



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

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**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, July 27, 2016**  
 Time: **Not before 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>1281 Greenwich Street</b>	Case No.: <b>2015-016300VAR</b>
Cross Street(s): <b>Larkin Street</b>	Building Permit: <b>2014.1017.9272</b>
Block /Lot No.: <b>0095/024</b>	Applicant: <b>Dave Swetz</b>
Zoning District(s): <b>RM-2 / 40-X</b>	Telephone: <b>(415) 674-5554</b>
Area Plan: <b>None</b>	E-Mail: <a href="mailto:swetz@butlerarmsden.com">swetz@butlerarmsden.com</a>

## PROJECT DESCRIPTION

The proposal is to fully enclose a partially-enclosed patio space at the top floor within the required rear yard.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 28 feet. The project proposes to enclose a partially enclosed patio within the last 15 feet, seven inches of lot depth, which would expand the building envelope and enlarge the noncomplying structure. Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

## ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department’s website at: <http://notice.sfplanning.org/2015-016300VAR.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**  
 Planner: **Carly Grob** Telephone: **(415) 575-9138** E-Mail: [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Section 311 Neighborhood Notification is not required for this project.

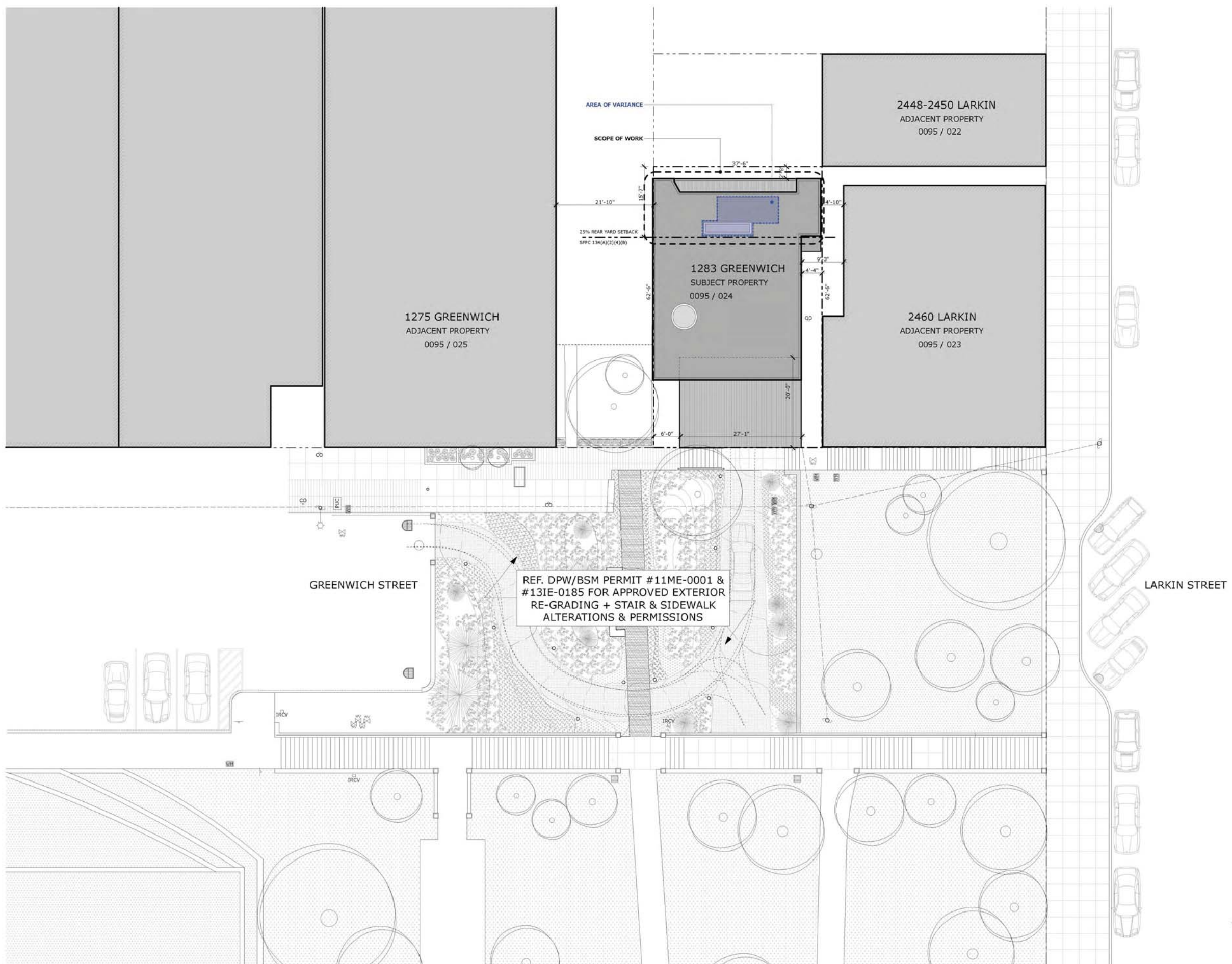
## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

**GREENWICH STREET RESIDENCE**  
1283 GREENWICH STREET, SAN FRANCISCO, CA, 94109, USA



**VARIANCE**

REVISIONS:	BY:

JOB#:	1322
DATE:	11/XX/2015
DRAWN:	SR / DS
CHECKED:	LB
SCALE:	AS NOTED



**SITE PLAN**

**1** PROPOSED SITE PLAN  
SCALE: 1" = 10'



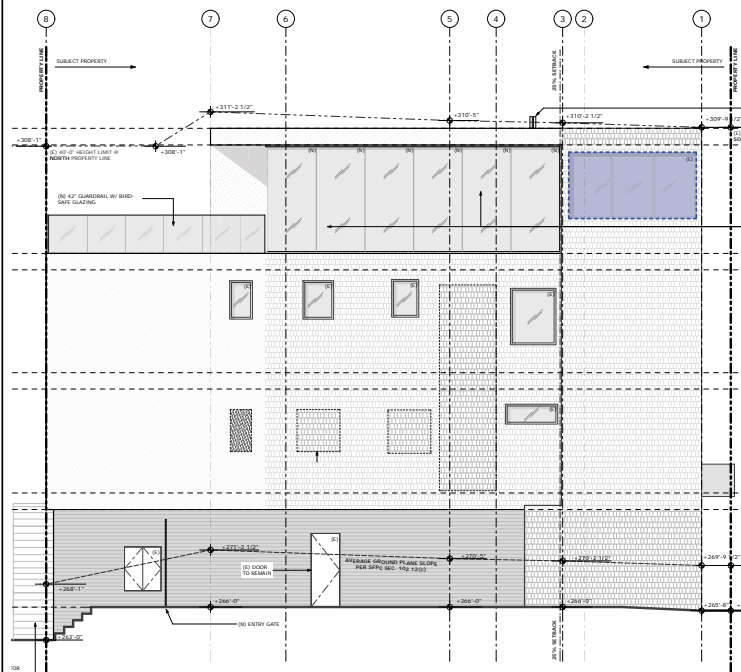
**GENERAL NOTES**

THIS SHEET INCLUDES DRAWINGS APPROVED BY PLANNING UNDER BPA#2014.1017.9272 AS A REFERENCE SHEET.

