacent area in leased or rented quarters.

Comment: Construction of the new PUC headquarters building (related to but not the subject of this case) would enable the PUC to return many of its city workers (currently disbursed throughout adjacent areas) to the Civic Center, consistent with the policy. The proposed sidewalk bulbouts and landscaping along Golden Gate Avenue and Polk Street would provide pedestrian amenities for City workers, people doing business with the City, State and Federal Government, as well as Civic Center visitors.

GENERAL PLAN REFERRAL
SOUTH OF MARKET ANCILLARY PROJECTS

CASE NO. 2011.0742R

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 is limited to streetscape improvements and would have no 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 proposed project would conserve and protect the residential character of the neighborhood.

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

The Project is limited to streetscape improvements and would have no 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 proposed project would not increase commuter traffic, nor cause it to impede MUNI transit service or overburden our streets or 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 impact emergency vehicle access, and thus 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.

GENERAL PLAN REFERRAL
SOUTH OF MARKET ANCILLARY PROJECTS

CASE NO. 2011.0742R

The Project is limited to streetscape improvements. The project area is adjacent to the Civic Center Historic District. The streetscape improvements would have no effect on landmarks or historic buildings.

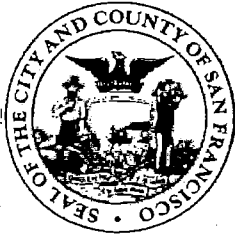
8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project is limited to encroachment permits to establish landscaped sidewalk bulbs on Golden Gate Avenue, Polk Street and Redwood Alley. The project would have no 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.

I:\Citywide\General Plan\General Plan Referrals\2011\2011.0742R Redwood Alley Final 9_6_11.doc



Edwin M. Lee, Mayor

Mohammed Nuru, ..., Director



(415) 554-5810
FAX (415) 554-5843
<http://sfdpw.org>

Department of Public Works

BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 460, S.F., CA 94103

Jerry Sanguinetti, Bureau Manager


DPW Order No: 179,804

PUBLIC HEARING TO CONSIDER A REQUEST FROM DPW PROJECT MANAGEMENT, ON BEHALF OF THE PUBLIC UTILITIES COMMISSION (PUC), FOR A MAJOR (STREET) ENCROACHMENT PERMIT TO OCCUPY A PORTION OF THE PUBLIC RIGHT-OF-WAY ON REDWOOD STREET, APPROXIMATELY 150 FEET WEST OF POLK STREET, WITH AN OUTDOOR PLAY AREA ACCESSIBLE TO A CHILD CARE FACILITY, AS REQUIRED BY STATE TITLE 22 REGULATIONS WHICH REQUIRES THAT A LICENSED CHILD CARE FACILITY PROVIDE A MINIMUM OF 75 SQUARE FEET OF OUTDOOR SPACE PER CHILD, WITHIN THE NEW BUILDING AT 525 GOLDEN GATE AVENUE (BLOCK 0766, LOT 001).

The Department of Public Works will consider the request for the above mentioned Major Encroachment Permit. Any interested person may attend the Department of Public Works hearing on this matter at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 at 9:00 AM, Wednesday, January 4, 2012.

Persons unable to attend the public hearing may submit written comments regarding the subject matter to the Bureau of Street-Use & Mapping, 875 Stevenson Street, Room 460, San Francisco, CA 94103, Attention: Nick Elsner. These comments will be brought to the attention of the hearing officer and made a part of the official public record.

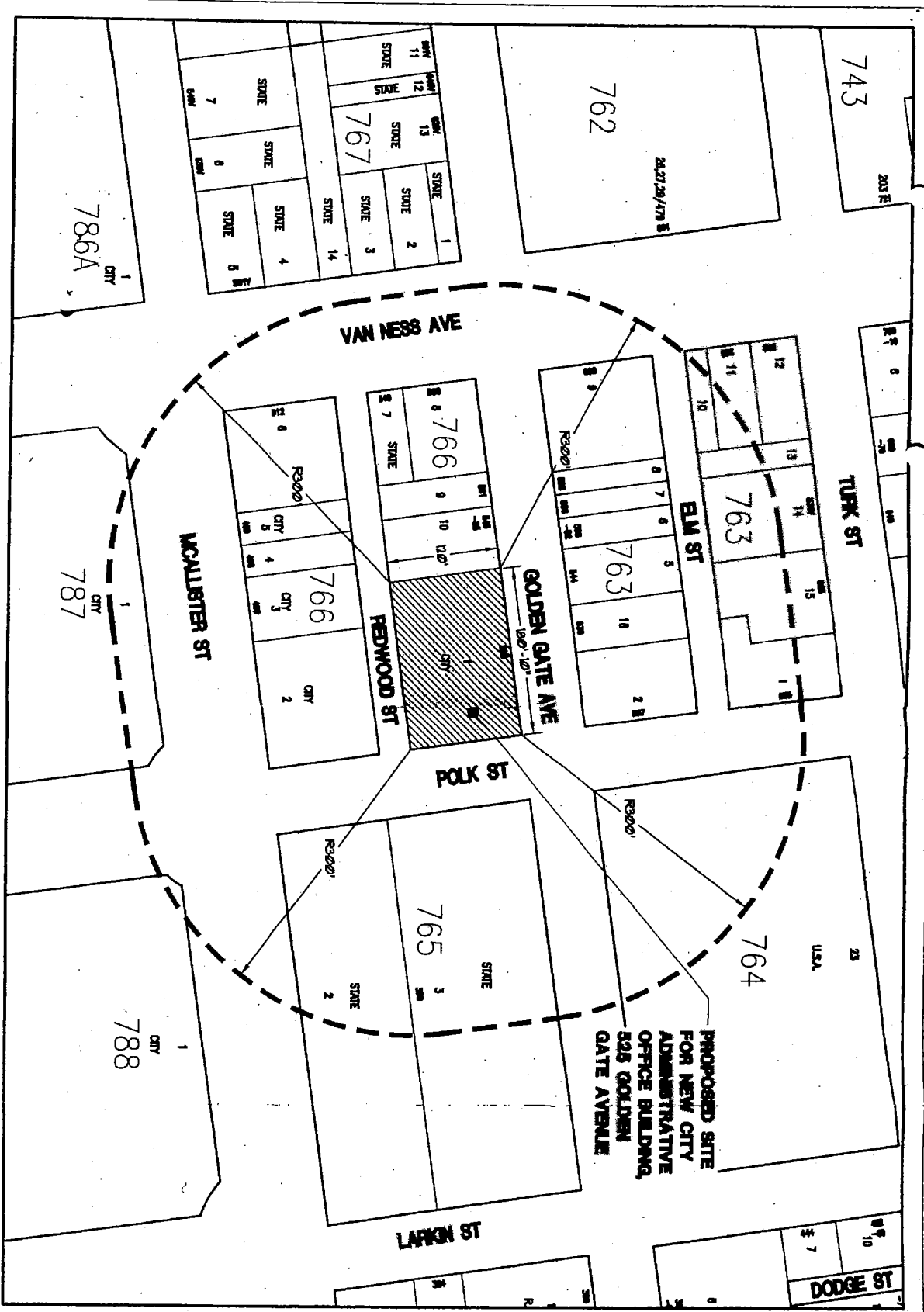
Information on this matter may be obtained prior to the hearing at 875 Stevenson Street, Room 460, or by contacting Mr. Elsner by phone at (415) 554-5810 or via e-mail at Nick.Elsner@sfdpw.org

