

REUBEN & JUNIUS_{LLP}

October 18, 2012

By Messenger

Mohammed Nuru
Director of Public Works
875 Stevenson Street, Room 460
San Francisco, CA 94103

Re: 1281-1283 Greenwich Street Major Encroachment Permit
Our File No.: 7058.02
DPW Order No.: 180683
Hearing Date: October 24, 2012

Dear Mr. Nuru:

Our firm represents Mr. Jeremy Ricks ("Sponsor"), who is the owner of property located at 1281-1283 Greenwich Street in San Francisco, California (the "Property"). On October 24th, 2012, the Department of Public Works will hear the Sponsor's request to recommend a Major Encroachment Permit that would allow alteration of an unimproved right-of-way located along Greenwich Street, in order to provide a new driveway with vehicular access to the Property (the "Project"). We respectfully request a favorable recommendation from the Department because this Project will advance the interests of the surrounding neighborhood by providing numerous pedestrian access and landscaping improvements.

Existing Conditions

The Property is located on an unimproved segment of Greenwich Street between Larkin and Hyde Streets, adjacent to George Sterling Park. Greenwich Street terminates at an unimproved right-of-way bordered by a concrete barrier wall, approximately forty-five feet east of the Property. Stairs run along both sides of the unimproved "street," extending down to Larkin Street. A north-south pedestrian pathway bisects the space, connecting the stairways with an entrance to George Sterling Park. Currently, the Sponsor has no vehicular access to his home and on-street parking is scarce. The existing unimproved right of way is unkempt and the area between the stairwells leading to Larkin Street is occupied by neglected vegetation. The stairs and pathways have also deteriorated from lack of maintenance.

Project Benefits

The Project proposes to extend Greenwich Street by creating a curving residential driveway with vehicular access to a new garage located at the Property, and would provide a range of benefits to the neighborhood, including:

- Beautification and landscaping of the surrounding area;
- Installation of a new seating and viewing area along an improved pedestrian pathway connecting the Greenwich Street stairwells to George Sterling Park;
- Commitment of the Sponsor to repair surrounding staircases and sidewalks that are currently deteriorating;
- Preservation of a large, mature tree in front of the Property; and
- Creation of a new residential driveway, providing improved access to neighboring properties in the event of emergencies.

These improvements would reinvigorate this unimproved segment of Greenwich Street and create a more accessible and welcoming atmosphere for pedestrians.

Project Support

From the early stages of the project, the Sponsor has been proactive in communicating with and soliciting feedback from neighbors, local associations and the community at large. In 2010, the Sponsor met with the Friends of Sterling Park to discuss the proposed Project. Later, in 2011, the Sponsor met with the Russian Hill Neighbors as well, to describe the Project and address any local concerns. Accordingly, the Project has garnered express support from adjacent neighbors and the Friends of Sterling Park. Supervisor Mark Farrell has no objection to the project. There is no known opposition at this time. A letter of support from the Friends of Sterling Park is attached for your reference.

Project Design

The Sponsor has also worked closely with the Planning Department to improve the Project's design. In March 2012, the Sponsor revised the Project design to conform to specific Planning Department suggestions, including:

- Replacement of an angled pattern of vegetation and retaining walls with a more topographic approach in the landscape design;
- Inclusion of native Californian vegetation to create a more natural appearance in the landscape;
- Retention of an existing walkway from George Sterling Park to the house, with the addition of pavers that will match those in the existing park;
- Identification of two options for open, vegetated driveway pavers; and

Mr. Mohammed Nuru

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- Reduction of the proposed driveway width from ten feet to eight feet.

Following these revisions, the Planning Department issued a General Plan Referral for the Project, declaring it in conformity with the Objectives and Policies of the General Plan. In making this finding, the Planning Department specifically noted that the Project would increase the public value of the site through pedestrian access improvements and enhance the appearance of the area through appropriate landscaping.

We look forward to discussing the Project further at the Department of Public Work's October 24th public hearing. The Department of Public Work's recommendation for approval of a major encroachment permit for the Project will not only benefit the Sponsor, but will provide numerous pedestrian access and landscaping improvements that will advance the interests of the surrounding neighborhood.

