



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* July 10, 2012

*Case No.:* Case No. 2011.0579R  
1281-83 Greenwich Street:  
Greenwich Street Extension & Open Space Improvements

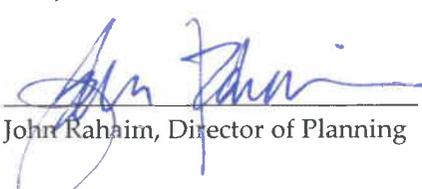
*Block/Lot No.:* 0095/023, 0095/024, & 0095/025

*Project Sponsor:* Daniel Frattin  
Reuben & Junius, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104

*Applicant:* Stacey Lee  
San Francisco Department of Public Works  
875 Stevenson Street, Room 410  
San Francisco, CA 94103

*Staff Contact:* Jon Swae – (415) 575-9069  
[jon.swae@sfgov.org](mailto:jon.swae@sfgov.org)

*Recommendation:* Finding the project, on balance, **in conformity** with the General Plan, as described further in this Case Report.

*Recommended By:*   
John Rahaim, Director of Planning

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

On May 24, 2011, the Department received a request for a General Plan Referral as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The proposed Project seeks to extend Greenwich Street to provide vehicular access to a new garage at 1281-83 Greenwich and make corresponding landscaping and public access improvements.

The Project involves alterations to the unimproved public right-of-way located along Greenwich Street between Hyde and Larkin Streets adjacent to George Sterling Park. An open green space is located here bordered on either side by pedestrian staircases that extend down to Larkin Street. A north-south pedestrian pathway bisects the space connecting the stairways with an entrance to Sterling Park.

The Project would create landscaping improvements, expand public access, and create pedestrian amenities and a curving residential driveway to 1281-83 Greenwich Street (see Attachment A). Landscape improvements would reflect the naturalistic surroundings of the site. The large mature tree in front of 1281 Greenwich will be preserved. Public access improvements include the creation of new seating/viewing area located along the north-south pedestrian pathway. The Project Sponsor agrees to make repairs to surrounding staircases and sidewalks as requested by the Department of Public Works. The Project requires a Major Encroachment Permit. Any proposed tree removal will also require a permit through the Department of Public Works. Support for this project has been voiced by adjacent neighbors, District 2 Supervisor Mark Farrell and the Friends of Sterling Park.

The project has been reviewed for consistency General Plan policies and with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are attached.

#### ENVIRONMENTAL REVIEW

The project has received a Categorical Exemption under CEQA Guidelines Section 15301, Class 1-Existing Facilities: Minor Alterations of Existing Public or Private Facilities involving Negligible or No Expansion of Use.

#### GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in conformity** with the following Objectives and Policies of the General Plan. Note that General Plan Objectives and Policies appear in **Bold Font**, General Plan text is shown in regular font, and staff comments appear in *italic font*:

#### RECREATION & OPEN SPACE ELEMENT

##### POLICY 2.2

##### **Preserve existing public open space.**

Despite general agreement on the need to preserve public open space, over the years developments may indeed be proposed on public land designated as open space in this plan. It is anticipated that the most persuasive arguments in favor of development will be based on the "public value" of the proposed development.

*Comment: The proposed project increases the public value of the site with pedestrian access improvements including a seating and viewing area along the pedestrian pathway. A landscaping plan will improve the appearance of the site.*

## URBAN DESIGN ELEMENT

## POLICY 2.2

**Limit improvements in other open spaces having an established sense of nature to those that are necessary, and unlikely to detract from the primary values of the open space.**

*Comment: The project would reinforce the naturalistic setting of the site by preserving the large mature tree outside 1281-83 Greenwich and implementing an appropriate landscape plan.*

## POLICY 2.9

**Review proposals for the giving up of street areas in terms of all the public values that streets afford.**

*Comment: The project increases the public value of the site with pedestrian access improvements including a seating and viewing area along the pedestrian pathway. A landscaping plan will improve the appearance of the site.*

## PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

**Eight Priority Policies Findings**

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The Project is limited to open space improvements and would have no effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

*The proposed project would conserve and protect the residential character of the neighborhood.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The Project would not effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposed project would not increase commuter traffic, nor cause it to impede MUNI transit service. The project would create new off-street parking spaces reducing the burden on street parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

*The Project would not affect the existing economic base in this area.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project would not impact emergency vehicle access, and thus would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake.*

7. That landmarks and historic buildings be preserved.

*The project would have no effect on landmarks or historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*Views would remain accessible to the public through improvement of the existing walkways and staircases within and adjacent to the open space. Access to sunlight would not be affected.*