 Click here to sign this section

12/2/2011

 Rick Pearman

Signed by Pearman, Rick View details
on Friday, December 02, 2011 9:46 AM (Pacific Standard Time)



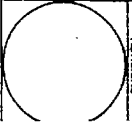
① 300 FOOT RADIUS MAP



Architect
 OFFICE OF THE ARCHITECT
 1000 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94108
 TEL: (415) 398-1234 FAX: (415) 398-1235

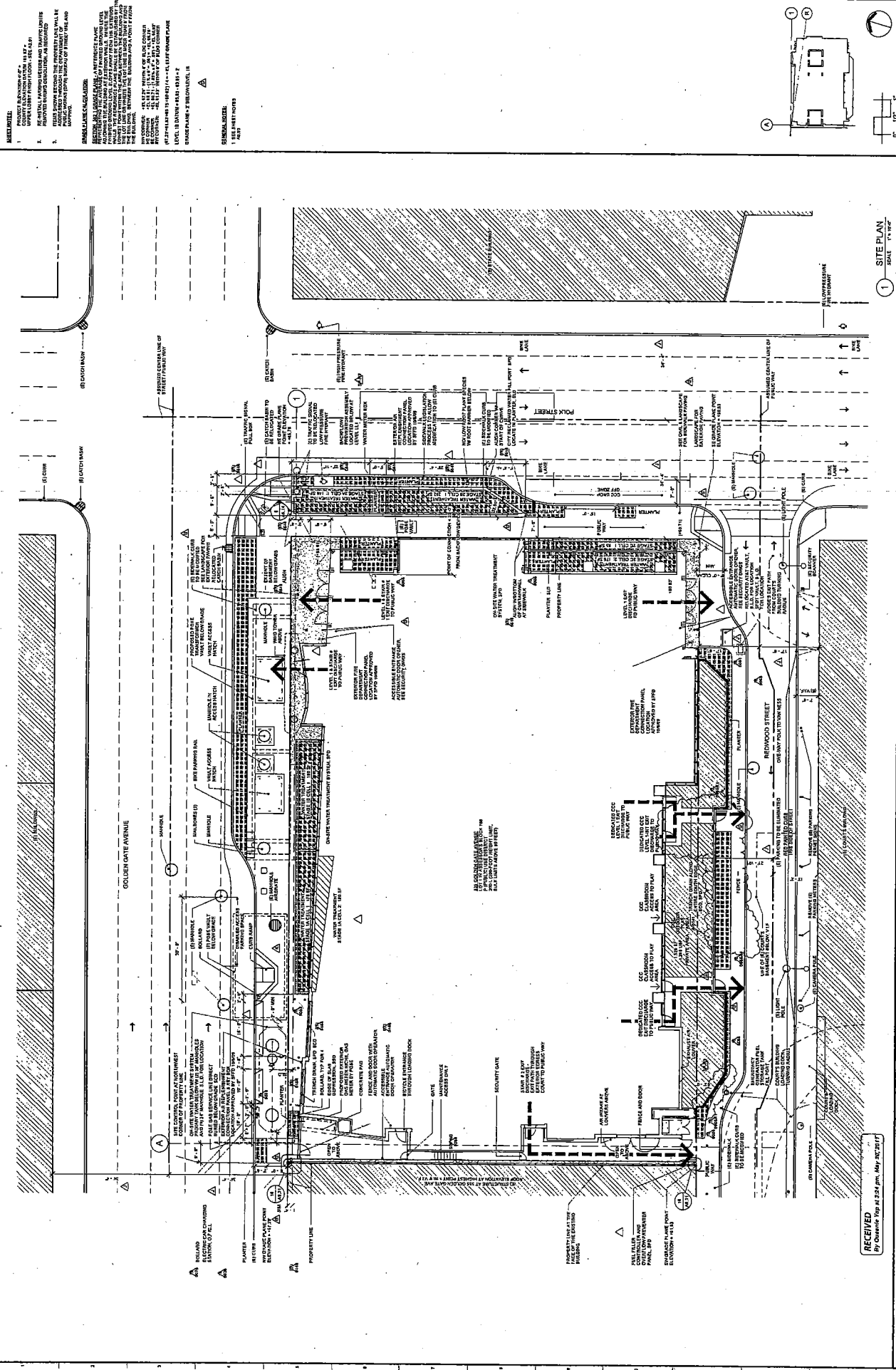
CONSULTANT CONSULTANT'S SITE

PROJECT TITLE
 NEW CITY
 ADMINISTRATIVE
 OFFICE BUILDING -
 525 GOLDEN GATE AVENUE
 SAN FRANCISCO, CALIFORNIA
 94108



DATE: 10/1/80
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: [Title]
 PROJECT: [Project Name]
 SHEET NO.: 0012A

SCALE: 1" = 100'



