



SAN FRANCISCO PLANNING DEPARTMENT

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
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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.

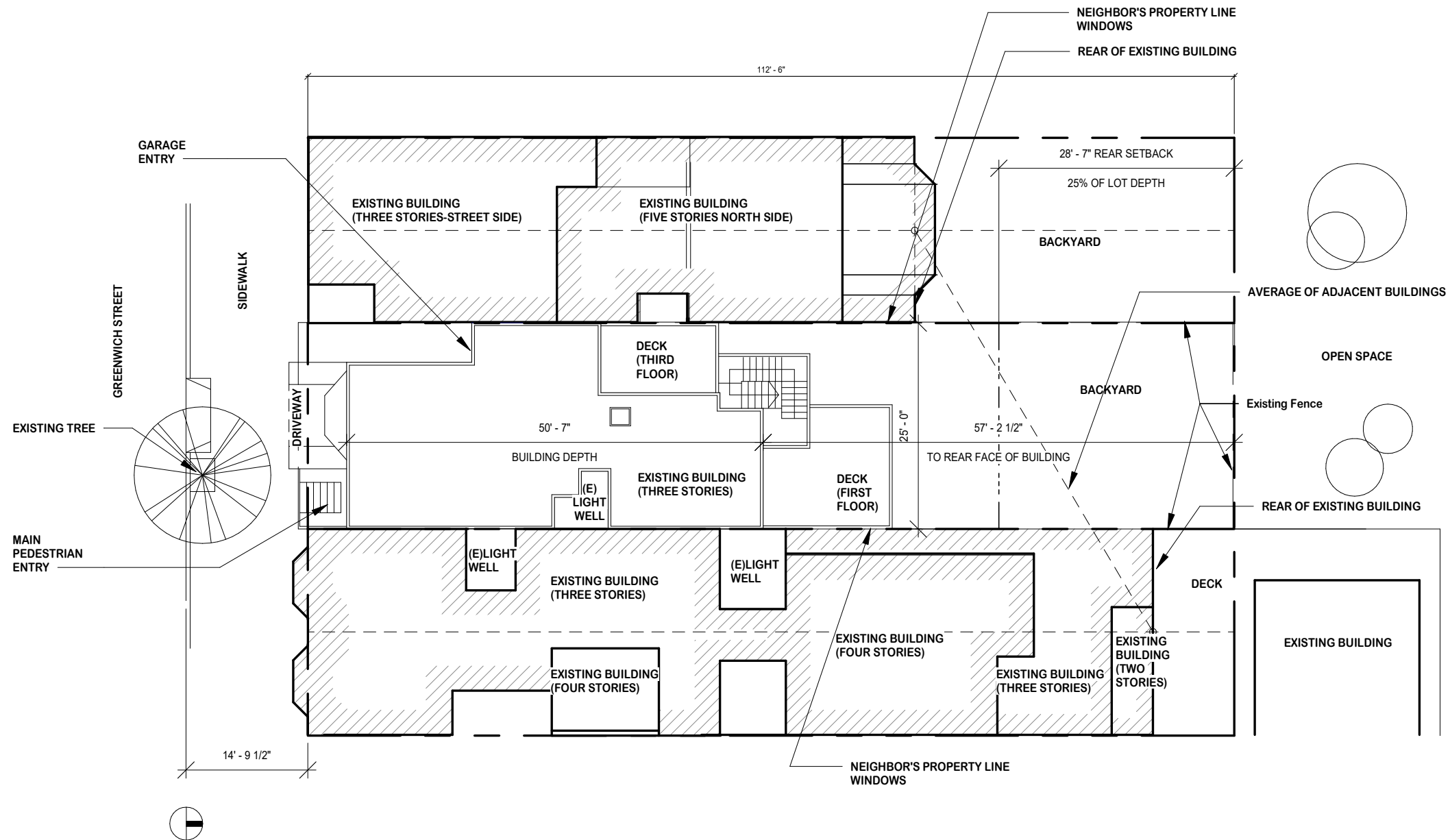
In order to address the DR Requestor's concerns, the revised project now proposes an east side setback of 3 feet for all portions of the rear horizontal addition.

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



1 EXISTING SITE PLAN
1/16" = 1'-0"



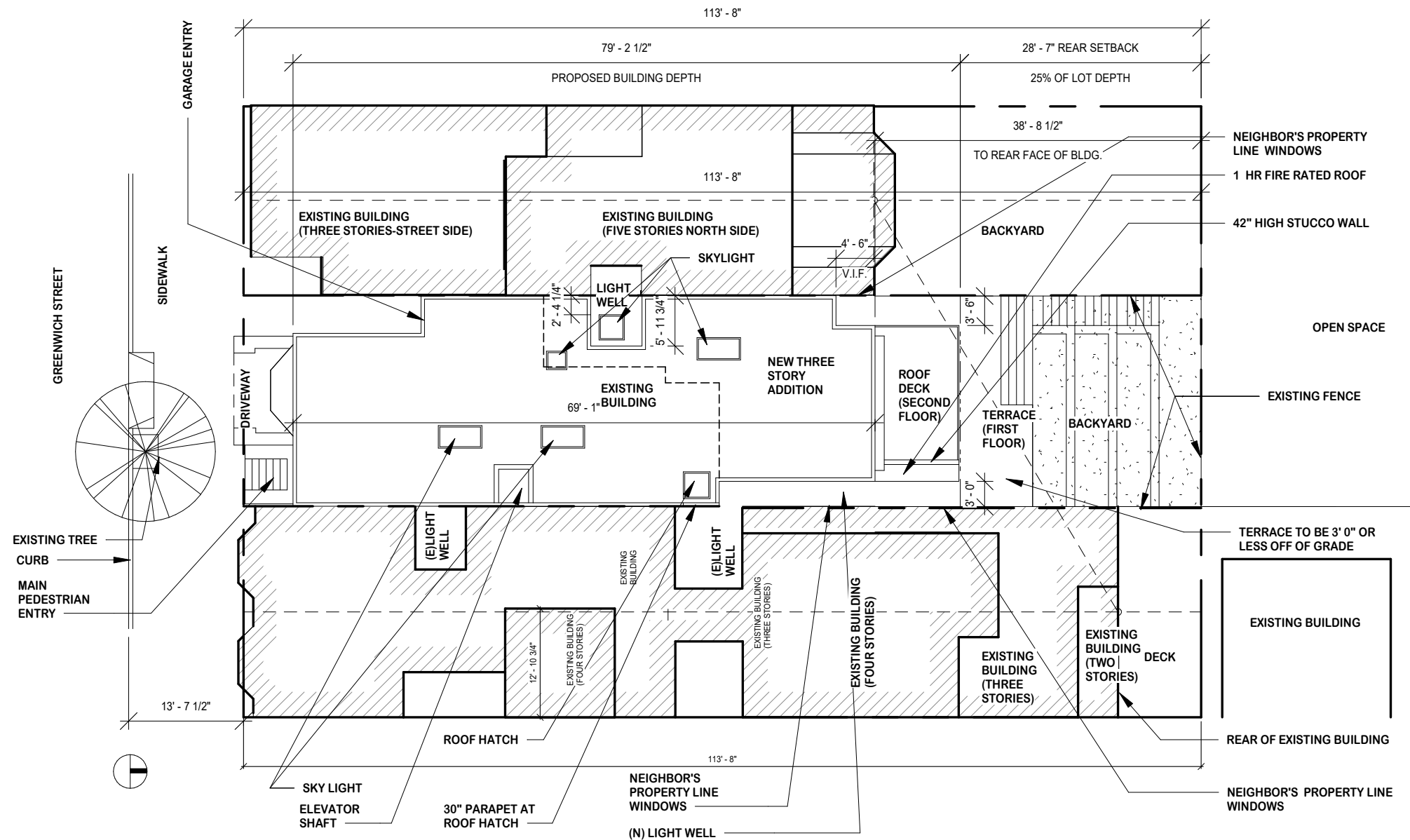
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

No.	Description	Date
1		01/26/2018
2		02/27/2018

EXISTING SITE PLAN

Project number	W2016	A 1.1
Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 1/16" = 1'-0"



1 PROPOSED SITE PLAN
1/16" = 1'-0"



PP

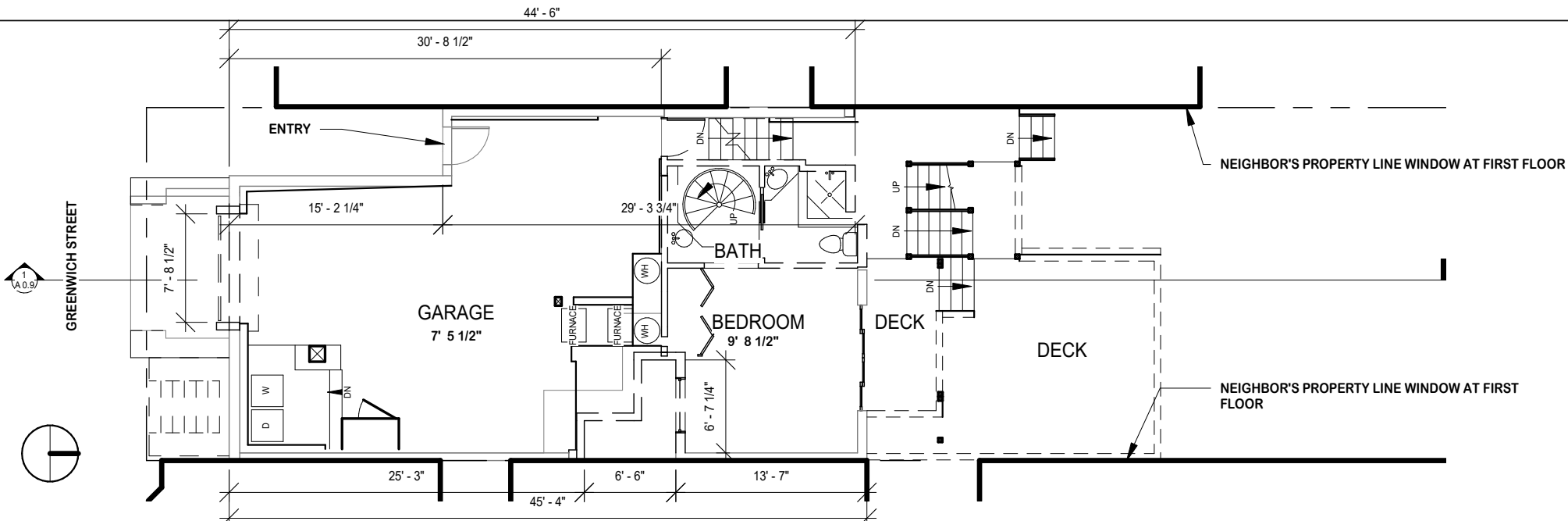
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