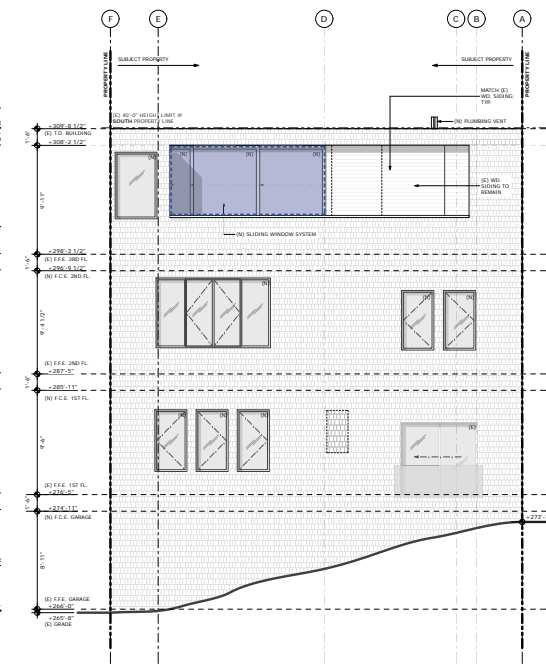
**LEGEND**

INDICATES AREA REQUIRING VARIANCE UNDER THIS PERMIT

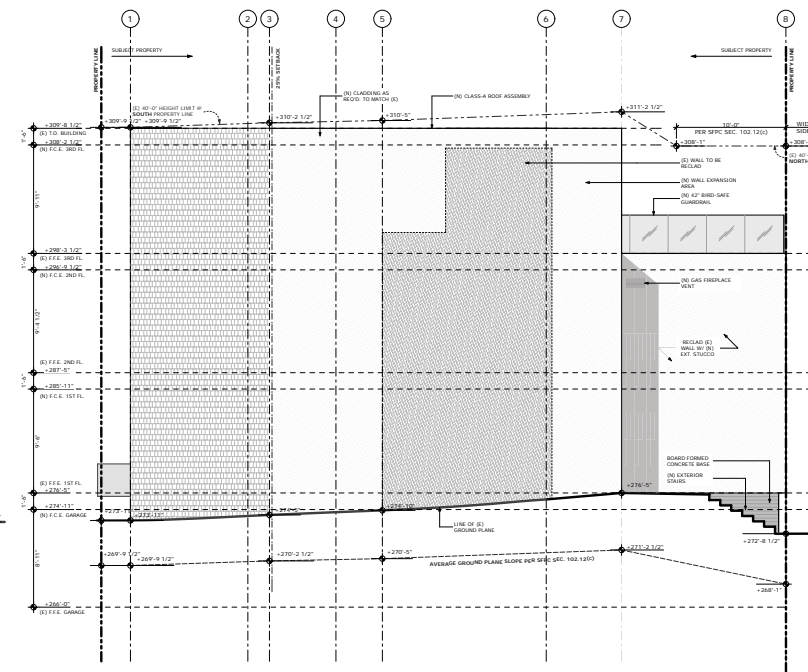
1420 SUTTER STREET  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-674-5554  
F 415-674-5558



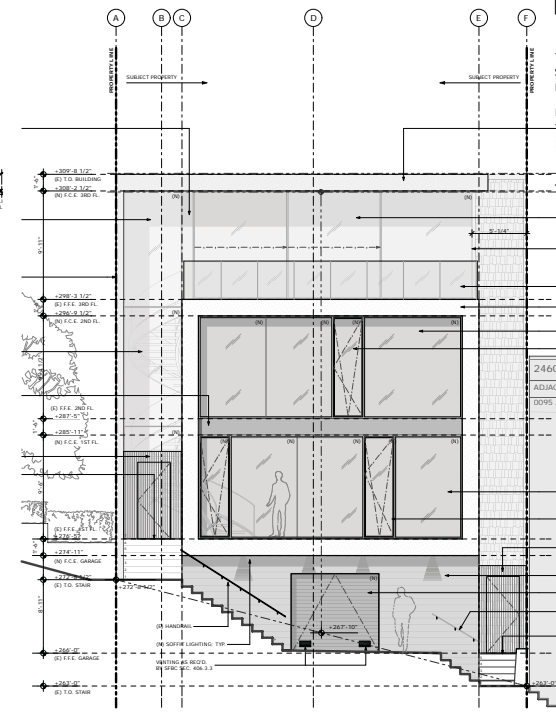
**8** WEST ELEV. BPA#2014.1017.9272  
NOT TO SCALE



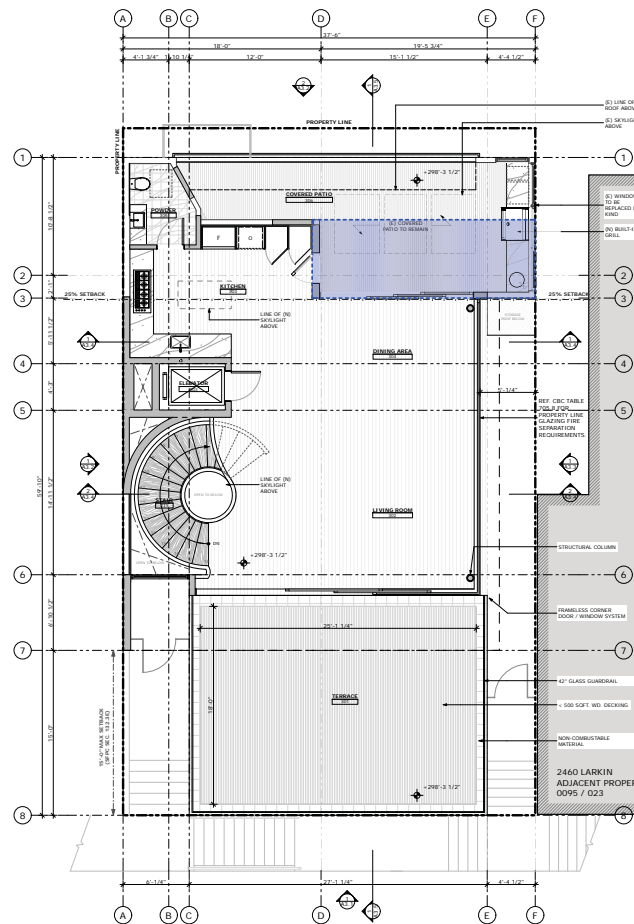
**6** SOUTH ELEV. BPA#2014.1017.9272  
NOT TO SCALE