RECEIVED By: <i>[Signature]</i> Date: <i>May 17, 2017</i>		REVISIONS NO. DATE DESCRIPTION 1 05/17/17 REVISED TO SHOW PERMITS 2 05/17/17 REVISED TO SHOW PERMITS 3 05/17/17 REVISED TO SHOW PERMITS 4 05/17/17 REVISED TO SHOW PERMITS 5 05/17/17 REVISED TO SHOW PERMITS 6 05/17/17 REVISED TO SHOW PERMITS 7 05/17/17 REVISED TO SHOW PERMITS 8 05/17/17 REVISED TO SHOW PERMITS 9 05/17/17 REVISED TO SHOW PERMITS 10 05/17/17 REVISED TO SHOW PERMITS	
PROJECT INFORMATION PROJECT NAME: NEW SFPUC ADMINISTRATION OFFICE BUILDING PROJECT ADDRESS: 525 GOLDEN GATE AVENUE PROJECT CITY: SAN FRANCISCO PROJECT STATE: CA PROJECT ZIP: 94102		CLIENT INFORMATION CLIENT NAME: KMD STEVENS CLIENT ADDRESS: 20 WALL STREET CLIENT CITY: NEW YORK, NY 10005 CLIENT PHONE: (212) 339-4800 CLIENT FAX: (212) 339-4801	
DESIGNER INFORMATION DESIGNER NAME: KMD STEVENS DESIGNER ADDRESS: 20 WALL STREET DESIGNER CITY: NEW YORK, NY 10005 DESIGNER PHONE: (212) 339-4800 DESIGNER FAX: (212) 339-4801		APPROVALS REVIEWER: <i>[Signature]</i> DATE: <i>05/17/17</i> CHECKER: <i>[Signature]</i> DATE: <i>05/17/17</i> SUBMITTER: <i>[Signature]</i> DATE: <i>05/17/17</i>	
NOTES 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS. 3. ALL UTILITIES TO BE DELETED OR RELOCATED SHALL BE SHOWN WITH DASHED LINES. 4. ALL UTILITIES TO BE INSTALLED SHALL BE SHOWN WITH SOLID LINES. 5. ALL UTILITIES TO BE MAINTAINED SHALL BE SHOWN WITH DOTTED LINES. 6. ALL UTILITIES TO BE PROTECTED SHALL BE SHOWN WITH THICK SOLID LINES. 7. ALL UTILITIES TO BE REMOVED SHALL BE SHOWN WITH THIN SOLID LINES. 8. ALL UTILITIES TO BE RELOCATED SHALL BE SHOWN WITH DASHED LINES. 9. ALL UTILITIES TO BE INSTALLED SHALL BE SHOWN WITH SOLID LINES. 10. ALL UTILITIES TO BE MAINTAINED SHALL BE SHOWN WITH DOTTED LINES. 11. ALL UTILITIES TO BE PROTECTED SHALL BE SHOWN WITH THICK SOLID LINES. 12. ALL UTILITIES TO BE REMOVED SHALL BE SHOWN WITH THIN SOLID LINES.		LEGEND (A) MANHOLE (B) CATCH BASIN (C) VALVE (D) UTILITY STRUCTURE (E) UTILITY LINE (F) UTILITY TRENCH (G) UTILITY DUCT (H) UTILITY CONDUIT (I) UTILITY PIPE (J) UTILITY CABLE (K) UTILITY FIBER (L) UTILITY GAS (M) UTILITY WATER (N) UTILITY SEWER (O) UTILITY RAIN (P) UTILITY STORM (Q) UTILITY ELECTRIC (R) UTILITY TELEPHONE (S) UTILITY CABLE TV (T) UTILITY FIBER OPTIC (U) UTILITY GAS PIPE (V) UTILITY WATER PIPE (W) UTILITY SEWER PIPE (X) UTILITY RAIN PIPE (Y) UTILITY STORM PIPE (Z) UTILITY ELECTRIC PIPE (AA) UTILITY TELEPHONE PIPE (AB) UTILITY CABLE TV PIPE (AC) UTILITY FIBER OPTIC PIPE	

NEW SFPUC ADMINISTRATION OFFICE BUILDING
 AT 525 GOLDEN GATE AVENUE
 SITE PLAN
 AS SHOWN

PUBLIC UTILITIES COMMISSION
 CITY AND COUNTY OF SAN FRANCISCO
 SFPUC JOB NO. WD - 2559R

KMD | STEVENS
 20 WALL STREET
 NEW YORK, NY 10005
 (212) 339-4800
 (212) 339-4801

RECEIVED
 By: *[Signature]* Date: *May 17, 2017*

REVISIONS
 NO. | DATE | DESCRIPTION
 1 | 05/17/17 | REVISED TO SHOW PERMITS
 2 | 05/17/17 | REVISED TO SHOW PERMITS
 3 | 05/17/17 | REVISED TO SHOW PERMITS
 4 | 05/17/17 | REVISED TO SHOW PERMITS
 5 | 05/17/17 | REVISED TO SHOW PERMITS
 6 | 05/17/17 | REVISED TO SHOW PERMITS
 7 | 05/17/17 | REVISED TO SHOW PERMITS
 8 | 05/17/17 | REVISED TO SHOW PERMITS
 9 | 05/17/17 | REVISED TO SHOW PERMITS
 10 | 05/17/17 | REVISED TO SHOW PERMITS

PROJECT NAME: NEW SFPUC ADMINISTRATION OFFICE BUILDING
 PROJECT ADDRESS: 525 GOLDEN GATE AVENUE
 PROJECT CITY: SAN FRANCISCO
 PROJECT STATE: CA
 PROJECT ZIP: 94102

CLIENT NAME: KMD | STEVENS
 CLIENT ADDRESS: 20 WALL STREET
 CLIENT CITY: NEW YORK, NY 10005
 CLIENT PHONE: (212) 339-4800
 CLIENT FAX: (212) 339-4801

DESIGNER NAME: KMD | STEVENS
 DESIGNER ADDRESS: 20 WALL STREET
 DESIGNER CITY: NEW YORK, NY 10005
 DESIGNER PHONE: (212) 339-4800
 DESIGNER FAX: (212) 339-4801

REVIEWER: *[Signature]* DATE: *05/17/17*
 CHECKER: *[Signature]* DATE: *05/17/17*
 SUBMITTER: *[Signature]* DATE: *05/17/17*

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 ALL UTILITIES TO BE REMOVED SHALL BE SHOWN WITH THIN SOLID LINES.

