Memo to the Planning Commission

HEARING DATE: MARCH 15, 2018
Continued from the February 8, 2018 Hearing

Date: February 28, 2018
Case No.: 2016-014684DRP
Permit Application: 2016.10.26.1228
Project Address: 2622-2624 GREENWICH STREET
Zoning: RH-2 (Residential, House – Two-Family)
40-X Height and Bulk District
Block/Lot: 0938 / 022-023
Applicant: Patrick Perez
Architectural Development
2 Third Street
San Francisco, CA  94118
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org

BACKGROUND

On October 26, 2016, Patrick Perez filed a site permit application to construct one- and three-story horizontal additions at the rear of the three-story, 2-unit building within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District. The project also proposed to reallocate space between the two existing units such that the smaller unit would decrease from approximately 951 square feet to approximately 808 square feet and the larger unit would increase from approximately 1,259 square feet to approximately 3,018 square feet.

On November 2, 2017, Christina M. Saganowsky, the owner of 2618 Greenwich Street - the three-story, four-unit apartment building immediately east of the subject property, submitted a request for the Discretionary Review of the project. The DR Requestor’s primary concerns related to the proximity of the proposed addition to the side lot line windows on her property.

On February 8, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application No. 2016-014684DRP. After hearing and closing public comment, the Commission continued the item to March 15, 2018, and directed the Project Sponsor to revise the project such that the two reconfigured dwelling units would be more equal in size and have exposure to both the street and the rear yard, and also to address concerns raised by the DR Requestor.

CURRENT PROPOSAL

Since the February 8, 2018 hearing, the project sponsor has revised the project by reconfiguring the two units such that one unit, measuring approximately 1,578 square feet, will occupy the full third floor with exposure onto both the front and rear of the building. The other unit, measuring approximately 2,522
square feet, will occupy the full second floor and part of the first floor with frontage on both the front and rear of the building.

In order to address the DR Requestor’s concerns, the revised project now proposes an east side setback of 3 feet for all portions of the rear horizontal addition.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must not take Discretionary Review, and approve the project as revised.

Attachments:
Revised Plans
EXISTING NORTH ELEVATION

1/16" = 1'-0"
WETZEL RESIDENCE
2622-2624 GREENWICH ST., SAN FRANCISCO

EXISTING LONG SECTION
1/16" = 1'-0"

PROPOSED LONG SECTION
1/16" = 1'-0"

SECTIONS

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<th>No.</th>
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<tr>
<td>1</td>
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<tr>
<td>2</td>
<td>PROPOSED GAFFER</td>
<td>02/27/2018</td>
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Scale 1/16" = 1'-0"
PROPOSED REAR PERSPECTIVE VIEW