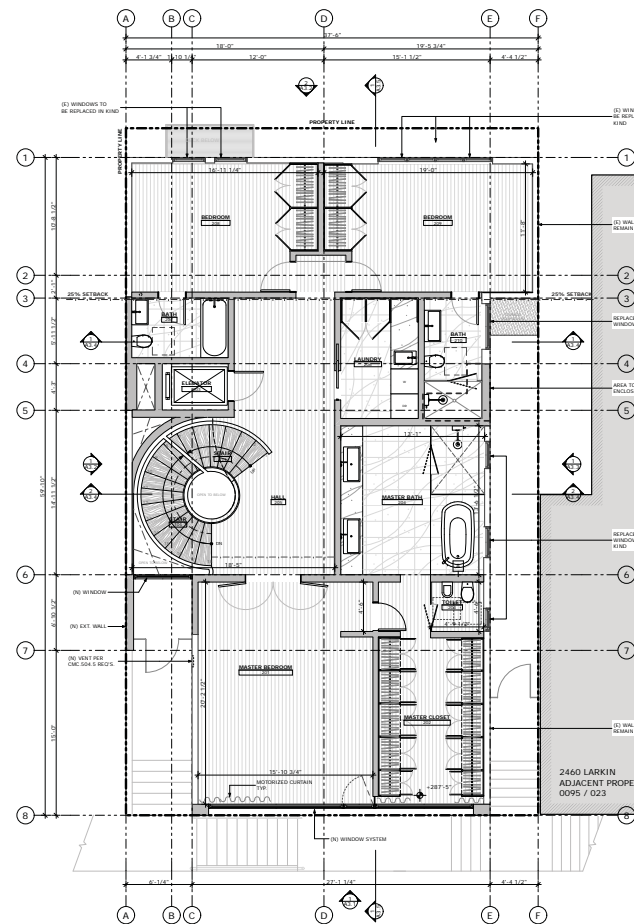
**4** EAST ELEV. BPA#2014.1017.9272  
NOT TO SCALE



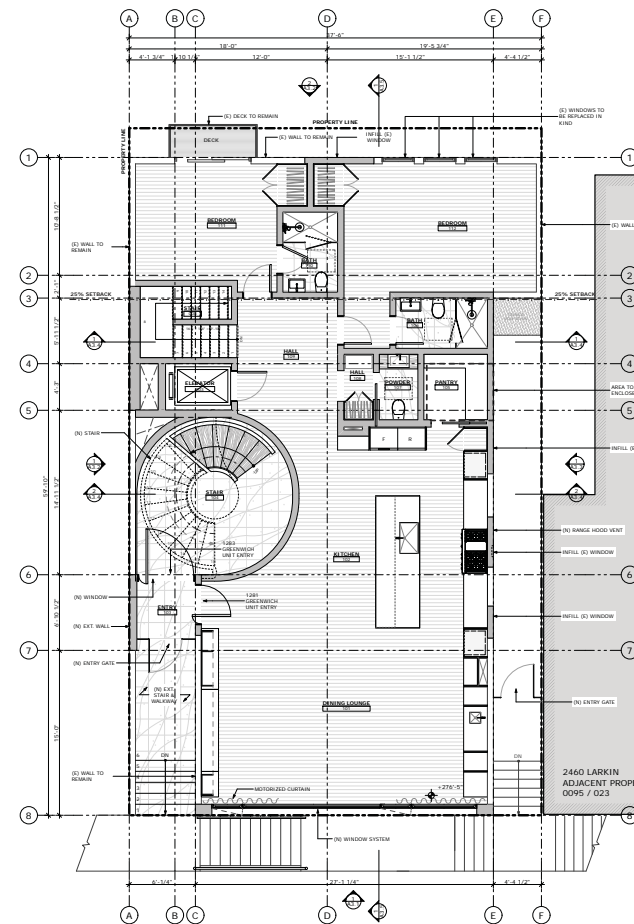
**2** NORTH ELEV. BPA#2014.1017.9272  
NOT TO SCALE



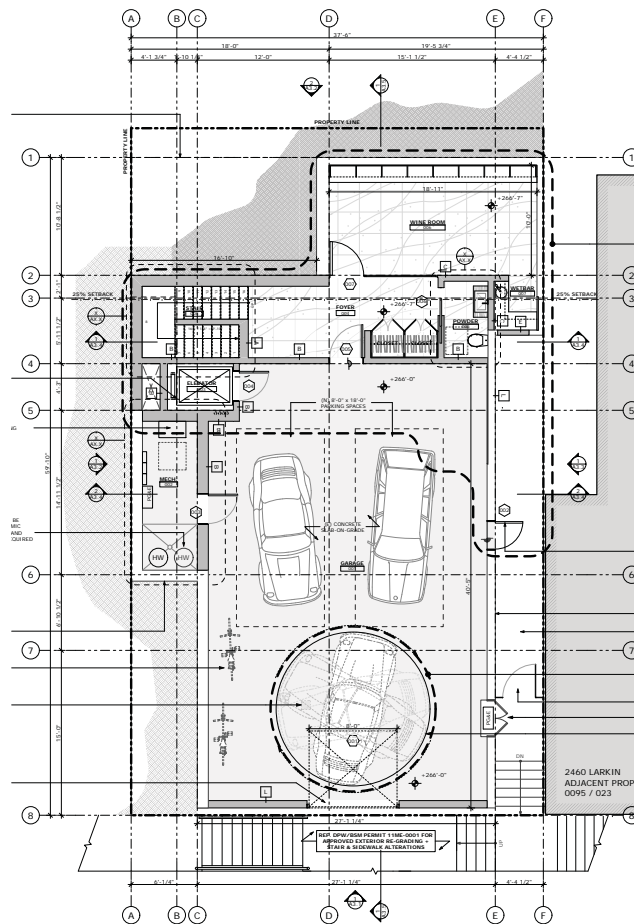
**7** THIRD LEVEL BPA#2014.1017.9272  
NOT TO SCALE