No.	Description	Date
1		01/26/2018
2		02/27/2018

PROPOSED SITE PLAN

Project number	W2016	A 1.2
Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
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EXISTING AND PROPOSED UNIT GROSS AREA SUMMARY

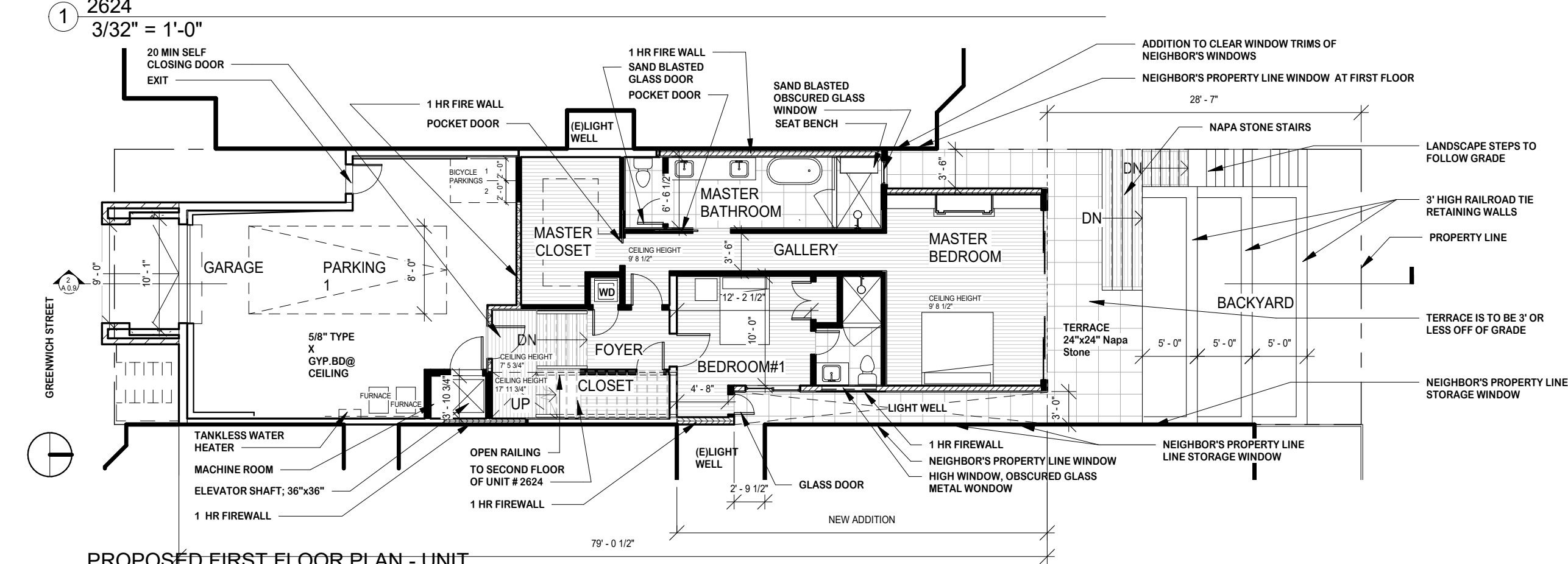
	TOTAL SQUARE FOOTAGE OF EXISTING UNITS	EXISTING SQ FT PER FLOOR	PROPOSED SQUARE FOOTAGE OF UNITS	PROPOSED SQUARE FOOTAGE PER FLOOR
FIRST FLOOR	UNIT # 2624 UNIT SIZE: 1251 SQ FT (ON FIRST AND SECOND FLOOR)	300 SQ FT LEVEL 1 OF UNIT # 2624 28 SQ FT HALLWAY TO BACKYARD GARAGE: 674 SQ FT	UNIT # 2624 UNIT SIZE: 2522 SQ FT (ON FIRST AND SECOND FLOOR) GARAGE: 668 SQ FT	1091 SQ FT LEVEL 1 OF UNIT 2624: GARAGE: 668 SQ FT
SECOND FLOOR		951 SQ FT LEVEL 2 OF UNIT # 2624 39 SQ FT LEVEL 1 OF UNIT # 2622	UNIT # 2622 UNIT SIZE: 1578 SQ FT (ON SECOND AND THIRD FLOOR)	1431 SQ FT LEVEL 2 OF UNIT # 2624 39 SQ FT LEVEL 1 OF UNIT # 2622
THIRD FLOOR	UNIT # 2622 UNIT SIZE: 1030 SQ FT (ON SECOND AND THIRD FLOOR)	991 SQ FT SQUARE FOOTAGE OF UNIT # 2622 ON THIRD FLOOR		1539 SQ FT LEVEL 2 OF UNIT # 2622

SUMMARY:

- TWO EXISTING UNITS OF 1251 SQ FT (#2624) AND 1030 SQ FT (#2622)
- TWO PROPOSED UNITS OF 2522 SQ FT (#2624) AND 1578 SQ FT (#2622)

- WALLS TO BE REMOVED
- == WALLS TO REMAIN
- == NEW WALLS
- == NEW 1 HR FIRE RATED WALLS

WALL LEGEND
3/32" = 1'-0"

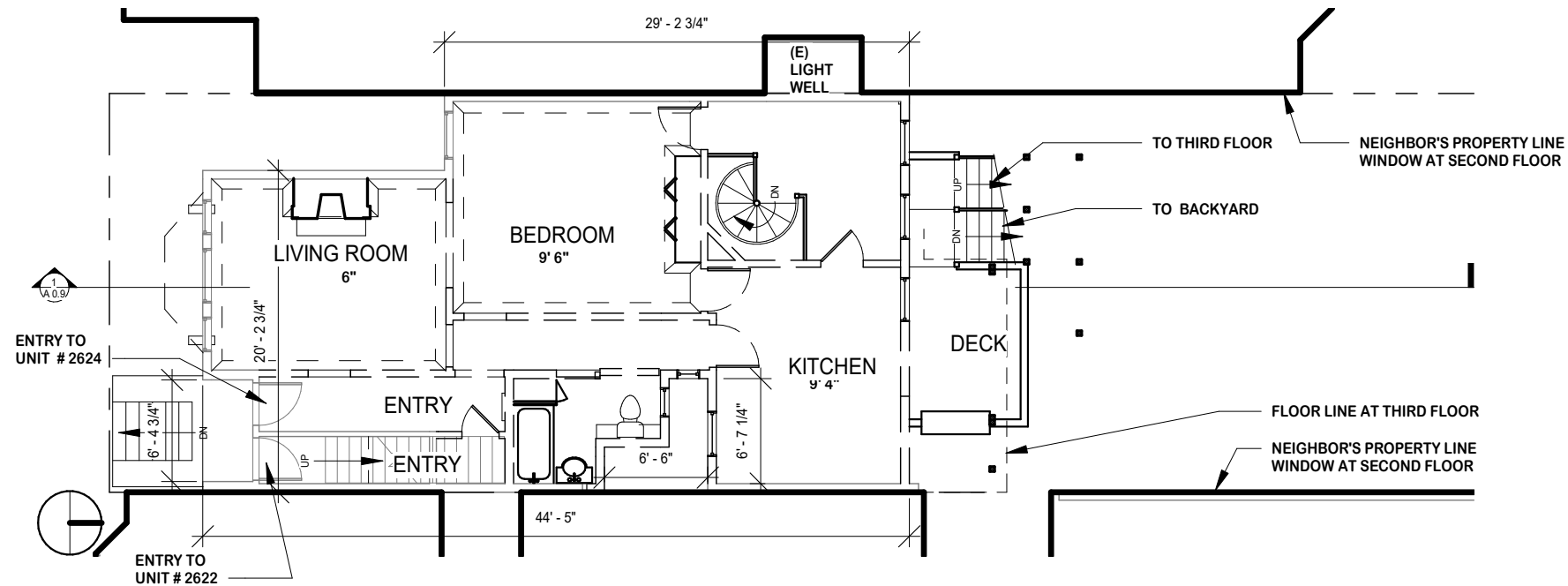


Handwritten signature of Patrick B. Perez.