(A) MANHOLE
 (B) CATCH BASIN
 (C) VALVE
 (D) UTILITY STRUCTURE
 (E) UTILITY LINE
 (F) UTILITY TRENCH
 (G) UTILITY DUCT
 (H) UTILITY CONDUIT
 (I) UTILITY PIPE
 (J) UTILITY CABLE
 (K) UTILITY FIBER
 (L) UTILITY GAS
 (M) UTILITY WATER
 (N) UTILITY SEWER
 (O) UTILITY RAIN
 (P) UTILITY STORM
 (Q) UTILITY ELECTRIC
 (R) UTILITY TELEPHONE
 (S) UTILITY CABLE TV
 (T) UTILITY FIBER OPTIC
 (U) UTILITY GAS PIPE
 (V) UTILITY WATER PIPE
 (W) UTILITY SEWER PIPE
 (X) UTILITY RAIN PIPE
 (Y) UTILITY STORM PIPE
 (Z) UTILITY ELECTRIC PIPE
 (AA) UTILITY TELEPHONE PIPE
 (AB) UTILITY CABLE TV PIPE
 (AC) UTILITY FIBER OPTIC PIPE

ALIGNMENT ALONG FACE OF CURB - LINE/CURVE TABLE

Line Table		Curve Table			
C/I	Line #	Length	Radius	Delta (°)	Intersect
(D)	L1	77.57	100.00	30.5130°	7.25
	L2	84.57	100.00	42.0640°	3.85
	L3	96.05	50.00	90.0000°	18.00
	L4	38.55	50.00	42.5350°	3.85
	L5	12.55	50.00	42.0640°	7.25
	L6	12.59	50.00	30.5130°	18.00
	L7	9.16	50.00	30.5130°	7.25
(E)	C10	13.54	20.00	30.5130°	3.85
	C11	13.54	20.00	30.5130°	7.25

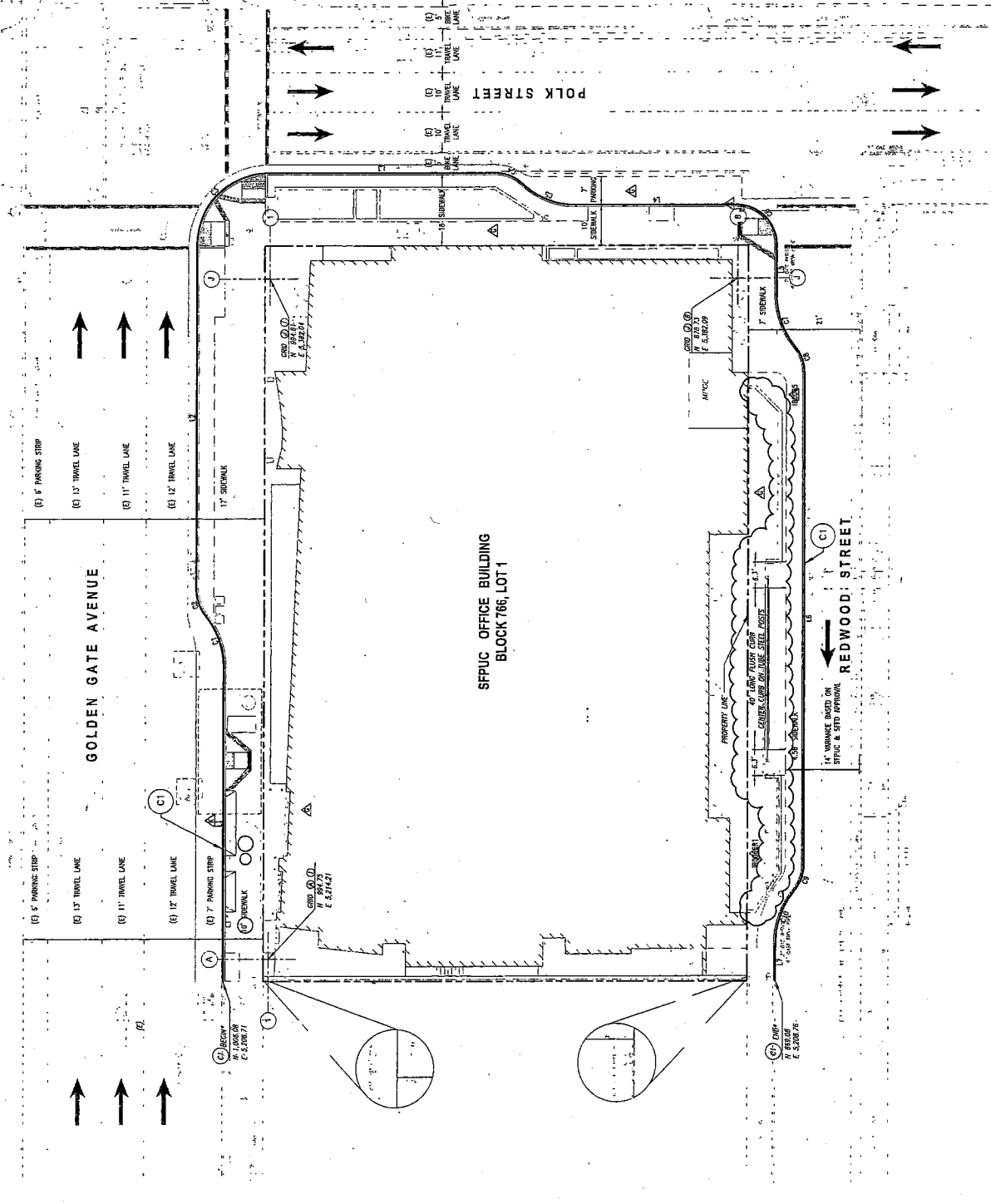
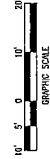
SHEET NOTES

- FOR ALL PARKING SHALL UNDERDRIP AND STIMING SEE C&T.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- DESIGN VEHICLE TURNING RADIUS ARE ASSUMED TO BE AS FOLLOWS:
PASSENGER CAR RADIUS = 24'
DELIVERY TRUCK RADIUS = 60'

ABBREVIATIONS

- ALIGNMENT NUMBER
TYPICAL
NORTHING
EASTING
FACE OF CURB ALIGNMENT
EXACT LOCATION SHOWN TO BE ADJUSTED IN FIELD TO CONFORM TO EXISTING SITE FEATURES

REFERENCE



RECEIVED
By Christine Yip at 3:24 pm, May 20, 2011

NO.	DATE	DESCRIPTION	BY	CHKD
1	5/10/11	DESIGN	TE	TC
2	5/10/11	REVISION	TE	TC
3	5/10/11	REVISION	TE	TC
4	5/10/11	REVISION	TE	TC
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10	5/10/11	REVISION	TE	TC



TELAMON ENGINEERING CONSULTANTS INC.
300 CALIFORNIA STREET
SAN FRANCISCO, CA 94107
TEL 415-397-1328 FAX 415-397-1344

KMD STEVENS
A CONSULTING FIRM
222 VALLEJO STREET
SAN FRANCISCO, CA 94133
TEL 415-398-1000 FAX 415-398-1001



PUBLIC UTILITIES COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
SFPUC JOB NO.: WD-2559R

