



Edwin M. Lee, Mayor
Mohammed Nuru, Director



Jerry Sanguinetti, Bureau Manager

DPW Order No: 183227

APPROVAL OF MAJOR ENCROACHMENT PERMIT NO. 14ME-0020 FOR THE CONSTRUCTION OF NEW ENTRY STAIRS AND AN ACCESSIBLE RAMP AND LANDING AT THE NEWCOMB AVENUE FRONTAGE AT 4705 3RD STREET.

APPLICANT: TEF Architecture on behalf of The City and County of San Francisco and the San Francisco Arts Commission
Attn: Paul Cooper
1420 Sutter Street
San Francisco, CA 94109

PROPERTY IDENTIFICATION: 4705 3rd Street
(Newcomb Ave. frontage)
San Francisco, CA 94124

DESCRIPTION OF REQUEST: Major Encroachment Permit

BACKGROUND:

1. On August 15, 2014, the applicant filed a request with Public Works to consider approval of a Major Encroachment Permit to construct and maintain new entry stairs and an accessible ramp and landing at the Newcomb Avenue frontage of 4705 3rd Street.
2. In a letter dated April 16, 2013, the Mayor's Office on Disability (MOD) reviewed the proposal, and recommended approval of the proposed encroachment.
3. Per an email dated November 17, 2014, San Francisco Municipal Transportation Authority (SFMTA) confirmed that a Transportation Advisory Staff Committee (TASC) meeting review was not required, and that SFMTA had no objections to the proposed encroachment.
4. The Planning Department in a letter dated September 24, 2014 reviewed the General Plan Referral and determined that the subject encroachment is in conformity with the General Plan.
5. Upon reviewing and receiving positive recommendation from other City Departments, San Francisco Public Works scheduled a public hearing on December 10, 2014 to consider the proposed encroachment.



6. On November 20, 2014, a copy of the Notice of Public Hearing was mailed to all property owners within a 300-foot radius of the subject property.
7. No objections or queries were received to the Notice of Public Hearing.
8. On December 10, 2014, Hearing Officer Tony Esterbrooks conducted a hearing to consider the proposed encroachment.
9. Carla Johnson with the Mayor's Office on Disability (MOD) provided testimony in support of the proposed encroachment.
10. Judy Nemzoff with the San Francisco Arts Commission provided testimony in regards to the purpose and benefits of the proposed encroachment.
11. No further testimony was presented at the public hearing in favor of or in opposition to the proposed encroachment.
12. The Hearing Officer considered and reviewed all of Public Works' files on the proposed encroachment. Based on the information, the Hearing Officer made a decision to recommend the proposed Major Encroachment to the Board of Supervisors for approval.

HEARING OFFICER RECOMMENDATION: APPROVAL of the request for Major Encroachment Permit No. 14ME-0020 based on the following findings:

FINDING 1. SFMTA had no objection to the proposed encroachment, and Planning Department determined that the subject encroachment is in conformity with the General Plan.

FINDING 2. Said encroachment will provide the subject property, the Bayview Opera House, with an improved and compliant accessible means of egress and ingress.

FINDING 3. No objections were received for the proposed encroachment.

FINDING 4. No Public Testimony was made in opposition to the proposed encroachment.

FINDING 5. The proposed encroachment has full support of the Mayor's Office on Disability (MOD).

12/24/2014

X

Sanguinetti, Jerry
Bureau Manager

12/30/2014

X

Sweiss, Fuad
Deputy Director and City Engineer

12/31/2014

X

Mohammed Nuru

Nuru, Mohammed
Director, DPW