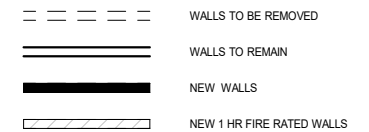
No.	Description	Date
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FLOOR PLANS

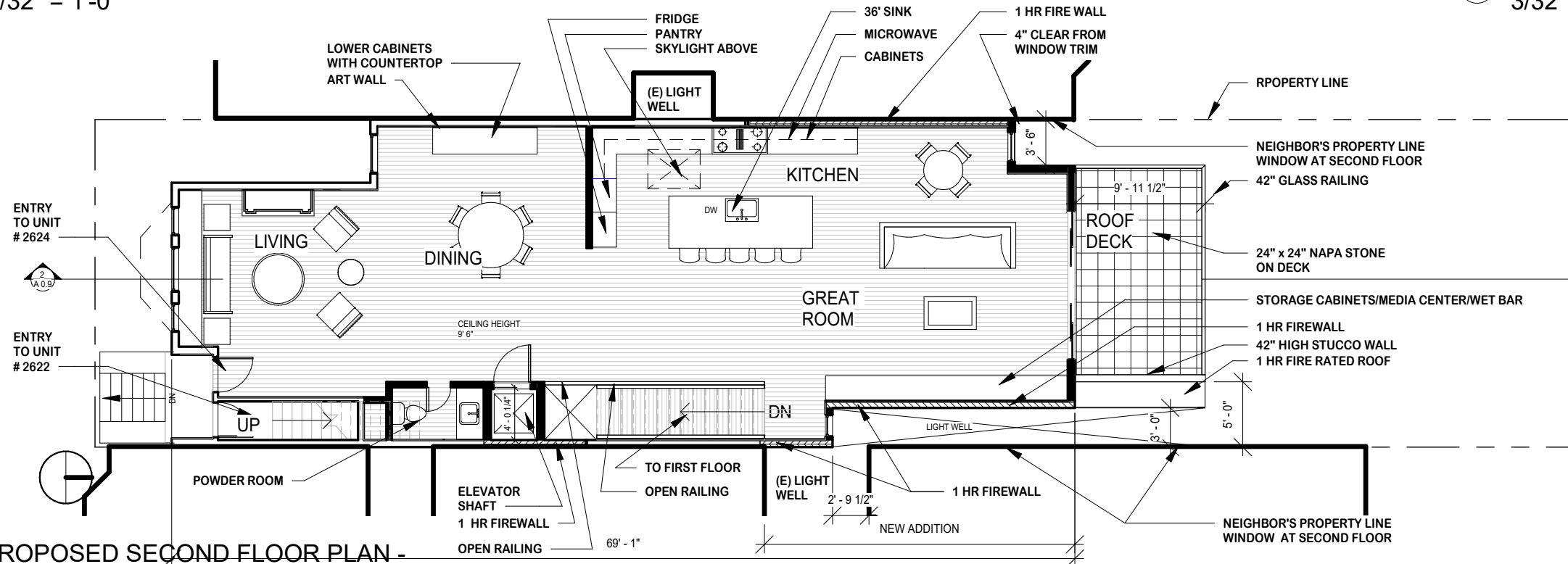
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Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 3/32" = 1'-0"



EXISTING SECOND FLOOR PLAN - UNIT
2624
3/32" = 1'-0"



WALL LEGEND
3/32" = 1'-0"



PROPOSED SECOND FLOOR PLAN -
UNIT 2622
3/32" = 1'-0"



PP

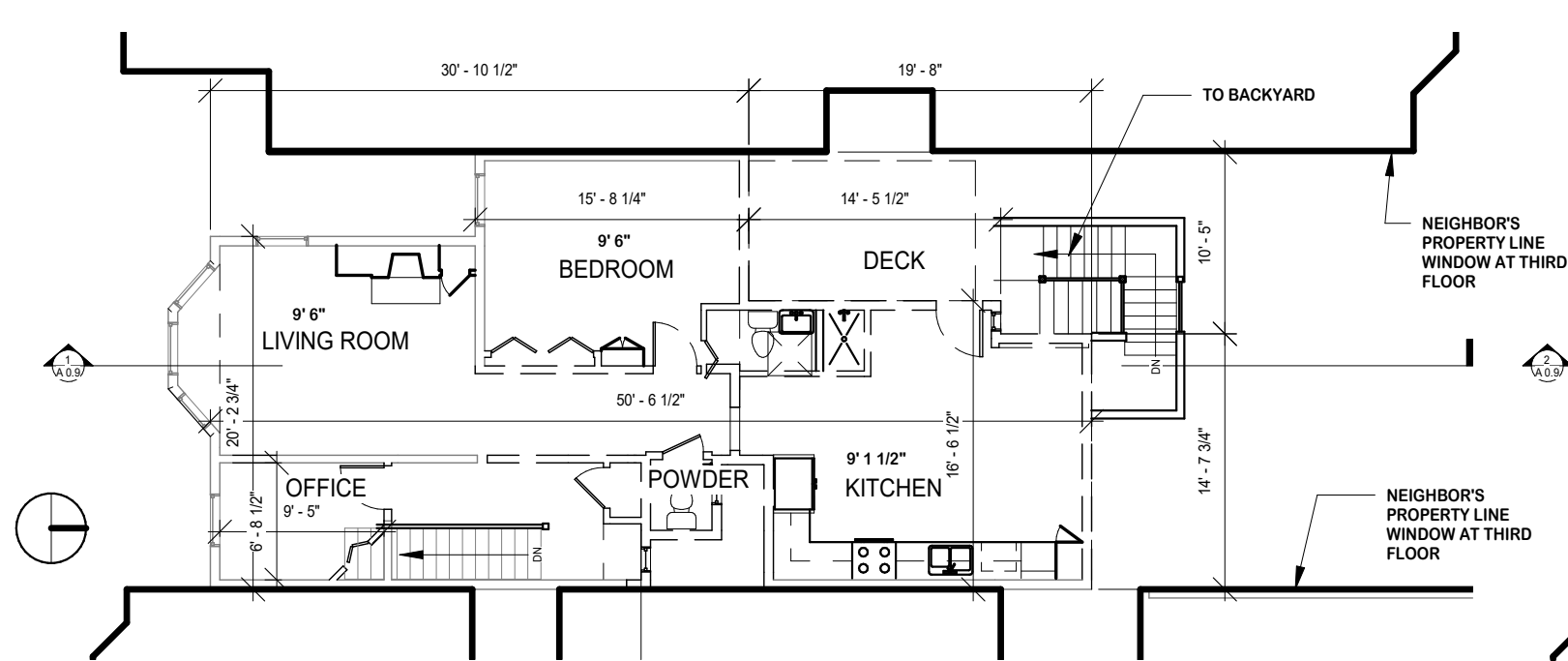
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

No.	Description	Date
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2		02/27/2018

FLOOR PLANS

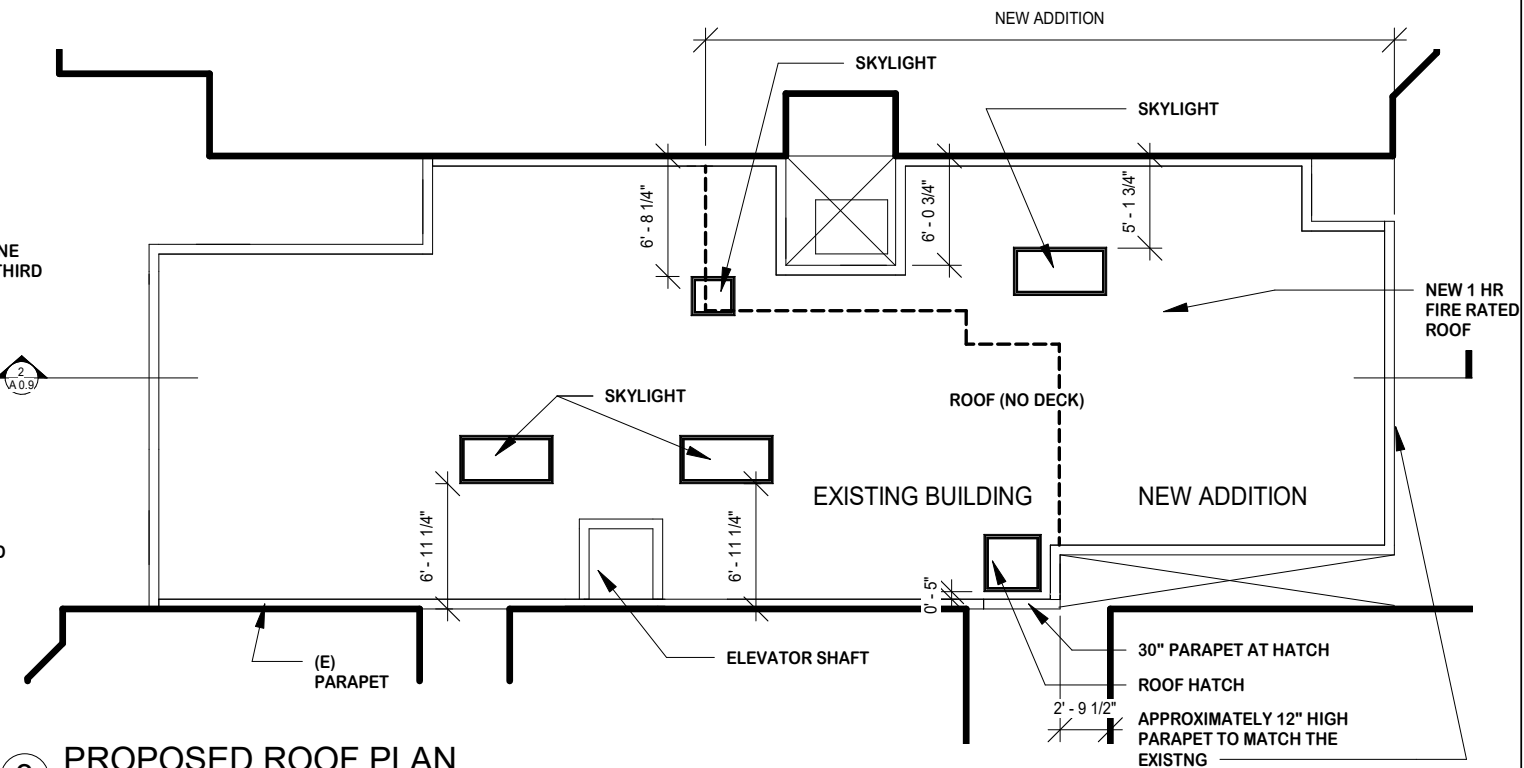
Project number	W2016	A 2.2
Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 3/32" = 1'-0"



