



**Edwin M. Lee, Mayor**  
**Mohammed Nuru, Director**



**Jerry Sanguinetti, Bureau Manager**

**DPW Order No: 184030**

APPROVAL OF MAJOR ENCROACHMENT PERMIT NO. 14ME-0016 FOR THE CONSTRUCTION OF A NEW BRIDGE DRIVEWAY AND ASSOCIATED FOUNDATION, RETAINING WALL STRUCTURES, AND REQUIRED STRUCTURAL ELEMENTS FRONTING THE PROPERTY AT 711 PERU AVE.

**APPLICANT:** CM Construction on behalf of Robert Chiang  
Attn: Thomas, Robert, or Stanford Chiang  
711 Peru Ave.  
San Francisco, CA 94112

**PROPERTY IDENTIFICATION:** 711 Peru Ave.  
San Francisco, CA 94112  
Block: 5943 Lot: 025

**DESCRIPTION OF REQUEST:** Major Encroachment Permit

**BACKGROUND:**

1. On July 2, 2014, the applicant filed a request with Public Works to consider approval of a Major Encroachment Permit to construct and maintain a new bridge driveway and associated foundation, retaining wall structures, and structural elements fronting the subject property.
2. The encroachment was previously approved by the Board of Supervisors on May 20, 2004, per Resolution No. 276-04. Resolution 276-04 allowed approval, conditioned so that the subject encroachment would be constructed no later than May 10, 2005.
3. Because construction was not completed within the allotted timeframe per Resolution 276-04, a new Major Encroachment Permit Application was required.
4. Per a letter dated August 11, 2014, Planning Department reviewed the application and General Plan Referral (GPR) and approved the proposal based on the fact that the GPR was previously reviewed and approved, and case 200.1181R remains valid.
5. Per a Memorandum dated October 1, 2014, the San Francisco Municipal Transportation Agency (SFMTA) reviewed the proposal at TASC on September 11 and had no further objections.
6. Per an email dated July 30, 2015, Public Works – Structural Division reviewed the plans, calculations, and geotechnical review letter and had no further objections, thus recommending moving forward with the application.



7. Upon reviewing and receiving positive recommendation from other City Departments, San Francisco Public Works scheduled a public hearing on August 26, 2015 to consider the proposed encroachment.
8. A copy of the Notice of Public Hearing was mailed to all property owners within a 300-foot radius of the subject property.
9. One objection via email was received on August 5, 2015. This objection addressed concerns pertaining mainly to the building construction and the work without permits. The objection also made the point that the applicant was working on the encroaching bridge foundation without the proper permit.
10. On August 26, 2015, Hearing Officer Rinaldi Wibowo conducted a hearing to consider the proposed encroachment.
11. The applicant's representative, Stanford Chiang, provided testimony on the proposed encroachment and the purpose.
12. One member of the public objected to the proposed encroachment stating that the proper permits had not been obtained for work, a lower level room with windows and a door, which was stated not to be a part of the original building plan, was included, corroded rebar is being used, and a proper survey of the site was not conducted.
13. 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 approve the request subject to the submittal, review, and acceptance of a site survey in conjunction with the submitted plans.
14. The applicant provided the site survey on August 28, titled, Topographic Survey, (Job #03-1777) prepared by Langford Land Surveying, dated April 2003.
15. Upon review and after confirmation from Structural Department in an email dated 9/8/2015, it was determined that the designs were compliant and acceptable.

**HEARING OFFICER RECOMMENDATION:** APPROVAL of the request for Major Encroachment Permit No. 14ME-0020 and forward to the Board of Supervisors for a decision based on the following findings:

**FINDING 1.** The proposed encroachment was previously approved.

**FINDING 2.** The SFMTA had no objection to the proposed encroachment.

**FINDING 3.** The Planning Department determined that the subject encroachment is in conformity with the General Plan.

**FINDING 4.** Structural Department provided review and had no further comment.

**FINDING 5.** The majority of objections addressed building issues and did not pertain to the subject encroachment.

**FINDING 6.** A site survey was submitted within the allotted time, and after review by the Department and the Structural Division, no further objection was made.



9/14/2015

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Sanguinetti, Jerry  
Bureau Manager  
Signed by: Sanguinetti, Jerry

9/14/2015

9/14/2015

X 

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Sweiss, Fuad  
Deputy Director and City Engineer  
Signed by: Sweiss, Fuad

X Mohammed Nuru

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