NEW SFPUC ADMINISTRATION OFFICE BUILDING
AT 525 GOLDEN GATE AVENUE
HORIZONTAL CONTROL & DIMENSIONING PLAN

CONTRACT NO. C2.01
SHEET NO. 10
DATE: MAY 20, 2011

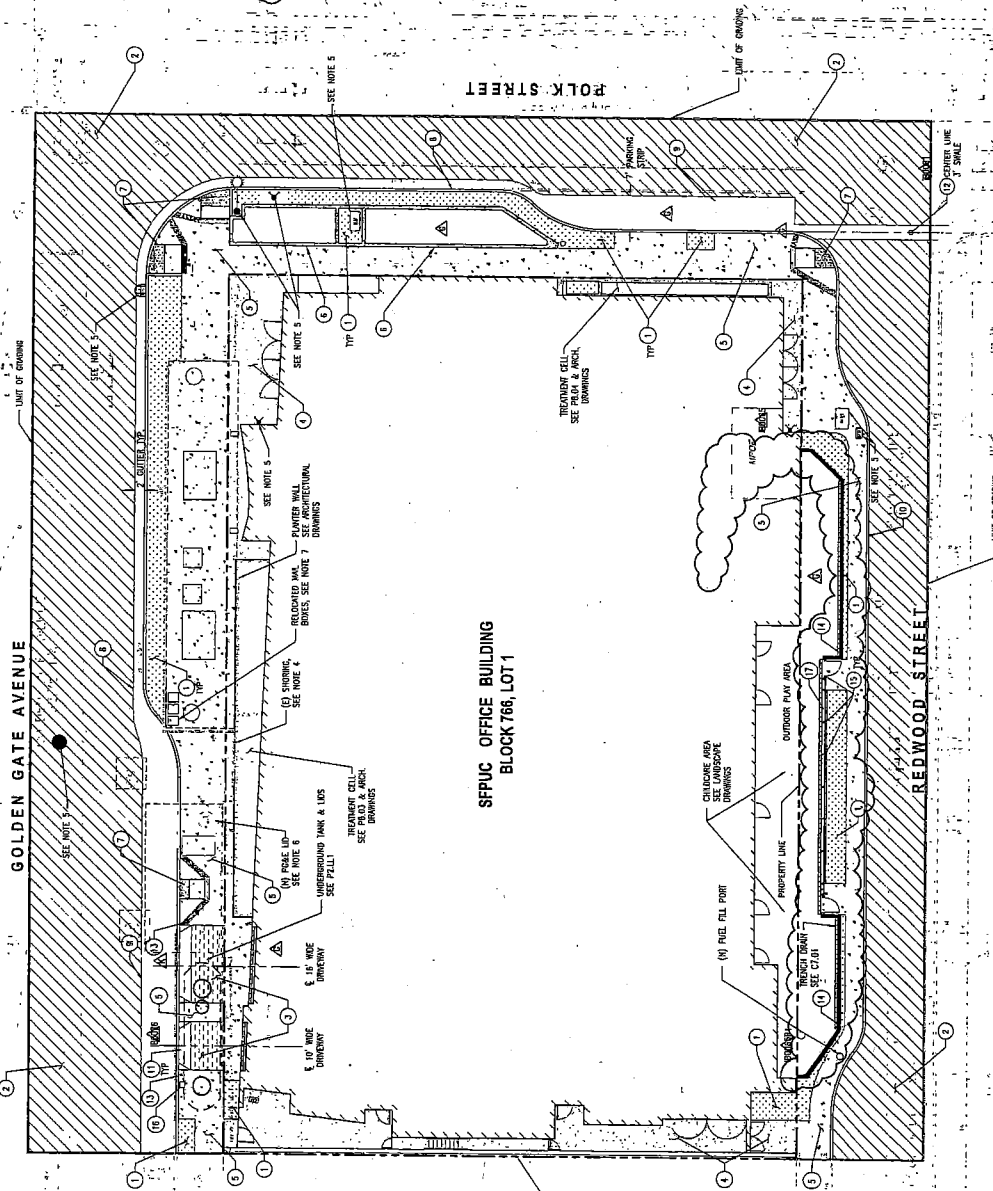
SHEET NOTES

1. FOR ALL NEW LANDSCAPE AREAS & CONCRETE CORE AREAS, SEE LANDSCAPE DRAWINGS.
2. CONCRETOR TO CONFORM ALL NEW SURFACE IMPROVEMENTS WITH (M) PROPOSED POLE WALL AND LIDS.
3. CONCRETOR TO CONFORM INTERFACES OF SEE CONCRETE SLAB WITH STRUCTURAL FOUNDATION.
4. CONCRETOR TO REMOVE PORTION OF (D) SHOWING TO A DEPTH THAT DOES NOT INTERFERE WITH NEW CONCRETE.
5. FOR NEW UTILITY STRUCTURE DETAILS & NOTES, SEE UTILITY DRAWING C7.01.
6. NEW POLE 474 MANHOLE FRAME & LID SHALL BE IN ACCORDANCE WITH POLE STANDARDS. CONCRETOR TO PROVIDE 12" CONCRETE FLUSH CURB & CONCRETE SHALL BE FLUSH WITH OR APPROVED EQUAL.
7. CONCRETOR TO CONFORM WITH 100% & OTHER FOR FINAL LOCATION OF RELOCATED WALL.
8. DETECTABLE WARNING SURFACES SHALL BE 20" MINIMUM "CONCRETE GOLD" CEMENTIOUS UNITS, SET SET INTO CONCRETE PAVEMENT OR CITY APPROVED EQUAL.
9. OWNER SHALL FURNISH & CONTRACTOR SHALL INSTALL INLAND INLAND WARDEN ELECTRIC CAR CHARGING STATION (MODEL C7200 OR EQUAL) AND 18"X18"X14" CONCRETE FOOTING. CONTRACTOR SHALL COORDINATE WITH OWNER & MANUFACTURER FOR INSTALLATION REQUIREMENTS.
10. FOR ALL CURB LAYOUT LOCATIONS, SEE DRAWING C2.01.