EXISTING THIRD FLOOR PLAN - UNIT

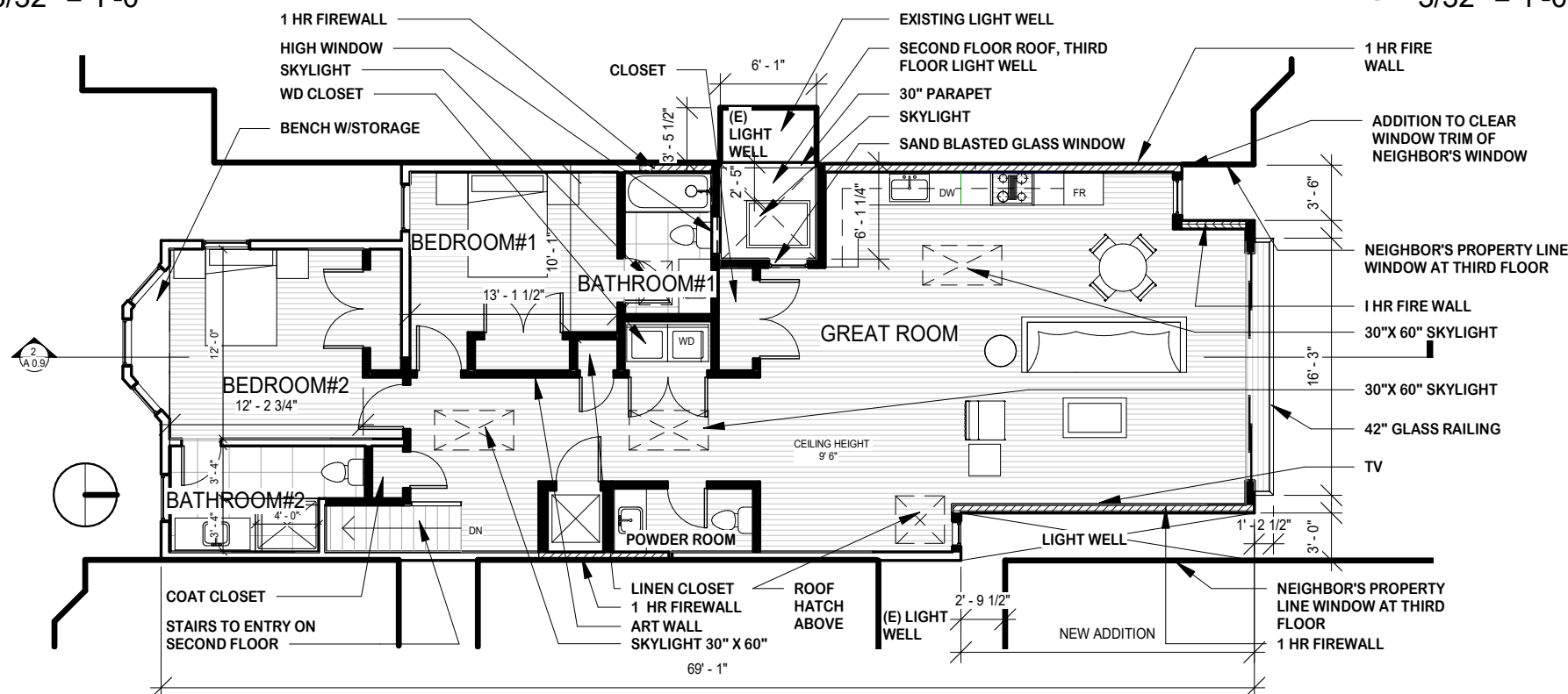
2622

3/32" = 1'-0"



PROPOSED ROOF PLAN

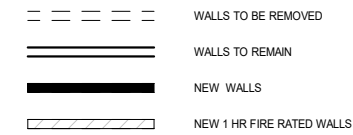
3/32" = 1'-0"



PROPOSED THIRD FLOOR PLAN - UNIT

2622

3/32" = 1'-0"



WALL LEGEND
3/32" = 1'-0"



Handwritten signature of Patrick B. Perez

WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

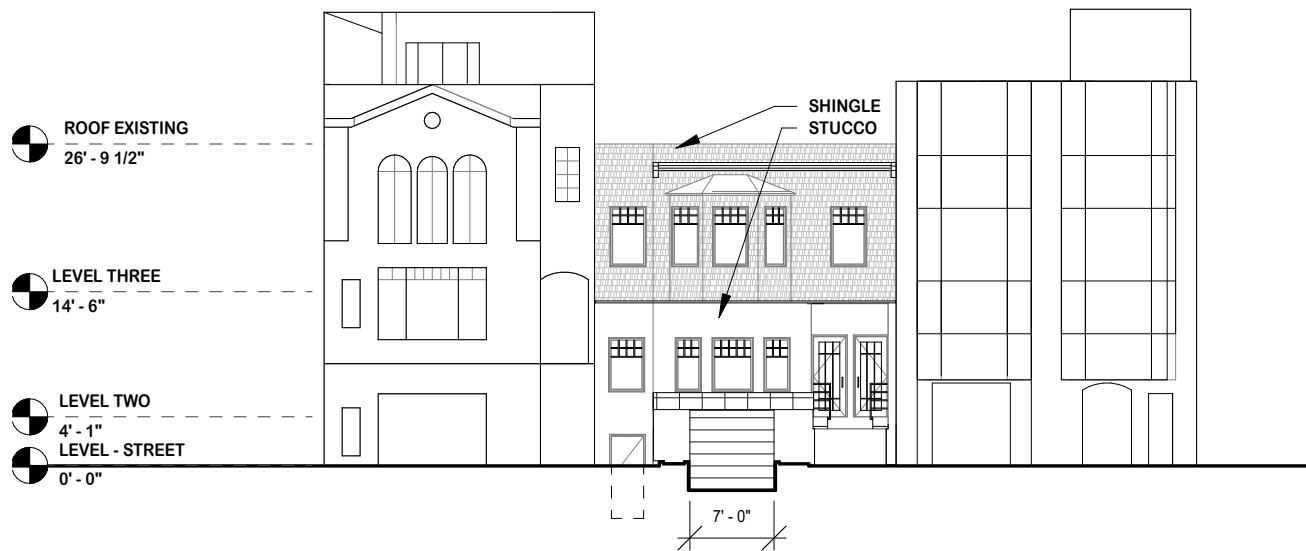
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FLOOR AND (P)ROOF PLAN

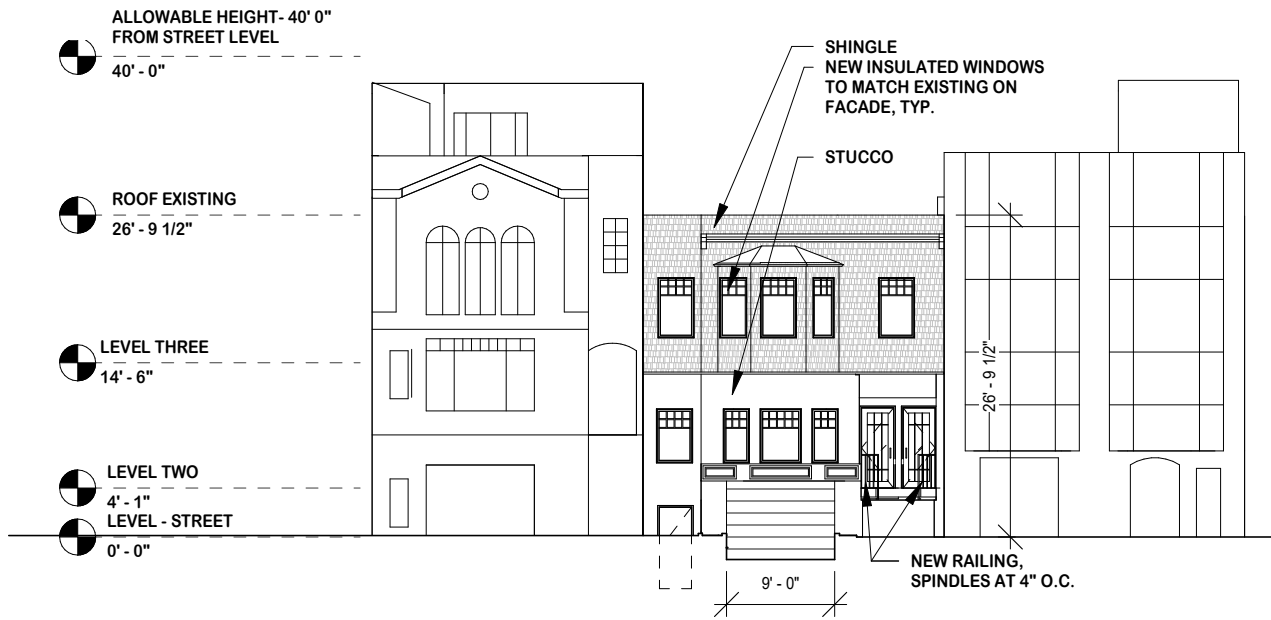
Project number	W2016	A 2.3
Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
Scale 3/32" = 1'-0"		