**5** SECOND LEVEL BPA#2014.1017.9272  
NOT TO SCALE



**3** FIRST LEVEL BPA#2014.1017.9272  
NOT TO SCALE



**1** BASEMENT BPA#2014.1017.9272  
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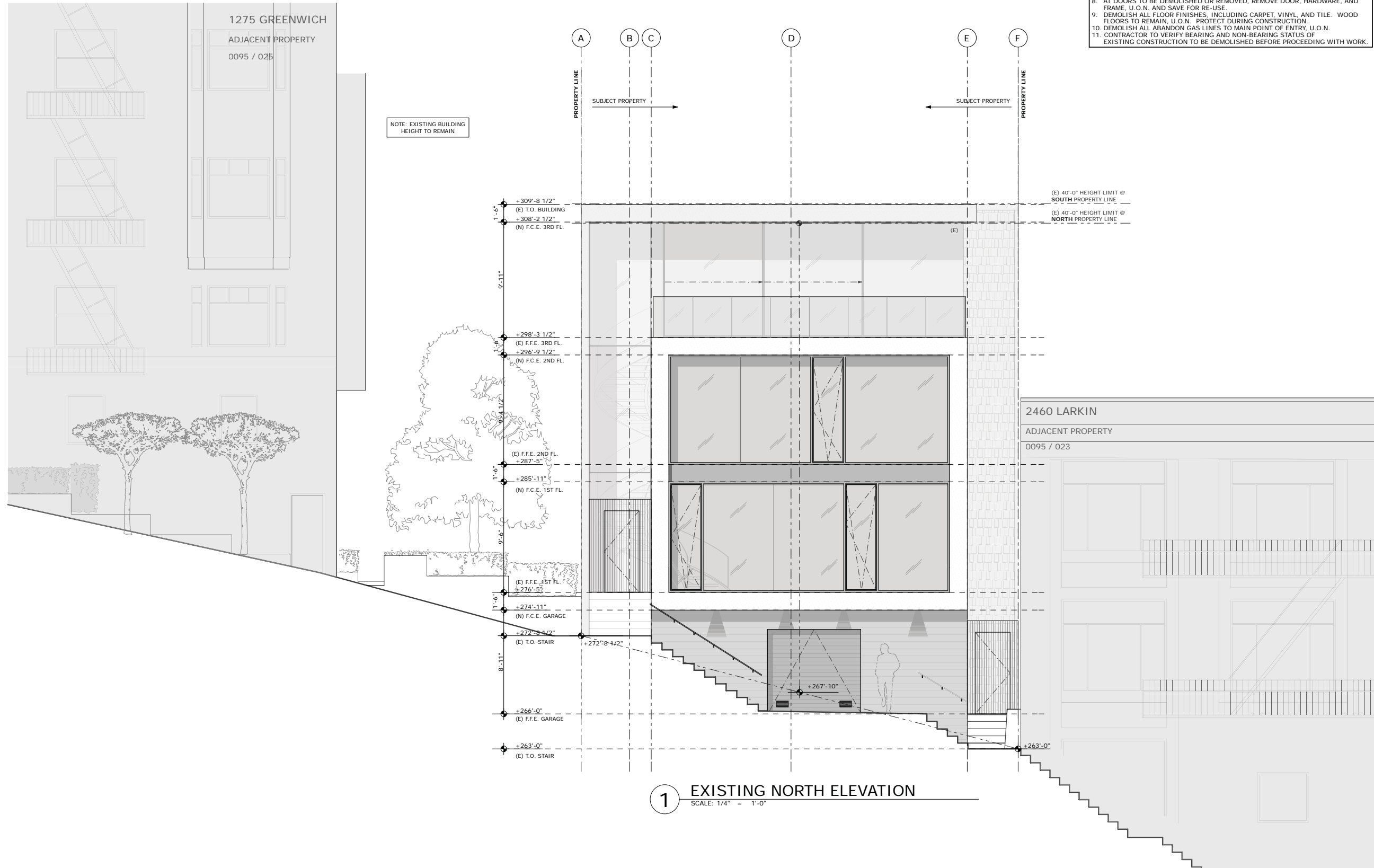
**GENERAL DEMOLITION NOTES**

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.



1420 SUTTER STREET  
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**GREENWICH STREET RESIDENCE**  
1281 / 1283 GREENWICH STREET, SAN FRANCISCO, CA, 94109, USA