**RECOMMENDATION:**

**Finding the Project, on balance, in conformity with the General Plan.**

**ATTACHMENTS**

Attachment A: Existing and Proposed Site Plan

CC: Jon Swae, Planning Department  
Glenn Cabrerros, Planning Department  
Sarah Dennis-Phillips, Planning Department  
Supervisor Mark Farrell, Board of Supervisors  
Catherine Stefani, Office of Supervisor Mark Farrell

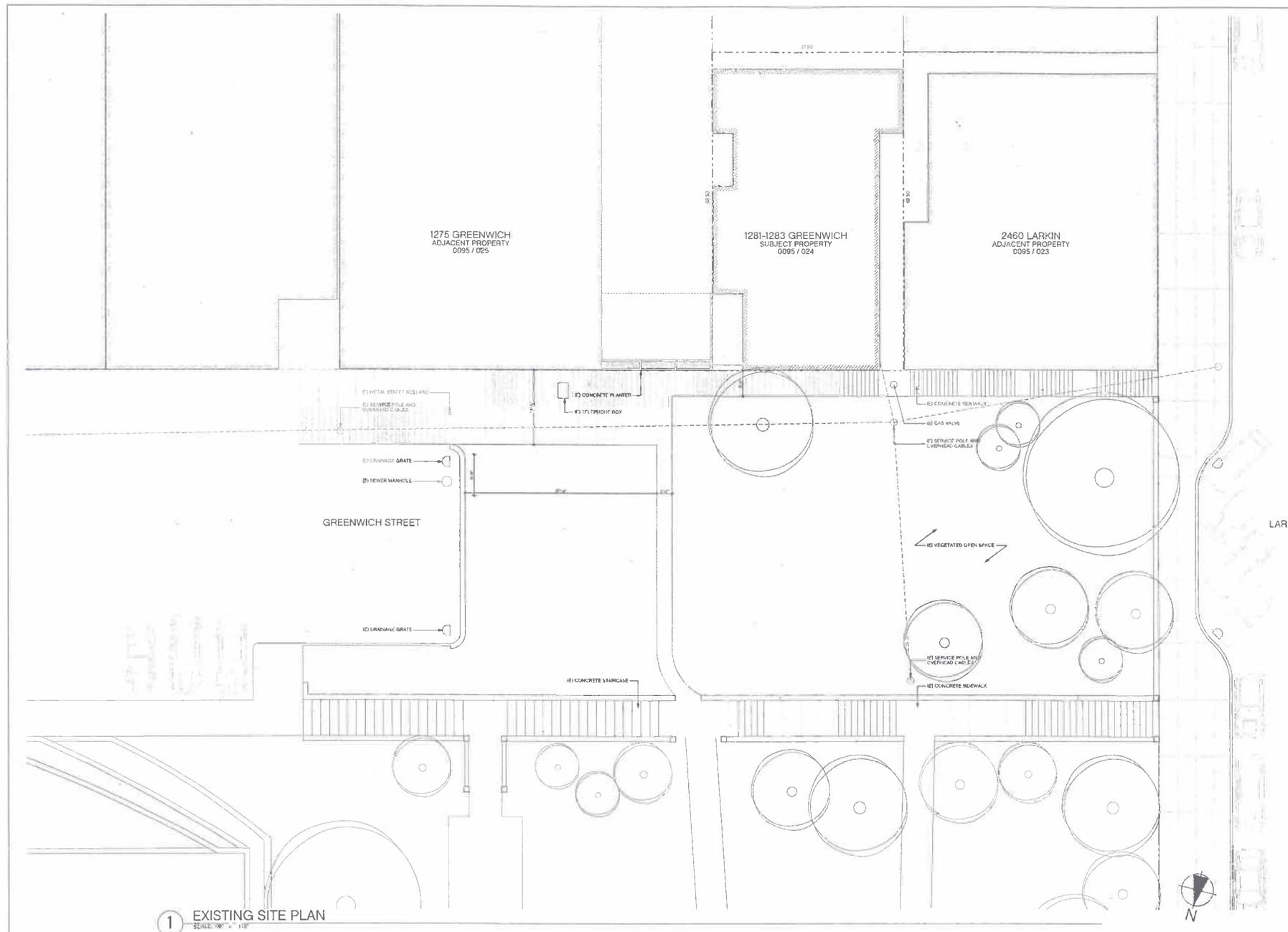
**Buller + Armston**  
 ARCHITECTS

2641 California Street  
 San Francisco CA 94115  
 T 415-474-1554  
 F 415-474-1554  
 a architect@bullerarmston.com  
 www.bullerarmston.com