Handwritten signature: P. Perez



1 EXISTING SOUTH ELEVATION
1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



Architectural Development, Inc.
GARY JERABECK | PRESIDENT

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WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

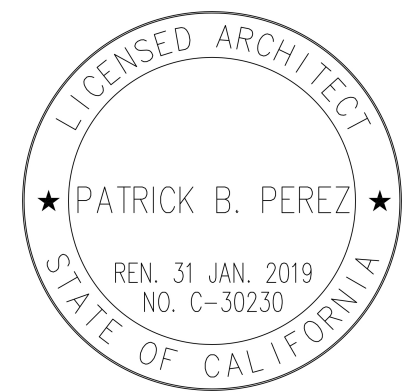
No.	Description	Date
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2		02/27/2018

ELEVATIONS

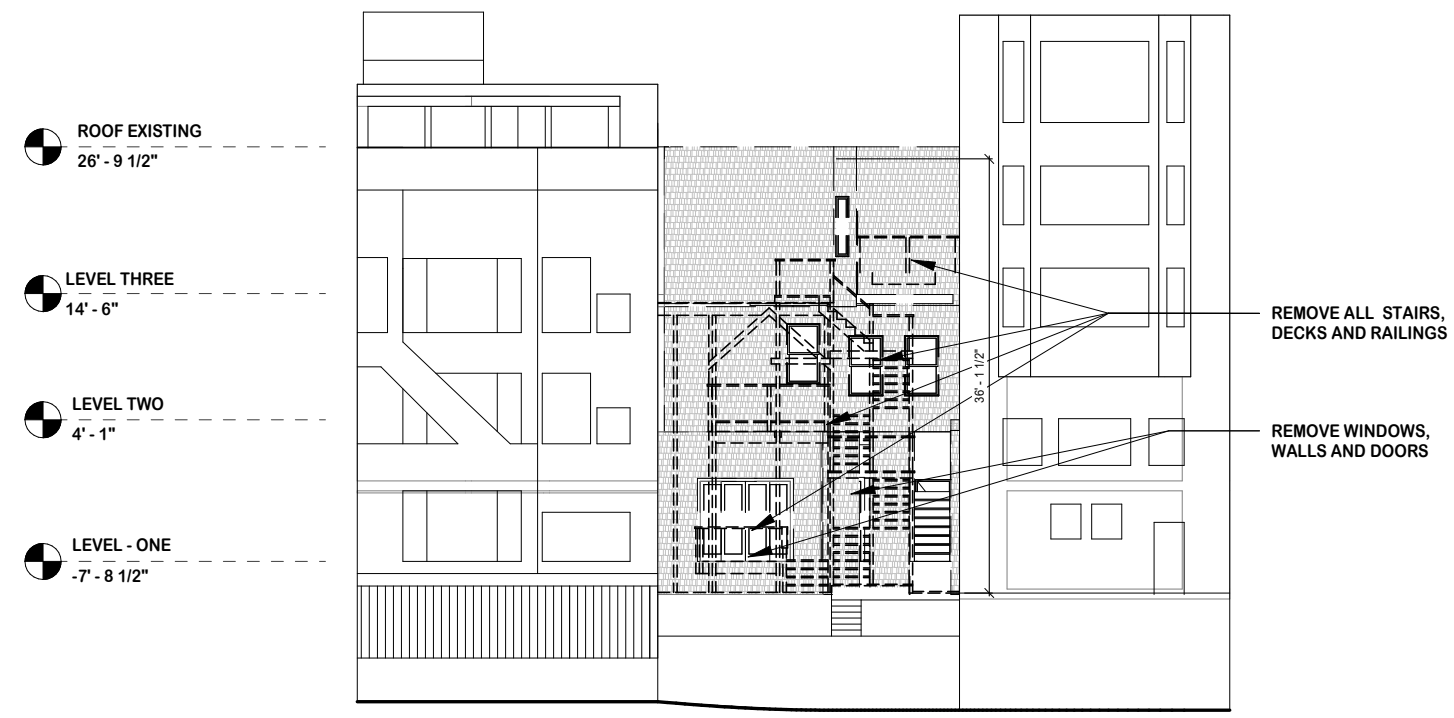
Project number	W2016
Date	02/27/2018
Drawn by	SI
Checked by	GJ, PP

A 3.1

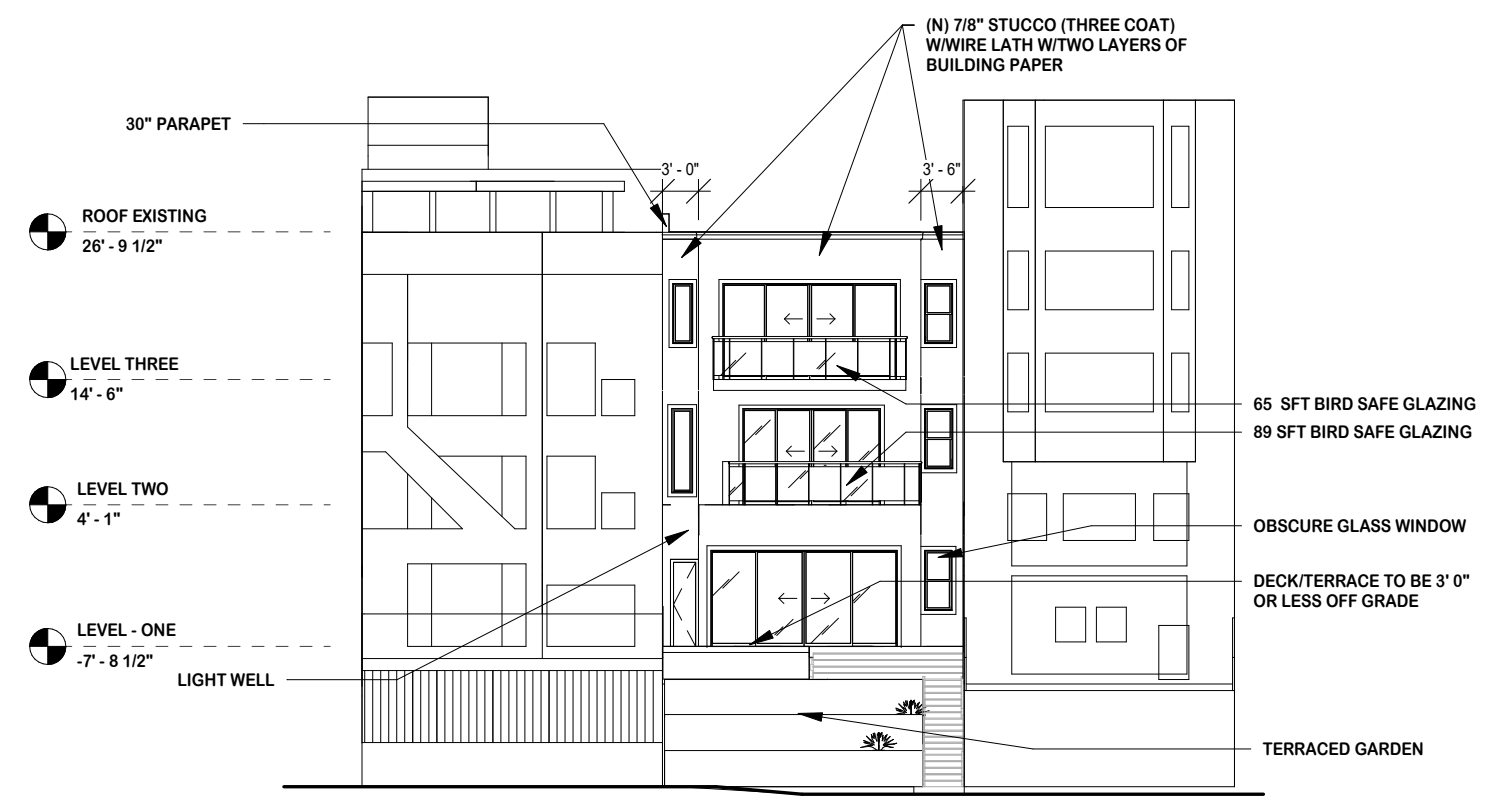
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PB