LEGEND AND ABBREVIATIONS

ITEM	SYMBOL	DESCRIPTION	DETAIL
1	(Symbol)	LANDSCAPING	SEE LANDSCAPE PLANS
2	(Symbol)	FILL DEPTH PLANNING	SEE C25F STD. DMS FILE NO. 87.118
3	(Symbol)	8" PCC INFILTRATED SIDEWALK	(C25F)
4	(Symbol)	ARCHITECTURAL FINISH	SEE C25F STD. DMS SECTION 204
5	(Symbol)	3" X 3" CONCRETE SIDEWALK	(C25F)
6	(Symbol)	STANDARD TREATMENT PLANTER WALL	(C25F)
7	(Symbol)	CONCRETE CURB RAMP	SEE C25F STD. DMS FILE NO. 87.118
8	(Symbol)	8" CONCRETE CURB & 2" DITCH	SEE C25F STD. DMS FILE NO. 87.118
9	(Symbol)	8" CONCRETE CURB & 7" PARKING STRIP	SEE C25F STD. DMS FILE NO. 87.118
10	(Symbol)	8" CONCRETE CURB	SEE C25F STD. DMS "STANDARD SECTION"
11	(Symbol)	CONCRETE DRIVEWAY	SEE C25F STD. DMS FILE NO. 87.118
12	(Symbol)	CONCRETE DRIVEWAY/PAVEMENT	(C25F)
13	(Symbol)	ROLLBACK	SEE C25F STD. DMS FILE NO. 87.118
14	(Symbol)	CONCRETE CONCRETE WALL	(C25F)
15	(Symbol)	CHUCKER RISE STEEL POST FORTING	(C25F)
16	(Symbol)	ELECTRIC CAR CHARGING STATION	SEE NOTE 9
17	(Symbol)	12" CONCRETE FLUSH CURB	(C25F)