1275 GREENWICH  
 ADJACENT PROPERTY  
 0095 / 025

1281-1283 GREENWICH  
 SUBJECT PROPERTY  
 0095 / 024

2460 LARKIN  
 ADJACENT PROPERTY  
 0095 / 023



1281-1283 GREENWICH STREET  
 1281-1283 GREENWICH STREET, SAN FRANCISCO, CA 94109

LARKIN STREET

PROJECT REVIEW

revisions	by

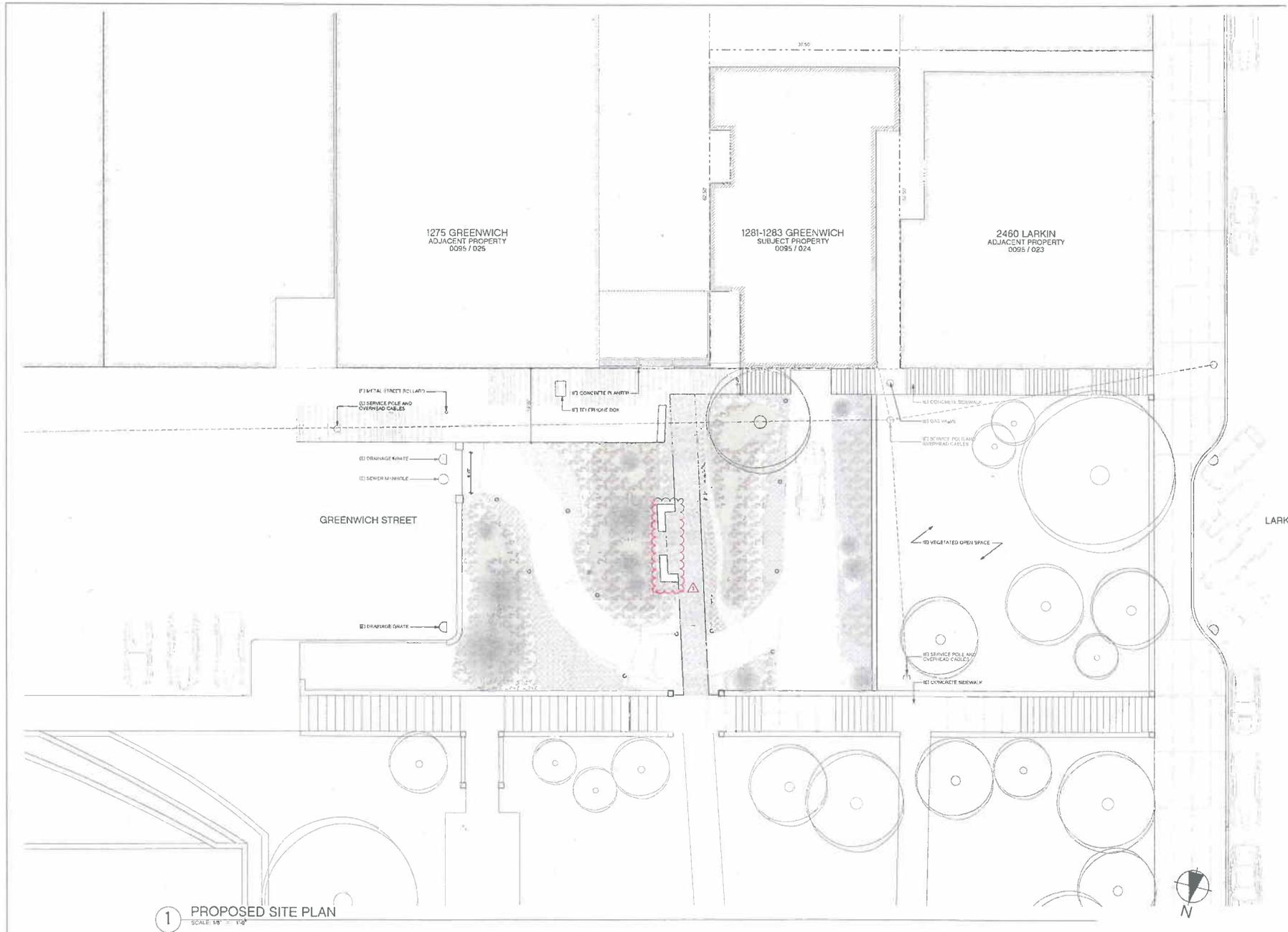
  

obs	1/201
date	FEB-07-2012
drawn	LS
checked	LS
scale	AS NOTED

EXISTING SITE  
 PLAN

1 EXISTING SITE PLAN  
 SCALE: 3/8" = 1'-0"





LARKIN STREET

GREENWICH STREET

PROJECT REVIEW

revisions	by
△ PUBLIC SETTING REVIEW - DRAWINGS	

job #	1281
date	FEB. 07, 2012
drawn	DS
checked	LB
scale	AS NOTED

PROPOSED SITE PLAN

1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