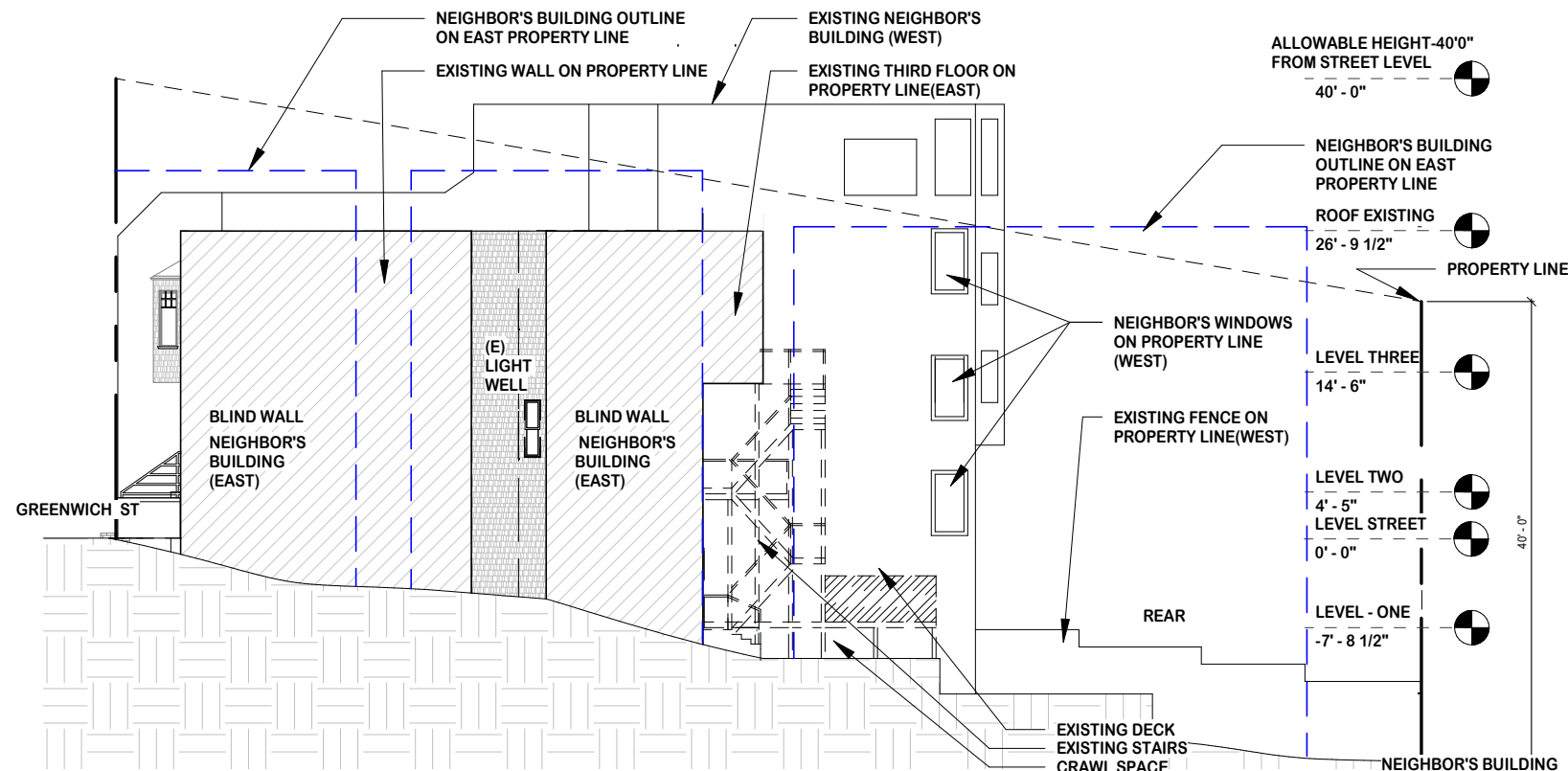
1 EXISTING NORTH ELEVATION
1/16" = 1'-0"



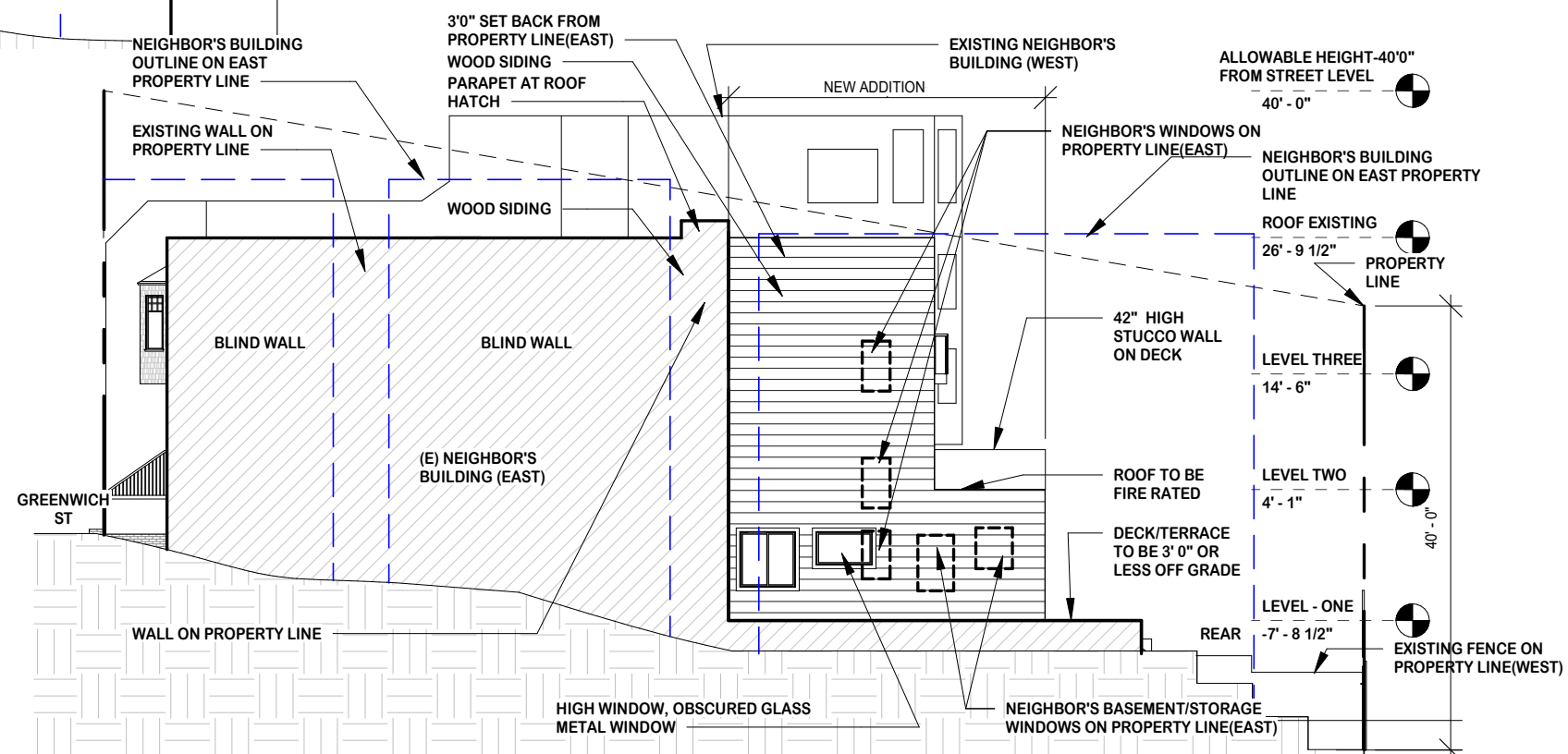
2 PROPOSED NORTH ELEVATION
1/16" = 1'-0"

No.	Description	Date
1		01/26/2018
2		02/27/2018

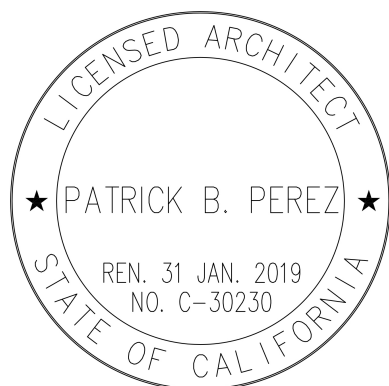
ELEVATIONS		
Project number	W2016	A 3.2
Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 1/16" = 1'-0"