Very truly yours,

REUBEN & JUNIUS, LLP



Daniel Frattin

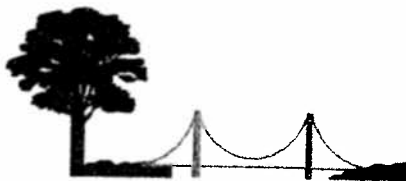
cc: Stacey Lee, DPW
Jeremy Ricks
Lewis Butler, Butler Armsden
Reba Jones, Butler Armsden

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REUBEN & JUNIUS^{LLP}

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Friends of Sterling Park

November 29, 2010

City and County of San Francisco
Department of Planning
1 Dr. Carlton B. Goodlett Place
City Hall, Room 348
San Francisco, CA 94102

To Whom It May Concern:

I am writing to express our support for a driveway and garage project that has been proposed by the owner of 1281-1283 Greenwich Street, Jeremy Ricks. This letter is written on behalf of The Friends of Sterling Park (FOSP), a committee of the Russian Hill Neighbors' Association. FOSP is comprised of about 20 neighbors who reside next to or in the vicinity of Sterling Park. Sterling Park is part of the SFPUC Water Department's property known as Lombard Reservoir, and is within the block bounded by Greenwich, Larkin, Lombard and Hyde Streets.

The FOSP Committee's primary concerns are the beautification, maintenance and safety of Sterling Park and its adjacent areas, thereby making it a nicer place for all neighbors and visitors. Nearly all of our Committee members are long time residents of the neighborhood, and all care deeply about its appearance and livability. One of the areas where our Committee maintains landscaping is a small plot of land right next to 1281 Greenwich St. The proposed driveway project would pass through part of this plot.

Our Committee invited Mr. Ricks to our last meeting, and we reviewed with him his tentative plans for a driveway and garage. We were pleased to learn that Mr. Ricks is willing to install and maintain, at his expense, significant additions to the landscaping that will enhance the beauty of the area. This project will also provide parking for four cars thereby creating up to 25% more available parking spaces on Greenwich Street adjacent to Sterling Park, Lombard Reservoir and the tennis/basketball courts atop Lombard Reservoir. This will make Sterling Park and the adjacent recreation area more accessible to the public, and it will provide much needed additional street parking for residents.

The members of the Committee present at the meeting unanimously agreed to voice their support for the project. The FOSP Committee believes it is consistent with the general plan for San Francisco and the critical needs of the neighborhood. It will enhance both the appearance and livability of the area.

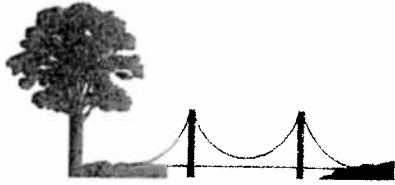
Sincerely,

A handwritten signature in cursive that reads "James Beard".

James Beard, President
1215 Greenwich Street #2A
San Francisco, CA 94109

A handwritten signature in cursive that reads "Charlie Ricks". To the right of the signature are two dates: "3/24/12" and "3/24/12".

Cc: Jeremy Ricks, 1283 Greenwich St., San Francisco, CA 94109



Friends of Sterling Park

February 16, 2012

City and County of San Francisco
Department of Planning
1 Dr. Carlton B. Goodlett Place
City Hall, Room 348
San Francisco, CA 94102

To Whom It May Concern:

Please refer to the attached copy of a letter dated November 29, 2010. Members of our committee, Friends of Sterling Park (FOSP), discussed this project at our most recent meeting held on February 13, 2012. We are still unanimously in support of the driveway and garage project being proposed by the owner of 1281-1283 Greenwich Street, Jeremy Ricks. We believe it will benefit the neighborhood.

Sincerely,

James Beard, President
1215 Greenwich Street #2A
San Francisco, CA 94109

Cc: Jeremy Ricks, 1283 Greenwich St., San Francisco, CA 94109

Heather Stearn
2250 Hyde

Paul Stearn
2250 Hyde

Gloria Gordon O'Flynn
1150 Lombard St.

Helen Hilton Rouse
2256 Hyde St.

Nancy Super
2264 Hyde St.

Wayne Gray
1310 Greenwich St #401

I am a dog walker and love the proposed plans.

(415) 599-3935

Shannon White
1521 Chestnut St Apt 1
San Francisco CA 94123

Shannon White Shannon White