**NO WORK UNDER THIS SCOPE SHOWN FOR REFERENCE ONLY**

**VARIANCE**

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**DEMO NORTH ELEVATION**



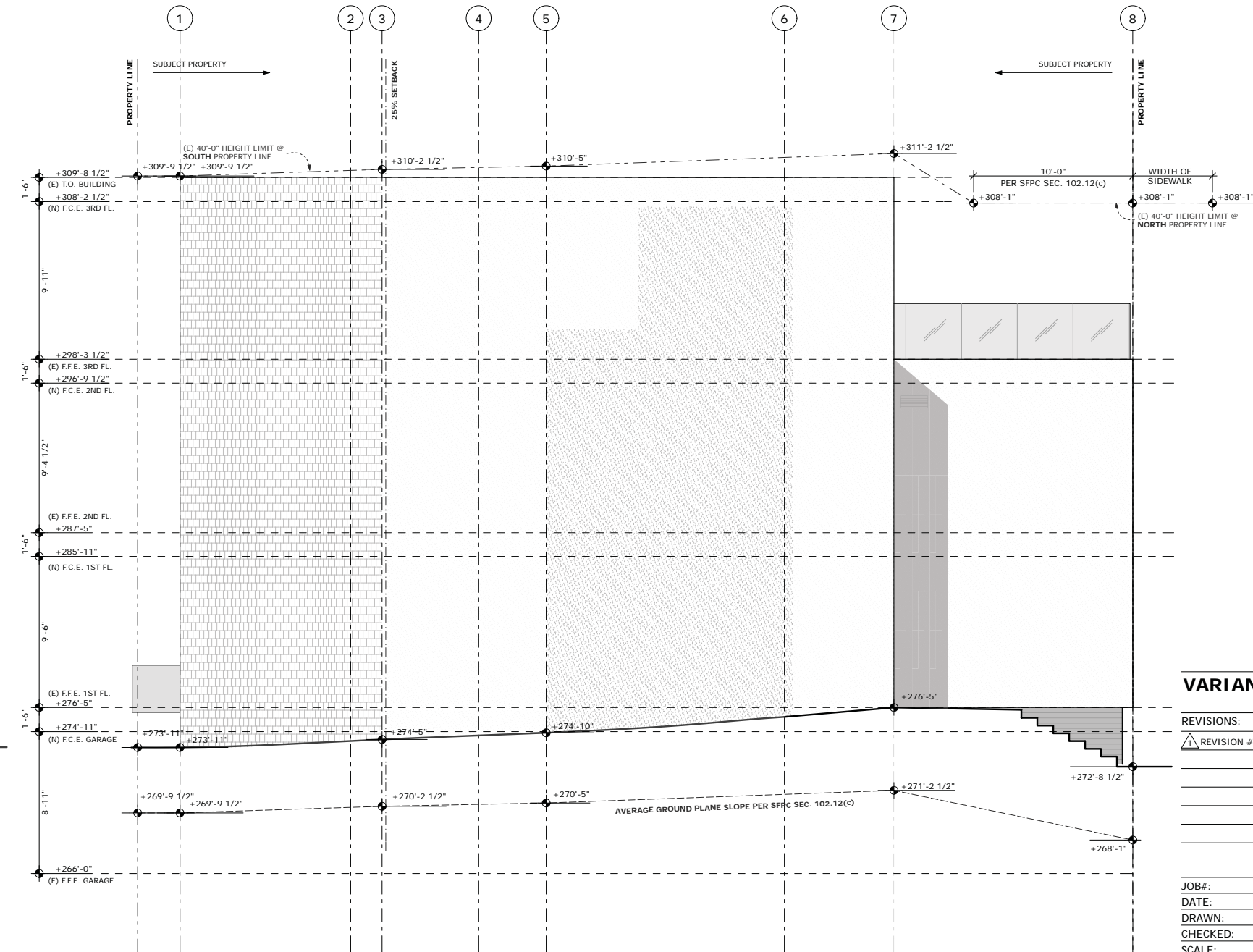
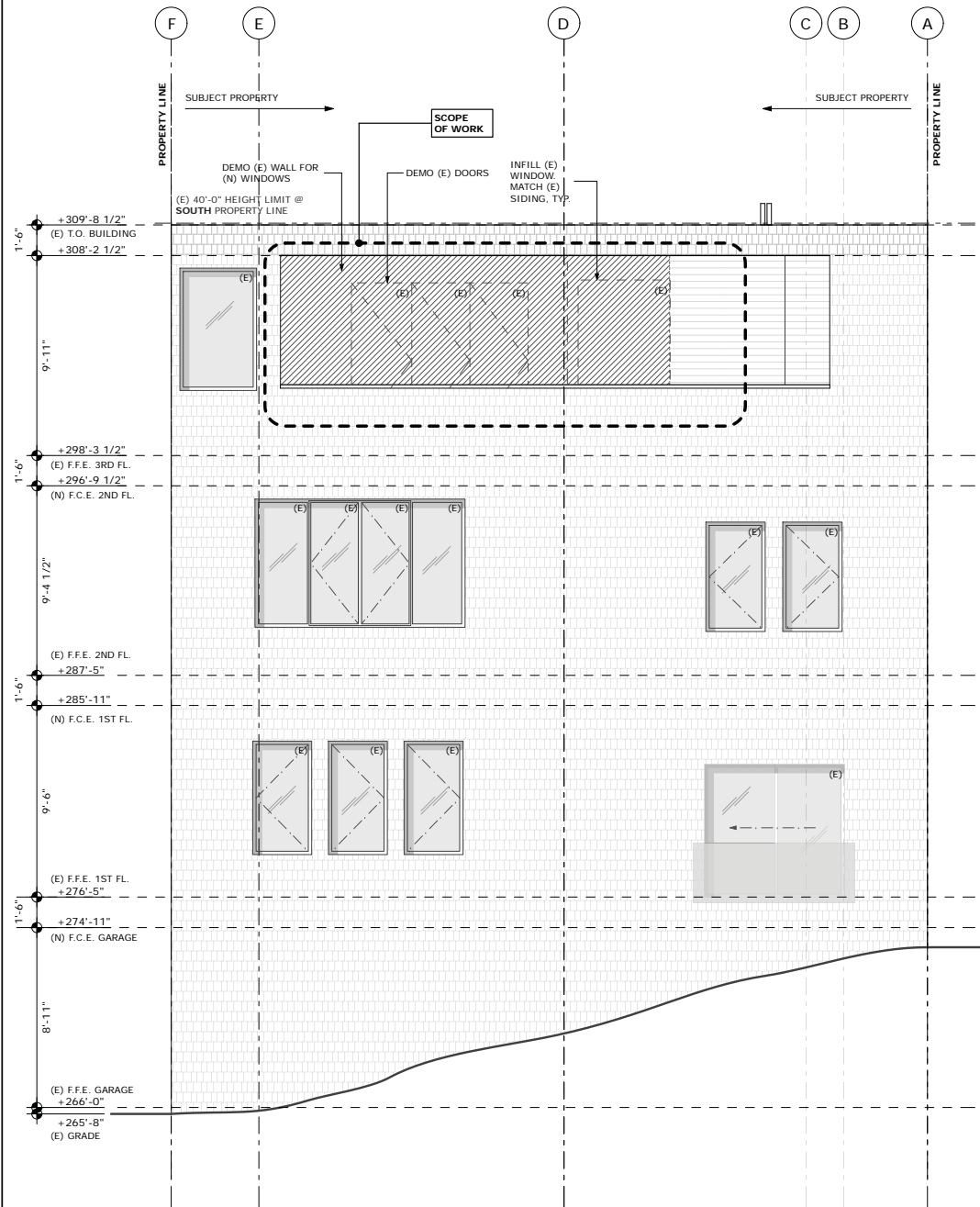
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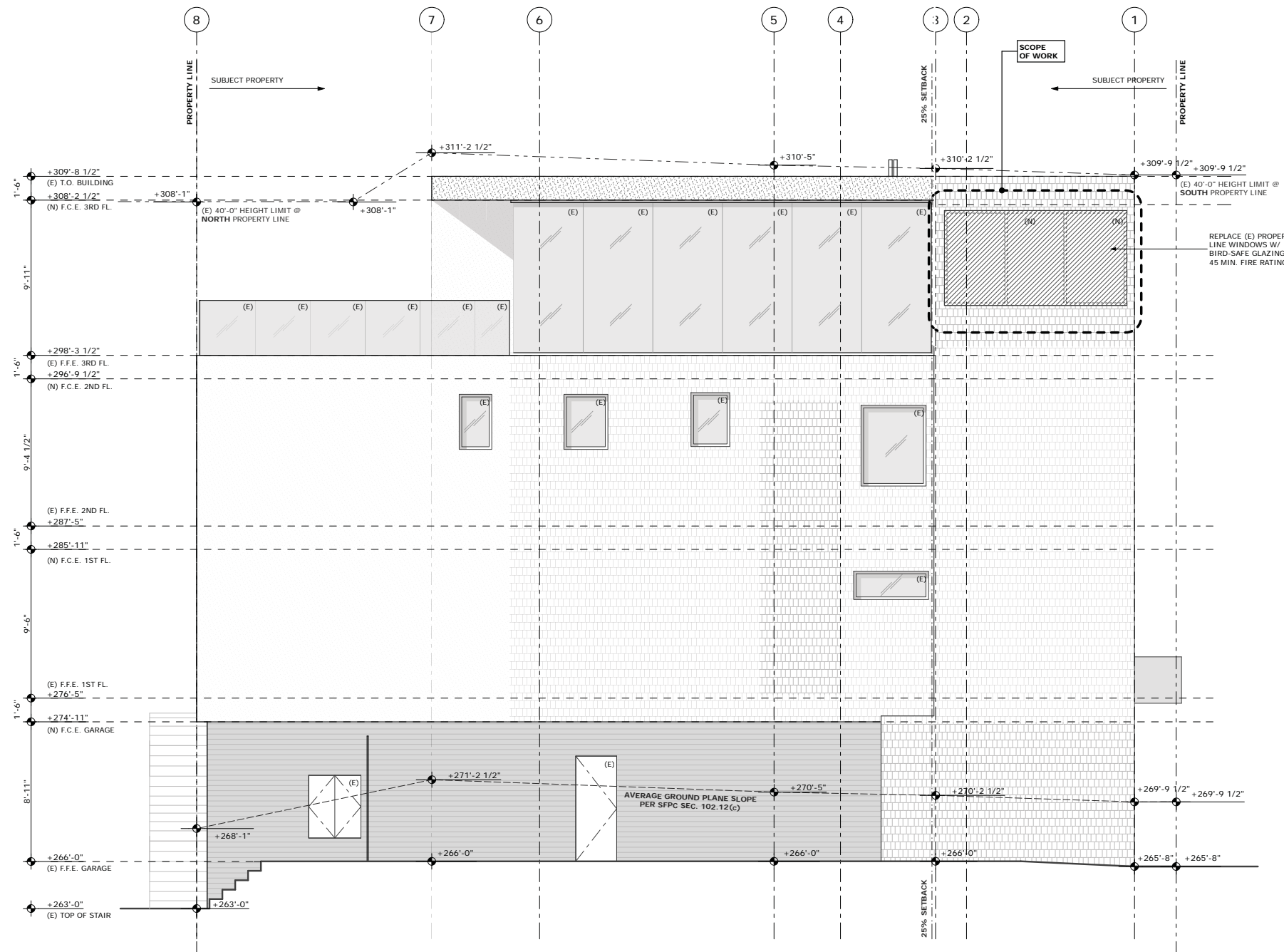