1 EXISTING EAST ELEVATION
1/16" = 1'-0"



2 PROPOSED EAST ELEVATION
1/16" = 1'-0"



PP

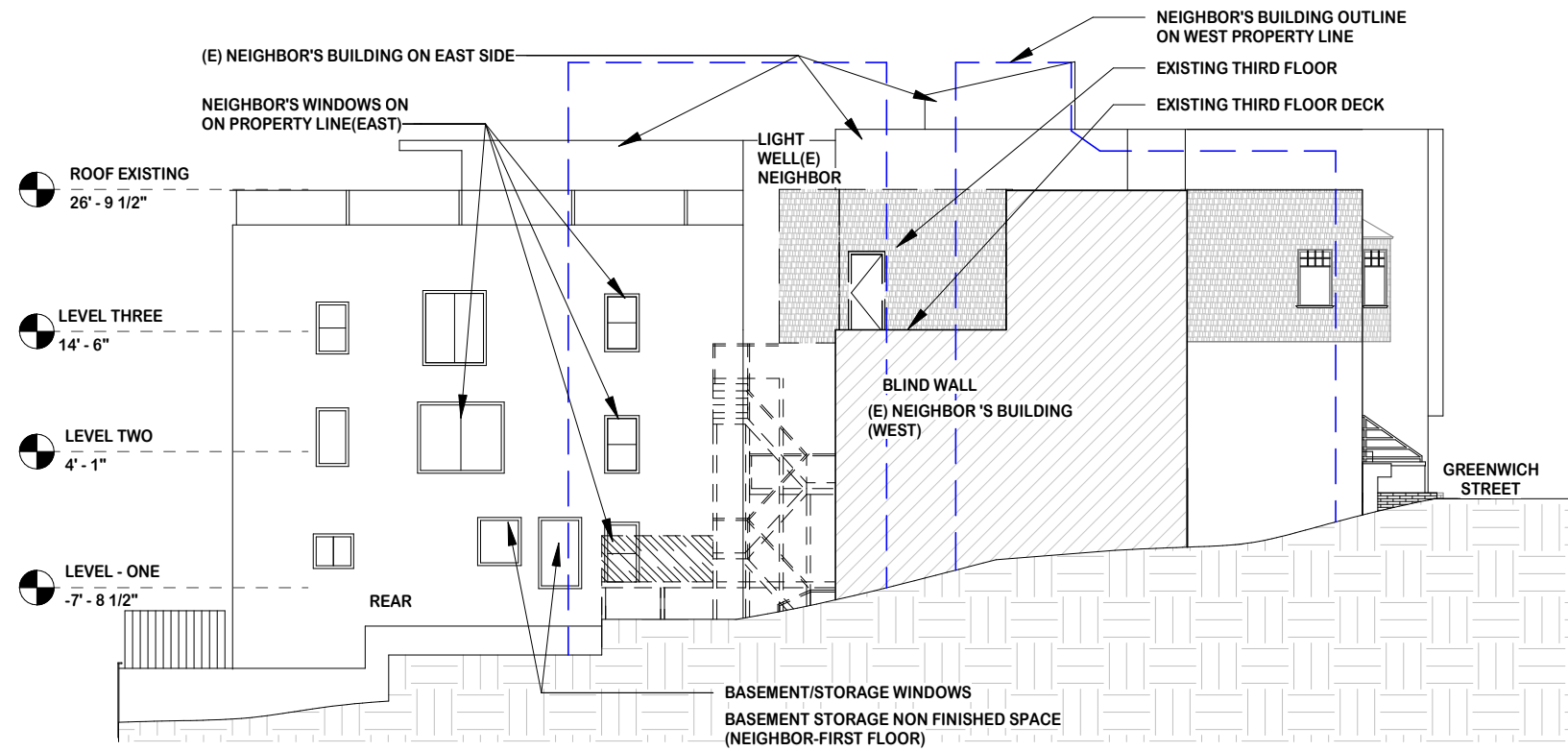
WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

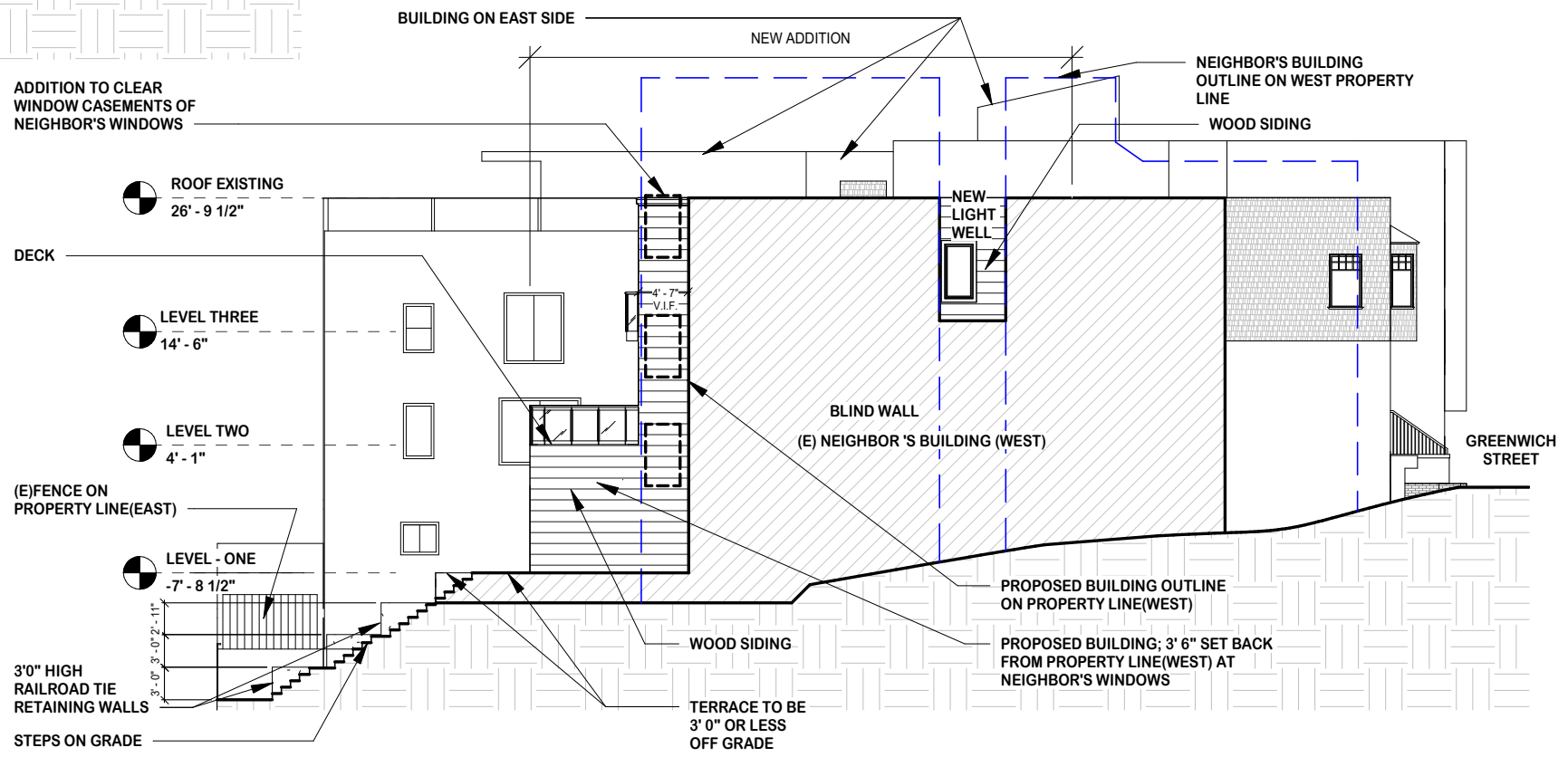
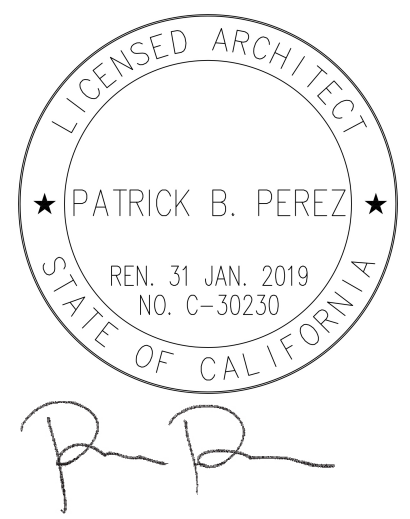
No.	Description	Date
1		01/26/2018
2		02/27/2018

ELEVATIONS

Project number	W2016	A 3.3
Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 1/16" = 1'-0"