REFERENCE



SFPU OFFICE BUILDING
BLOCK 766, LOT 1

RECEIVED
By Client: Per # 2347, May 15, 2011

1	DESIGNER	2	CHECKED	3	DATE	4	SCALE	5	SHEET NO.	6	TOTAL SHEETS	7	PROJECT NO.	8	CLIENT	9	DATE	10	SCALE	11	SHEET NO.	12	TOTAL SHEETS	13	PROJECT NO.	14	CLIENT	15	DATE	16	SCALE	17	SHEET NO.	18	TOTAL SHEETS	19	PROJECT NO.	20	CLIENT	21	DATE	22	SCALE	23	SHEET NO.	24	TOTAL SHEETS	25	PROJECT NO.	26	CLIENT	27	DATE	28	SCALE	29	SHEET NO.	30	TOTAL SHEETS	31	PROJECT NO.	32	CLIENT	33	DATE	34	SCALE	35	SHEET NO.	36	TOTAL SHEETS	37	PROJECT NO.	38	CLIENT	39	DATE	40	SCALE	41	SHEET NO.	42	TOTAL SHEETS	43	PROJECT NO.	44	CLIENT	45	DATE	46	SCALE	47	SHEET NO.	48	TOTAL SHEETS	49	PROJECT NO.	50	CLIENT	51	DATE	52	SCALE	53	SHEET NO.	54	TOTAL SHEETS	55	PROJECT NO.	56	CLIENT	57	DATE	58	SCALE	59	SHEET NO.	60	TOTAL SHEETS	61	PROJECT NO.	62	CLIENT	63	DATE	64	SCALE	65	SHEET NO.	66	TOTAL SHEETS	67	PROJECT NO.	68	CLIENT	69	DATE	70	SCALE	71	SHEET NO.	72	TOTAL SHEETS	73	PROJECT NO.	74	CLIENT	75	DATE	76	SCALE	77	SHEET NO.	78	TOTAL SHEETS	79	PROJECT NO.	80	CLIENT	81	DATE	82	SCALE	83	SHEET NO.	84	TOTAL SHEETS	85	PROJECT 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NO.	242	CLIENT	243	DATE	244	SCALE	245	SHEET NO.	246	TOTAL SHEETS	247	PROJECT NO.	248	CLIENT	249	DATE	250	SCALE	251	SHEET NO.	252	TOTAL SHEETS	253	PROJECT NO.	254	CLIENT	255	DATE	256	SCALE	257	SHEET NO.	258	TOTAL SHEETS	259	PROJECT NO.	260	CLIENT	261	DATE	262	SCALE	263	SHEET NO.	264	TOTAL SHEETS	265	PROJECT NO.	266	CLIENT	267	DATE	268	SCALE	269	SHEET NO.	270	TOTAL SHEETS	271	PROJECT NO.	272	CLIENT	273	DATE	274	SCALE	275	SHEET NO.	276	TOTAL SHEETS	277	PROJECT NO.	278	CLIENT	279	DATE	280	SCALE	281	SHEET NO.	282	TOTAL SHEETS	283	PROJECT NO.	284	CLIENT	285	DATE	286	SCALE	287	SHEET NO.	288	TOTAL SHEETS	289	PROJECT NO.	290	CLIENT	291	DATE	292	SCALE	293	SHEET NO.	294	TOTAL SHEETS	295	PROJECT NO.	296	CLIENT	297	DATE	298	SCALE	299	SHEET NO.	300	TOTAL SHEETS	301	PROJECT NO.	302	CLIENT	303	DATE	304	SCALE	305	SHEET NO.	306	TOTAL SHEETS	307	PROJECT NO.	308	CLIENT	309	DATE	310	SCALE	311	SHEET NO.	312	TOTAL SHEETS	313	PROJECT NO.	314	CLIENT	315	DATE	316	SCALE	317	SHEET NO.	318	TOTAL SHEETS	319	PROJECT NO.	320	CLIENT	321	DATE	322	SCALE	323	SHEET NO.	324	TOTAL SHEETS	325	PROJECT NO.	326	CLIENT	327	DATE	328	SCALE	329	SHEET NO.	330	TOTAL SHEETS	331	PROJECT NO.	332	CLIENT	333	DATE	334	SCALE	335	SHEET NO.	336	TOTAL SHEETS	337	PROJECT NO.	338	CLIENT	339	DATE	340	SCALE	341	SHEET NO.	342	TOTAL SHEETS	343	PROJECT NO.	344	CLIENT	345	DATE	346	SCALE	347	SHEET NO.	348	TOTAL SHEETS	349	PROJECT NO.	350	CLIENT	351	DATE	352	SCALE	353	SHEET NO.	354	TOTAL SHEETS	355	PROJECT NO.	356	CLIENT	357	DATE	358	SCALE	359	SHEET NO.	360	TOTAL SHEETS	361	PROJECT NO.	362	CLIENT	363	DATE	364	SCALE	365	SHEET NO.	366	TOTAL SHEETS	367	PROJECT NO.	368	CLIENT	369	DATE	370	SCALE	371	SHEET NO.	372	TOTAL SHEETS	373	PROJECT NO.	374	CLIENT	375	DATE	376	SCALE	377	SHEET NO.	378	TOTAL SHEETS	379	PROJECT NO.	380	CLIENT	381	DATE	382	SCALE	383	SHEET NO.	384	TOTAL SHEETS	385	PROJECT NO.	386	CLIENT	387	DATE	388	SCALE	389	SHEET NO.	390	TOTAL SHEETS	391	PROJECT NO.	392	CLIENT	393	DATE	394	SCALE	395	SHEET NO.	396	TOTAL SHEETS	397	PROJECT NO.	398	CLIENT	399	DATE	400	SCALE	401	SHEET NO.	402	TOTAL SHEETS	403	PROJECT NO.	404	CLIENT	405	DATE	406	SCALE	407	SHEET NO.	408	TOTAL SHEETS	409	PROJECT NO.	410	CLIENT	411	DATE	412	SCALE	413	SHEET NO.	414	TOTAL SHEETS	415	PROJECT NO.	416	CLIENT	417	DATE	418	SCALE	419	SHEET NO.	420	TOTAL SHEETS	421	PROJECT NO.	422	CLIENT	423	DATE	424	SCALE	425	SHEET NO.	426	TOTAL SHEETS	427	PROJECT NO.	428	CLIENT	429	DATE	430	SCALE	431	SHEET NO.	432	TOTAL SHEETS	433	PROJECT NO.	434	CLIENT	435	DATE	436	SCALE	437	SHEET NO.	438	TOTAL SHEETS	439	PROJECT NO.	440	CLIENT	441	DATE	442	SCALE	443	SHEET NO.	444	TOTAL SHEETS	445	PROJECT NO.	446	CLIENT	447	DATE	448	SCALE	449	SHEET NO.	450	TOTAL SHEETS	451	PROJECT NO.	452	CLIENT	453	DATE	454	SCALE	455	SHEET NO.	456	TOTAL SHEETS	457	PROJECT NO.	458	CLIENT	459	DATE	460	SCALE	461	SHEET NO.	462	TOTAL SHEETS	463	PROJECT NO.	464	CLIENT	465	DATE	466	SCALE	467	SHEET NO.	468	TOTAL SHEETS	469	PROJECT NO.	470	CLIENT	471	DATE	472	SCALE	473	SHEET NO.	474	TOTAL SHEETS	475	PROJECT 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NO.	554	CLIENT	555	DATE	556	SCALE	557	SHEET NO.	558	TOTAL SHEETS	559	PROJECT NO.	560	CLIENT	561	DATE	562	SCALE	563	SHEET NO.	564	TOTAL SHEETS	565	PROJECT NO.	566	CLIENT	567	DATE	568	SCALE	569	SHEET NO.	570	TOTAL SHEETS	571	PROJECT NO.	572	CLIENT	573	DATE	574	SCALE	575	SHEET NO.	576	TOTAL SHEETS	577	PROJECT NO.	578	CLIENT	579	DATE	580	SCALE	581	SHEET NO.	582	TOTAL SHEETS	583	PROJECT NO.	584	CLIENT	585	DATE	586	SCALE	587	SHEET NO.	588	TOTAL SHEETS	589	PROJECT NO.	590	CLIENT	591	DATE	592	SCALE	593	SHEET NO.	594	TOTAL SHEETS	595	PROJECT NO.	596	CLIENT	597	DATE	598	SCALE	599	SHEET NO.	600	TOTAL SHEETS	601	PROJECT NO.	602	CLIENT	603	DATE	604	SCALE	605	SHEET NO.	606	TOTAL SHEETS	607	PROJECT NO.	608	CLIENT	609	DATE	610	SCALE	611	SHEET NO.	612	TOTAL SHEETS	613	PROJECT NO.	614	CLIENT	615	DATE	616	SCALE	617	SHEET NO.	618	TOTAL SHEETS	619	PROJECT NO.	620	CLIENT	621	DATE	622	SCALE	623	SHEET NO.	624	TOTAL SHEETS	625	PROJECT NO.	626	CLIENT	627	DATE	628	SCALE	629	SHEET NO.	630	TOTAL SHEETS	631	PROJECT NO.	632	CLIENT	633	DATE	634	SCALE	635	SHEET NO.	636	TOTAL SHEETS	637	PROJECT NO.	638	CLIENT	639	DATE	640	SCALE	641	SHEET NO.	642	TOTAL SHEETS	643	PROJECT NO.	644	CLIENT	645	DATE	646	SCALE	647	SHEET NO.	648	TOTAL SHEETS	649	PROJECT NO.	650	CLIENT	651	DATE	652	SCALE	653	SHEET NO.	654	TOTAL SHEETS	655	PROJECT NO.	656	CLIENT	657	DATE	658	SCALE	659	SHEET NO.	660	TOTAL SHEETS	661	PROJECT NO.	662	CLIENT	663	DATE	664	SCALE	665	SHEET NO.	666	TOTAL SHEETS	667	PROJECT NO.	668	CLIENT	669	DATE	670	SCALE	671	SHEET NO.	672	TOTAL SHEETS	673	PROJECT NO.	674	CLIENT	675	DATE	676	SCALE	677	SHEET NO.	678	TOTAL SHEETS	679	PROJECT NO.	680	CLIENT	681	DATE	682	SCALE	683	SHEET NO.	684	TOTAL SHEETS	685	PROJECT NO.	686	CLIENT	687	DATE	688	SCALE	689	SHEET NO.	690	TOTAL SHEETS	691	PROJECT NO.	692	CLIENT	693	DATE	694	SCALE	695	SHEET NO.	696	TOTAL SHEETS	697	PROJECT NO.	698	CLIENT	699	DATE	700	SCALE	701	SHEET NO.	702	TOTAL SHEETS	703	PROJECT NO.	704	CLIENT	705	DATE	706	SCALE	707	SHEET NO.	708	TOTAL SHEETS	709	PROJECT NO.	710	CLIENT	711	DATE	712	SCALE	713	SHEET NO.	714	TOTAL SHEETS	715	PROJECT NO.	716	CLIENT	717	DATE	718	SCALE	719	SHEET NO.	720	TOTAL SHEETS	721	PROJECT NO.	722	CLIENT	723	DATE	724	SCALE	725	SHEET NO.	726	TOTAL SHEETS	727	PROJECT NO.	728	CLIENT	729	DATE	730	SCALE	731	SHEET NO.	732	TOTAL SHEETS	733	PROJECT NO.	734	CLIENT	735	DATE	736	SCALE	737	SHEET NO.	738	TOTAL SHEETS	739	PROJECT NO.	740	CLIENT	741	DATE	742	SCALE	743	SHEET NO.	744	TOTAL SHEETS	745	PROJECT NO.	746	CLIENT	747	DATE	748	SCALE	749	SHEET NO.	750	TOTAL SHEETS	751	PROJECT NO.	752	CLIENT	753	DATE	754	SCALE	755	SHEET NO.	756	TOTAL SHEETS	757	PROJECT NO.	758	CLIENT	759	DATE	760	SCALE	761	SHEET NO.	762	TOTAL SHEETS	763	PROJECT NO.	764	CLIENT	765	DATE	766	SCALE	767	SHEET NO.	768	TOTAL SHEETS	769	PROJECT NO.	770	CLIENT	771	DATE	772	SCALE	773	SHEET NO.	774	TOTAL SHEETS	775	PROJECT NO.	776	CLIENT	777	DATE	778	SCALE	779	SHEET NO.	780	TOTAL SHEETS	781	PROJECT NO.	782	CLIENT	783	DATE	784	SCALE	785	SHEET NO.	786	TOTAL SHEETS	787	PROJECT NO.	788	CLIENT	789	DATE	790	SCALE	791	SHEET NO.	792	TOTAL SHEETS	793	PROJECT NO.	794	CLIENT	795	DATE	796	SCALE	797	SHEET NO.	798	TOTAL SHEETS	799	PROJECT NO.	800	CLIENT	801	DATE	802	SCALE	803	SHEET NO.	804	TOTAL SHEETS	805	PROJECT NO.	806	CLIENT	807	DATE	808	SCALE	809	SHEET NO.	810	TOTAL SHEETS	811	PROJECT NO.	812	CLIENT	813	DATE	814	SCALE	815	SHEET NO.	816	TOTAL SHEETS	817	PROJECT NO.	818	CLIENT	819	DATE	820	SCALE	821	SHEET NO.	822	TOTAL SHEETS	823	PROJECT NO.	824	CLIENT	825	DATE	826	SCALE	827	SHEET NO.	828	TOTAL SHEETS	829	PROJECT NO.	830	CLIENT	831	DATE	832	SCALE	833	SHEET NO.	834	TOTAL SHEETS	835	PROJECT NO.	836	CLIENT	837	DATE	838	SCALE	839	SHEET NO.	840	TOTAL SHEETS	841	PROJECT NO.	842	CLIENT	843	DATE	844	SCALE	845	SHEET NO.	846	TOTAL SHEETS	847	PROJECT NO.	848	CLIENT	849	DATE	850	SCALE	851	SHEET NO.	852</
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CITY AND COUNTY, OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