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DEMO SOUTH & EAST ELEVATIONS



**1 DEMO WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

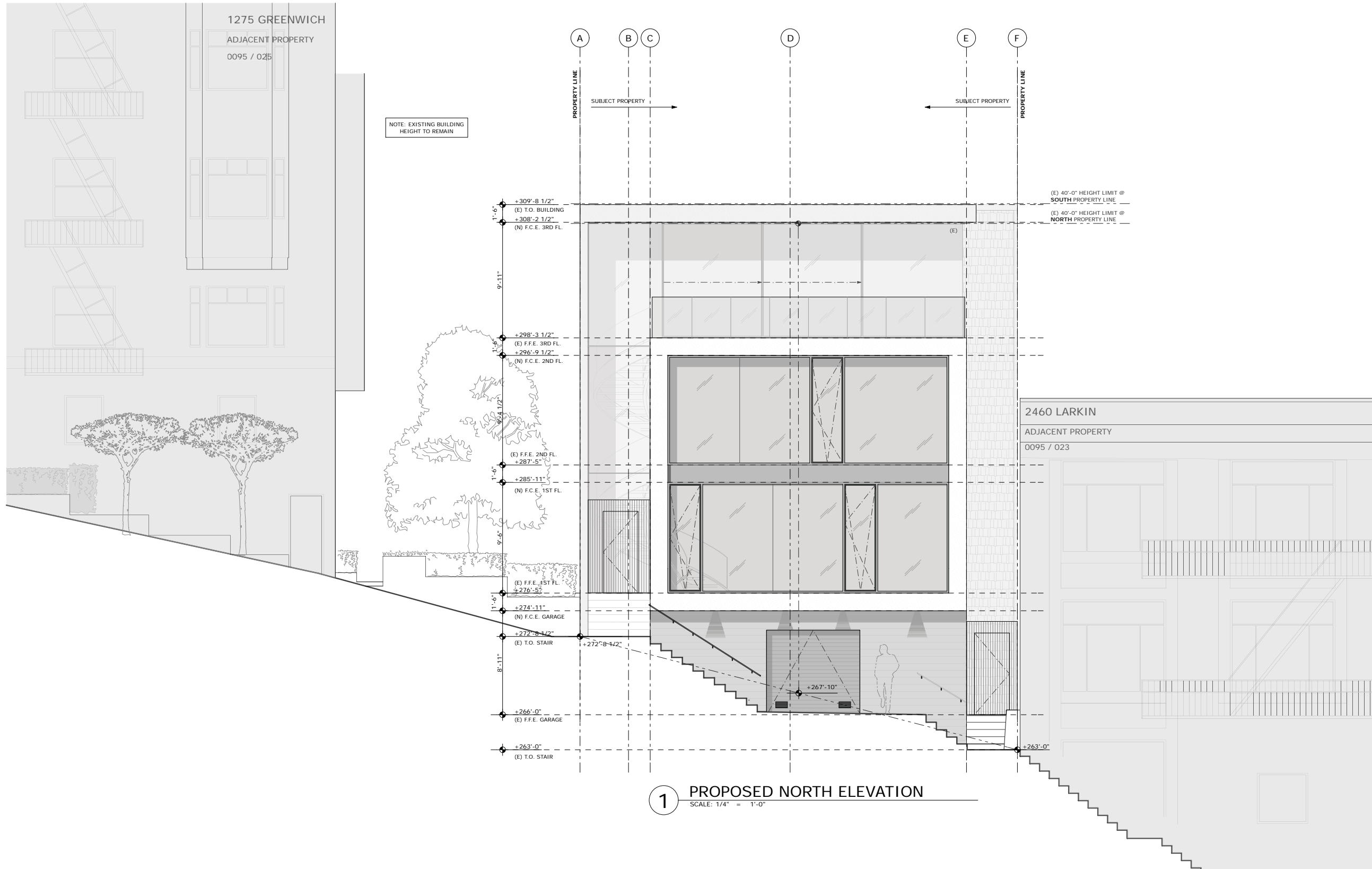
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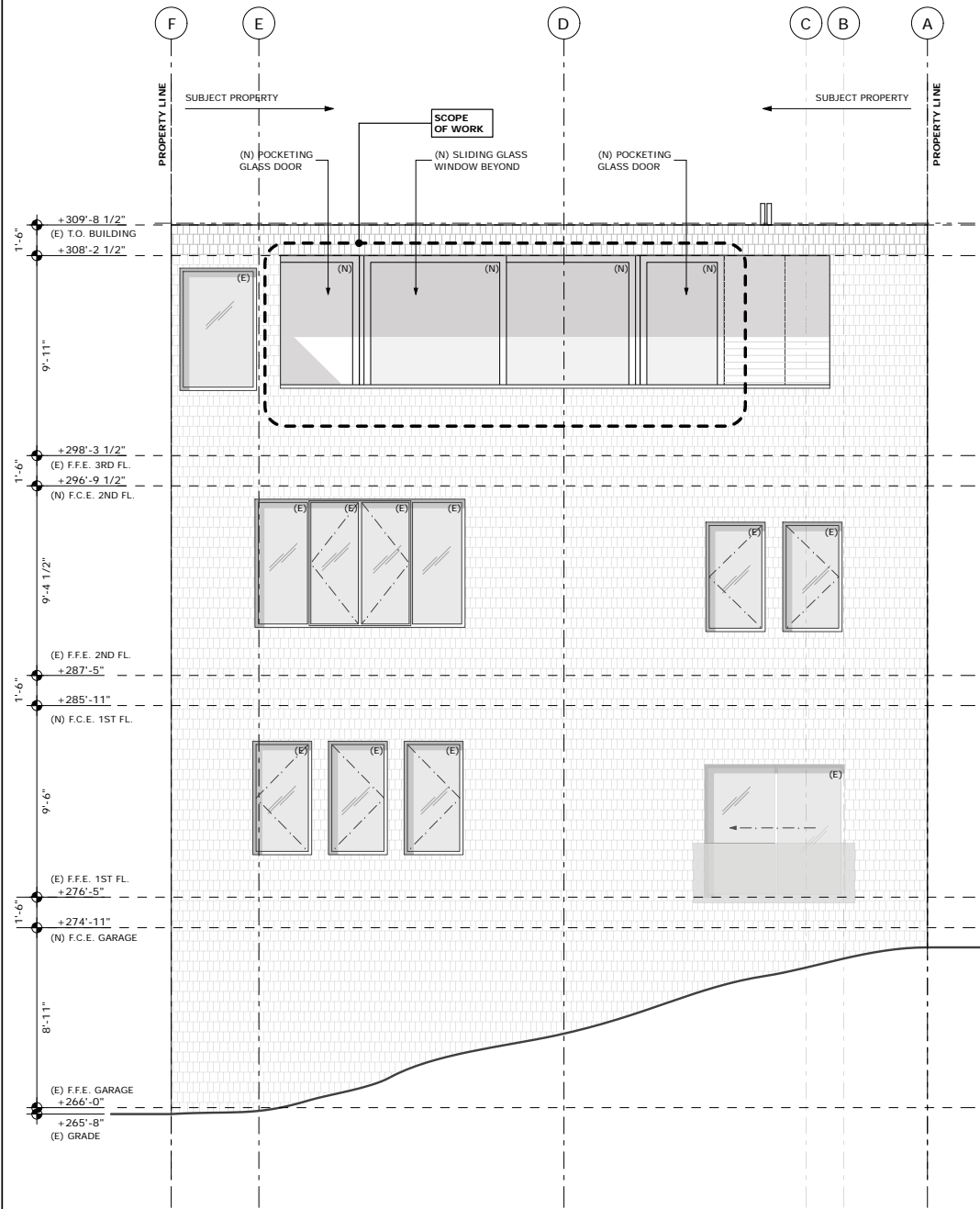
**DEMO WEST ELEVATION**