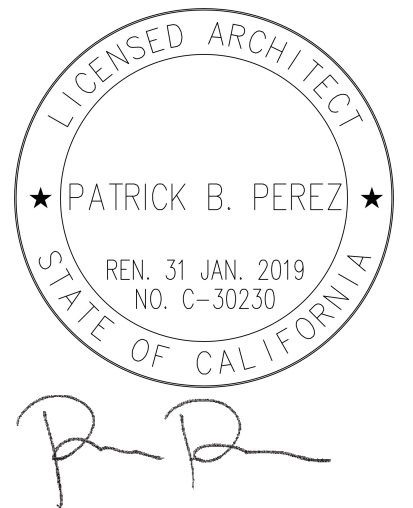
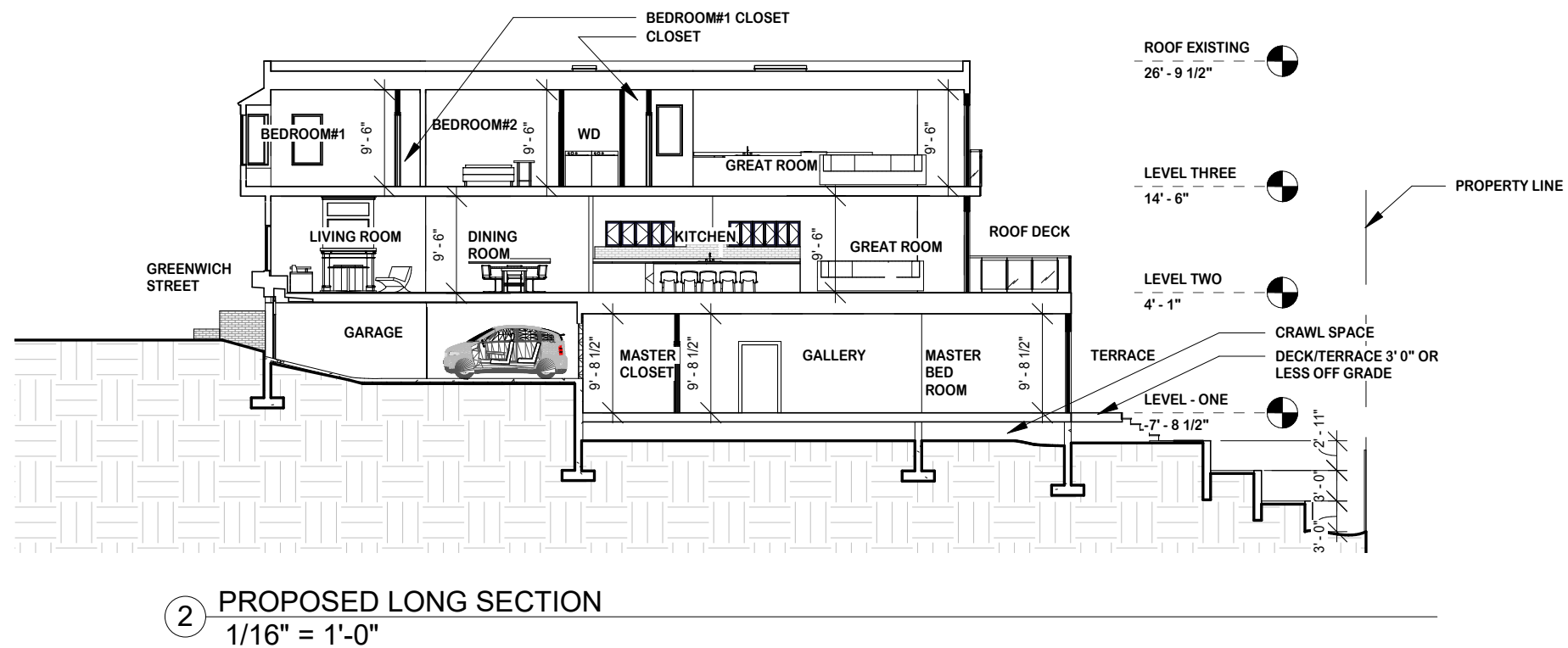
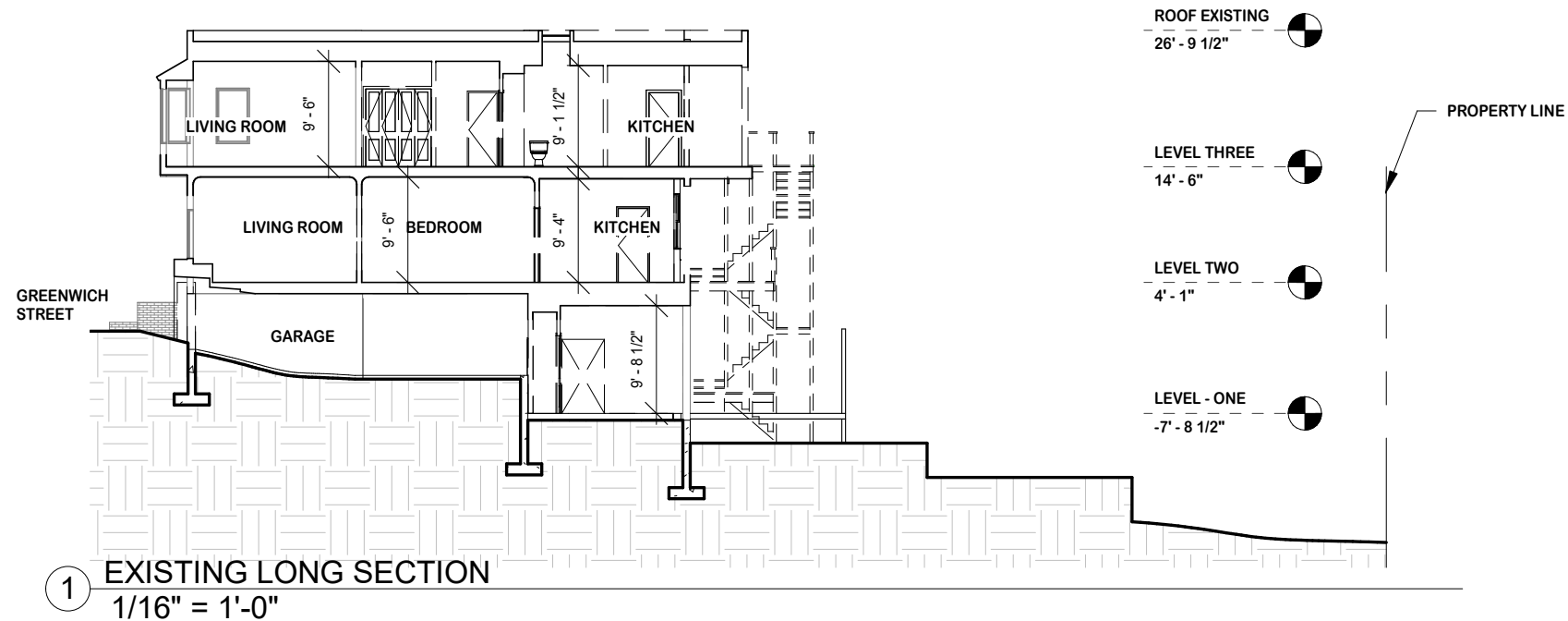
1 EXISTING WEST ELEVATION
1/16" = 1'-0"



2 PROPOSED WEST ELEVATION
1/16" = 1'-0"

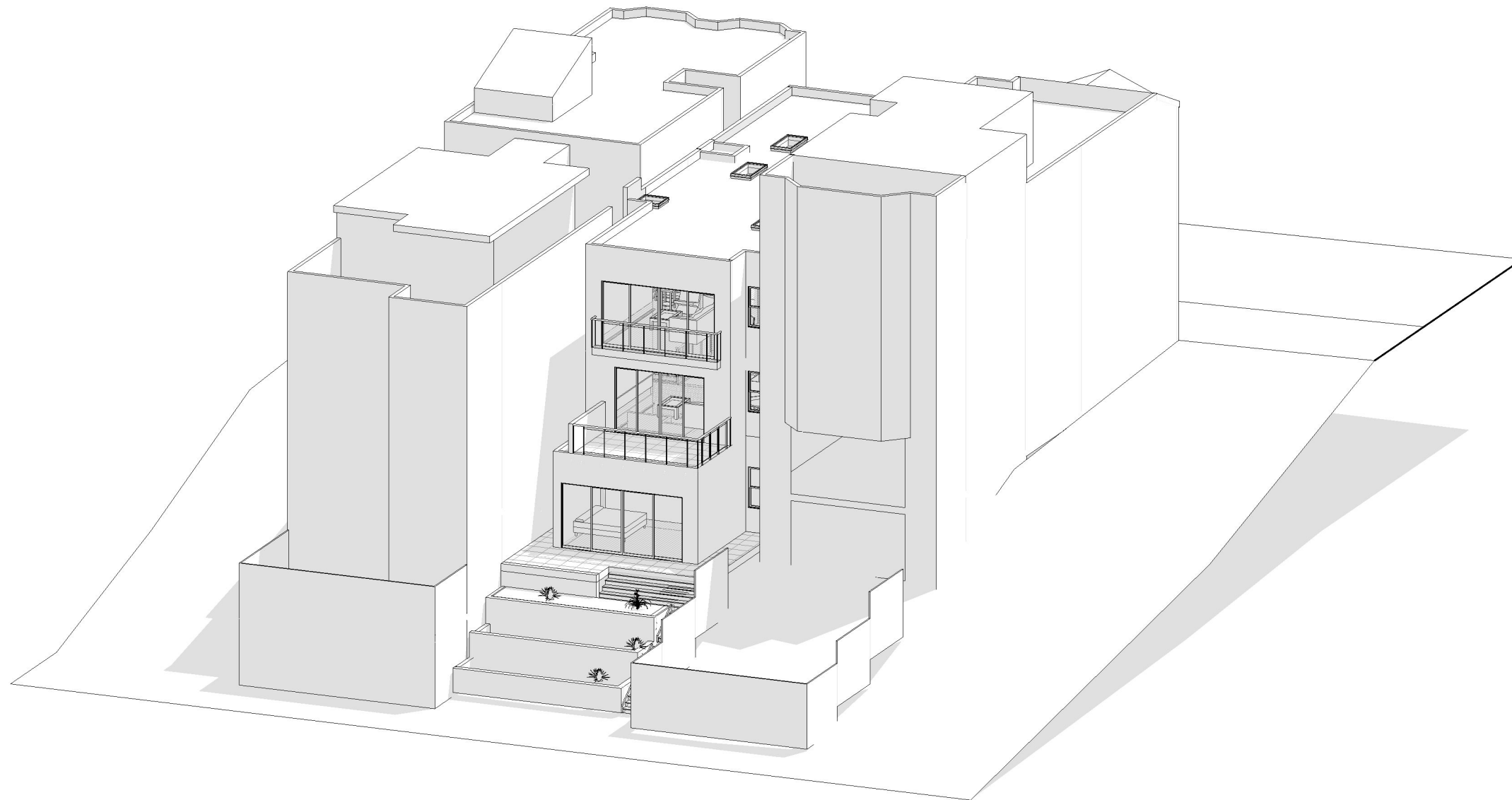
No.	Description	Date
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2		02/27/2018

ELEVATIONS		
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Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 1/16" = 1'-0"



No.	Description	Date
1		01/26/2018
2		02/27/2018

SECTIONS		
Project number	W2016	A 4.1
Date	02/27/2018	
Drawn by	SI	
Checked by	GJ, PP	
		Scale 1/16" = 1'-0"



① PROPOSED REAR PERSPECTIVE VIEW



PP

WETZEL RESIDENCE

2622-2624 GREENWICH ST., SAN FRANCISCO

No.	Description	Date
1		01/26/2018
2		02/27/2018

MASS STUDY

Project number	W2016
Date	02/27/2018
Drawn by	SI, JP
Checked by	GJ, PP

A 6.2
Scale