STREET ENCROACHMENT AGREEMENT

WITNESSETH

In consideration of the City and County of San Francisco Board of Supervisors' adoption of Resolution No. _____ (the "Permit") at its meeting of _____, 2012, a true copy of which is attached hereto as Exhibit A and incorporated herein by reference, and subject to all the terms, conditions and restrictions of this Street Encroachment Agreement ("Agreement"), the San Francisco Public Utilities Commission (referred to herein as PUC or "Permittee") agrees as follows:

1. The Permit for the herein described encroachment shall constitute a revocable license, shall be personal to Permittee and shall not be assignable or transferable, whether separate from or together with any interest of Permittee.

Upon revocation of such Permit, the undersigned Permittee will within 30 days remove or cause to be removed the encroachment and all materials used in connection with its construction, without expense to the Department of Public Works 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 and attached hereto as Exhibit B and incorporated herein by reference. 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.

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 Agreement and the Permit and shall assume all responsibility for any damage to such facilities due to the work. The Permittee shall make satisfactory arrangements for any necessary temporary or permanent relocation of City and public utility company facilities; however, as a City entity, Permittee, only is responsible for payments related to any relocation of City facilities.

4. In consideration of this Agreement and the Permit being issued for the work described in the application, Permittee on its behalf promises and agrees to perform all the terms of this

Agreement and the Permit and to comply with all applicable laws, ordinances, and regulations.

5. Reserved.

6. Prior to undertaking the work permitted herein, the Permittee shall arrange for an inspection of the permitted encroachment by the Department of Public Works' Bureau of Construction Management (BCM). The Permittee also shall contact Nick Elsner of the Department's Bureau of Street-Use & Mapping at 554-6186 for a final inspection of the restrooms to ensure conformance with City Standards and Specifications.

7. The Permittee's right to use the public right-of-way, as set forth in this Agreement and the Permit, is appurtenant to the property occupied by the sidewalk that is located on Redwood Alley adjacent to its the intersection with Polk Street and Redwood Alley. Such property is described more particularly in Exhibit B.

8. Should the Department of Public Works consider any disposition of the affected public right-of-way described in Section 7, the Department of Public Works shall be responsible for providing the PUC with reasonable advance notice prior to any action being taken on such property and shall not transfer any title to such property without the PUC's prior written approval.

9. The PUC shall be responsible for the maintenance of the children's play area encroachment located on the public right-of-way described in Section 7. The Department of Public Works shall be responsible for the maintenance of the public right-of-way surrounding the restrooms, except to the extent maintenance is required as a result of the construction, use, or maintenance of the restrooms.

10. All of the provisions of this Agreement shall be deemed provisions of said Permit. All of the provisions of said Permit shall be deemed provisions of this Agreement.

In witness whereof the undersigned Permittee has executed this Agreement this ____ day of ____, 2012.

Ed Harrington, General Manager, PUC

Mohammed Nuru, Director of Public Works

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE & ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, May 14, 2012

Time: 1:00 p.m.

Location: Committee Room 263 located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 120016. Resolution: 1) granting revocable permission to the Public Utilities Commission to occupy a portion of the public right-of-way on Redwood Street, approximately 150 feet west of Polk Street to construct and maintain an outdoor play area accessible to a child care facility within the new building at 525 Golden Gate Avenue (Assessor's Block No. 0766, Lot No. 001); and 2) making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, May 11, 2012.

A handwritten signature in black ink, appearing to read "Angela Calvillo", written over a horizontal line.

Angela Calvillo, Clerk of the Board

DATED: May 3, 2012
POSTED/MAILED: May 4, 2012