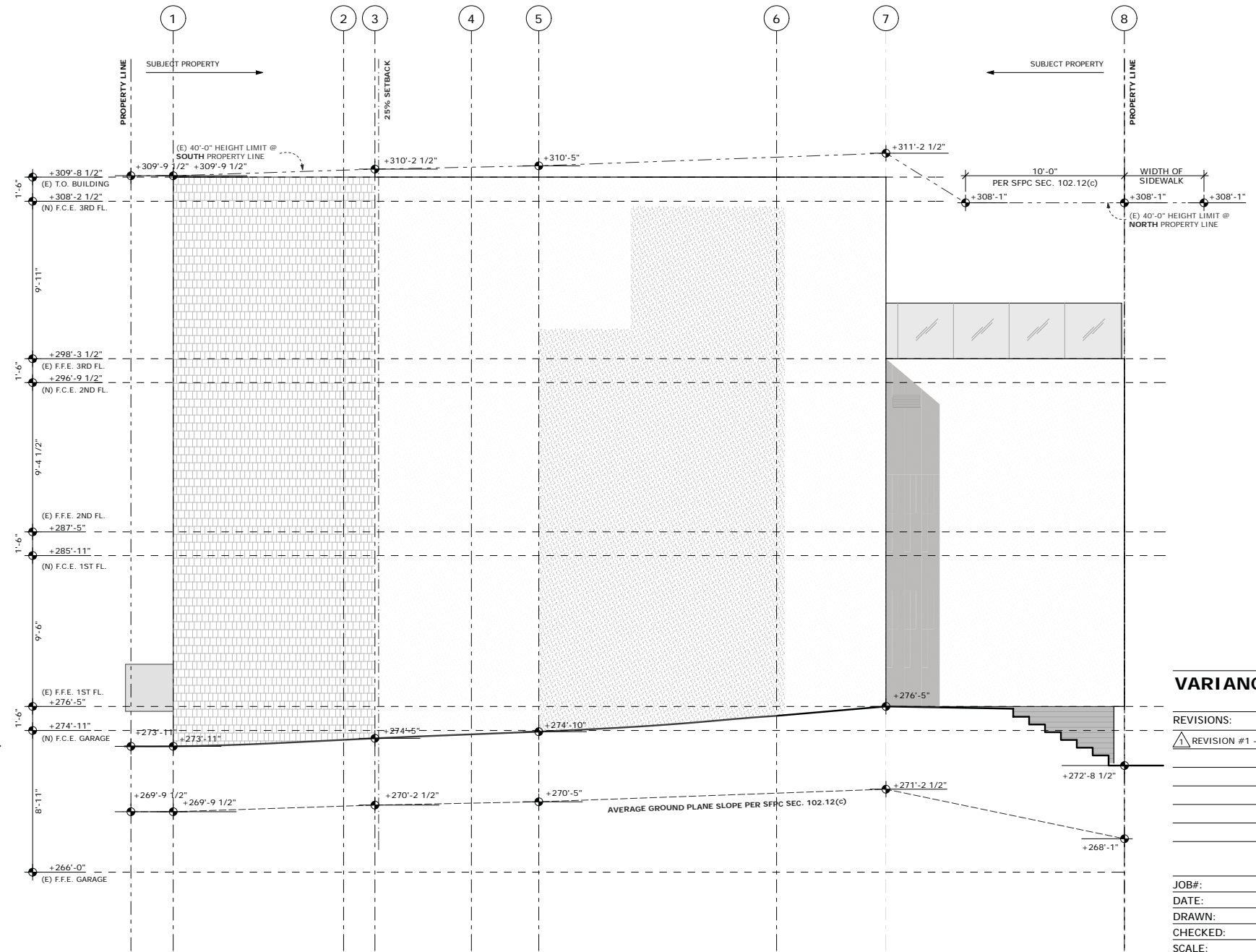


PROPOSED  
NORTH  
ELEVATION

**GREENWICH STREET RESIDENCE**  
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**2** PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



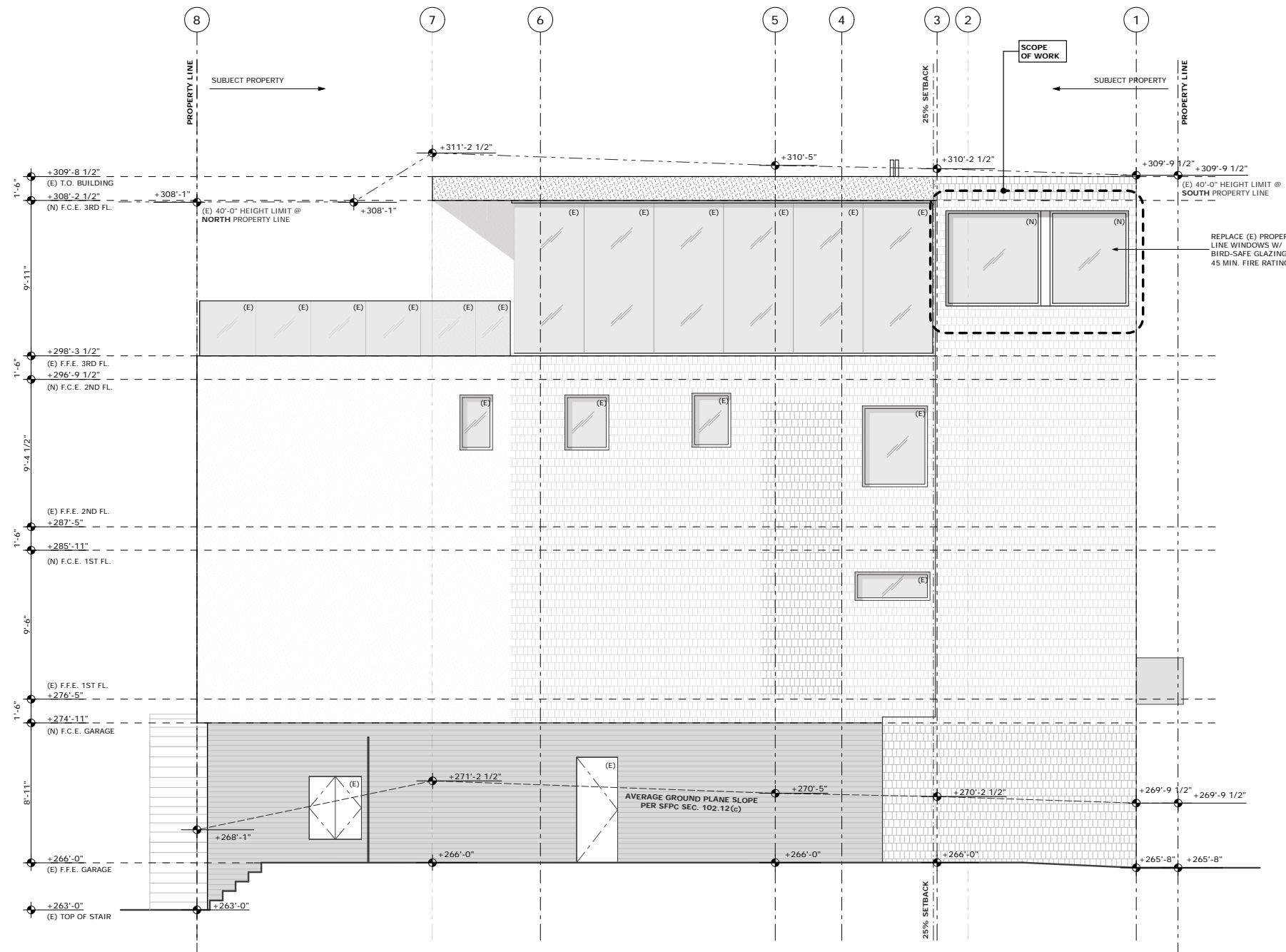
**1** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**VARIANCE**

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**PROPOSED SOUTH & EAST ELEVATIONS**



**1** PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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PROPOSED  
WEST  
ELEVATION