



Edwin M. Lee, Mayor
Mohammed Nuru, Director



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.



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

X



Sanguinetti, Jerry
Bureau Manager

9/15/2014

X



Sweiss, Fuad
Deputy Director and City Engineer

9/15/2014

X

Mohammed Nuru

Nuru, Mohammed
Director, DPW

