



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Office of the Deputy Director & City Engineer, Fuad Sweiss
Bureau of Street-Use & Mapping
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Jerry Sanguinetti, Bureau Manager

DPW Order No: 180800

DIRECTOR'S DECISION FOR A MAJOR ENCROACHMENT PERMIT (11ME-0001) TO EXTEND AN UNIMPROVED PORTION OF GREENWICH STREET TO PROVIDE VEHICULAR ACCESS TO A NEW GARAGE AT 1281-1283 GREENWICH STREET, AND TO INSTALL ADDITIONAL LANDSCAPING AND PUBLIC ACCESS IMPROVEMENTS WITHIN THE UNIMPROVED PORTION OF THE GREENWICH STREET PUBLIC RIGHT-OF-WAY LOCATED BETWEEN HYDE AND LARKIN STREETS ADJACENT TO GEORGE STERLING PARK. (AB 0095/023, 0095/024 & 0095/025).

APPLICANT: Reuben & Junius, LLP
Attn: Daniel Frattin
1 Bush Street, Suite 600
San Francisco, CA. 94104

Butler Armsden Architects
Attn: Lewis Butler
1014 Howard Street
San Francisco, CA 94103

OWNER: Jeremy Ricks
1281-1283 Greenwich Street
San Francisco, CA 94109

DESCRIPTION OF REQUEST: Major Encroachment Permit

BACKGROUND:

1. The applicant filed a Major Encroachment application with the Department of Public Works (DPW) on March 11, 2011.
2. City Planning found the project to be in conformity with the General Plan (Case # 2011.0579R) in a memo dated July 10, 2012.
3. DPW sent out a permit referral to San Francisco Municipal Transportation Agency (SFMTA) for a TASC (Transportation Advisory Street Committee) decision on July 20, 2012.
4. The project is presented and heard at TASC on September 13, 2012. No concerns or inquiries are discussed. TASC approves the design.



5. DPW mailed out DPW Order Number 180,683 for a public hearing on September 25, 2012 to all the property owners within a 300-foot radius of the subject property.
6. Six (6) written neighborhood letters of support were submitted to DPW
7. A public hearing was held on October 24, 2012.
8. Hearing Officer, Janet Ng, conducted and considered testimony regarding the encroachment permit.
9. One (1) person testified in support of the project stating it will create four (4) additional parking spaces for the general public and local residents.

RECOMMENDATION: RECOMMENDED for APPROVAL of the request for the location at 1281-1283 Greenwich St and forward to the Board of Supervisors for a decision based on the following findings:

FINDING 1: The project is in conformity with the City's General Plan.

FINDING 2: Friends of Sterling Park, a committee of the Russian Hill Neighbor's Association supports the project.

FINDING 3: The project would preserve an existing large mature tree outside 1281-1283 Greenwich St.

FINDING 4: The project reinvigorates the unimproved segment of Greenwich St with permeable paving and new landscaping and creates a more accessible and welcoming atmosphere for pedestrians.

11/5/2012

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X 

Sanguinetti, Jerry
Bureau Manager

X 

Sweiss, Fuad
Deputy Director and City Engineer

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X Mohammed Nuru

Nuru, Mohammed
Director, DPW

