



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 205129

DIRECTOR’S DECISION FOR MAJOR/STREET ENCROACHMENT PERMIT NO. 21ME-00007

APPLICANT: HV Community Association, Inc.

DESCRIPTION OF REQUEST: To occupy a portion of the public right-of-way to maintain an irrigation system (non-street trees), sidewalks, curbs and curb ramps for ADA compliant loading and a portion of a retaining wall footing in the vicinity of Fairfax Avenue, Acacia Avenue, Ironwood Way, Catalina Street, and Middle Point Road fronting the Hunters View Phase 1 project.

LOCATION: Phase 1 boundaries of Hunters View (1101 Fairfax Ave [Assessor’s Parcel Block No. 4624, Lots 23 to 32])

BACKGROUND:

1. The applicant filed an application with San Francisco Public Works (SFPW) for a Major Encroachment as part of the development for the Hunters Point Phase 1 project.
2. The proposed encroachments are permitted under Street Improvement Permit 11IE-0336.
3. SFPW scheduled public hearings along with providing public notification on April 14, 2021 with continuances to April 28, 2021 and May 5, 2021.
4. No public comments were received during the notification period.
5. Hearing Officer, Denny Phan conducted the hearing on May 5, 2021 to consider testimony regarding the permit.
6. No members of the public showed up in the hearing and no testimony opposing the application were submitted.
7. The hearing officer made recommendation to the Director after the hearing.

FINDING:

The proposed Major/Street Encroachment qualifies under Public Works Code (PWC) Section 786(b) as a portion of a multi-phase, large scale development project, and therefore, may obtain an individual master major/street encroachment permit, including the major/street encroachment agreement (collectively, the “Permit”).

Further, it has been determined that the waiver of the public right-of-way assessment fee under PWC Section 786.7 is a policy decision for the Board of Supervisors, but noted that the Encroachments associated with the Hunters View Phase 1 project and all future phases provides a public benefit. Finally, it is acknowledged that the Hunters View project is subject to the terms of a Disposition and Development Agreement (“DDA”) with the Housing Authority of the City and

County of San Francisco, a public body corporate and politic (“SFHA”), which is similar to the fee waiver authorized under Public Works Code Section 786.7(f)(3) for projects that have a DDA with either the City or the Successor Agency to the San Francisco Redevelopment Agency.

RECOMMENDATION:

Recommend for approval of Major Encroachment Permit – 21ME-0007 along with a recommendation for annual assessment fee waiver, and forward said Encroachment Permit to the Board of Supervisors to authorize HV Community Association, Inc. to owner, operate the irrigation system in the public right-of-way along with the transfer of maintenance responsibility of the sidewalks, curbs and curb ramps along the ADA compliant loading zones, and a portion of the retaining wall footing along the Phase 1 Hunters View project.

Further, it is recommended that the Permit shall not be effective until:

1. The Permittee executes and acknowledges the Permit and delivers said permit and all required documents and fees to Public Works, and
2. Public Works records the Permit ensuring maintenance of the encroachments in the County Recorder’s Office, and

X

DocuSigned by:

Albert Ko

Ko, Albert | 281DC30E04CF41A...
City Engineer

X

DocuSigned by:

Olavie Degrafinried

Degrafinried, Olavie | 18178336C84404A5...
Acting Director

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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/12/2021 3:43:24 PM
Certified Delivered	Security Checked	7/13/2021 8:40:38 PM
Signing Complete	Security Checked	7/13/2021 8:40:54 PM

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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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