



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger HEARING DATE DECEMBER 6TH, 2012

Date: November 29th, 2012
Case No.: **2012.0927D**
Project Address: **1144-1146 CASTRO STREET**
Permit Application: **2012.07.19.5186**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2804/006
Project Sponsor: Daniel Robinson
MacCracken Architects
479 Ninth Street, Second Floor
San Francisco, CA 94103
Staff Contact: Tom Wang– (415) 558-6335
thomas.wang@sfgov.org
Recommendation: **Do not take DR and approve as proposed.**

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

The project is to merge two dwelling units into one unit, changing the existing two-family dwelling to a single-family dwelling. The project also includes the construction of a one-story rear horizontal addition with a roof deck above and various interior alterations. Upon completion of the project, the proposed single-family dwelling would contain a total floor area of approximately two thousand seven hundred fifteen square feet.

SITE DESCRIPTION AND PRESENT USE

The subject lot is located on the west side of Castro Street between Elizabeth and 23rd streets in the Noe Valley neighborhood and measures approximately 21 feet wide and 80 feet deep, totaling 1,698 square feet. It is developed with a two-story over garage, two-family dwelling constructed circa 1900 according to the City Assessor's Office records. The subject property is in an RH-2 Zoning District and a 40-X Height and Bulk District.

The existing building is comprised of a one-car garage; a one-bedroom unit, occupying a rear portion of the ground floor and the entire second floor with a total floor area of approximately 1,444 square feet; and a two-bedroom unit, occupying the third floor with a total floor area of approximately 978 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is in the Noe Valley neighborhood. The surrounding residential neighborhood consists of a combination of two-, three-, and four-story buildings with a range of architectural styles and forms. Buildings along the subject block-face and the opposite block-face are mainly occupied by single- and two-family homes. Both of the immediately adjacent lots measure approximately twenty one feet wide and eighty feet deep. The adjacent lot to the south is developed with a three-story, two-family dwelling. The adjacent lot to the north is developed with a three-story, three-family dwelling. The subject block-face along Castro Street contains a lateral down slope from north (23rd Street) toward south (Elizabeth Street).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 26 th , 2012	November 21 st , 2012	15 days
Mailed Notice	10 days	November 26 th , 2012	November 21 st , 2012	15 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	--	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

Department staff has received no responses from the neighborhood either in support of or in opposition to the project.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

Project Meets Criterion

Based upon the Project Sponsor's statement, the subject two-unit building was purchased by two owners in October 2011. Since that time, the unit at 1146 Castro Street has been owner-occupied. The unit at 1144 Castro Street was legally removed from rental housing market in May 2012 and has been owner-occupied since. Therefore, the proposed unit merger will only remove one owner-occupied unit.

2. Removal of the unit(s) and the merger with another is intended for owner occupancy;

Project Meets Criterion

According to the Project Sponsor's application, the single-family dwelling created by the proposed unit merger would be occupied by the current property owner.

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district;

Project Meets Criterion

Department staff performed a survey of 40 lots within 150 feet from the subject lot within the same RH-2 Zoning District. The survey revealed that 16 of the surveyed properties had two or more dwelling units per lot while the remaining 24 properties had one dwelling unit per lot as the project proposes. The prevailing density in the immediate area is one unit per lot, accounting for 60 percent of the total lots surveyed and two or more units per lot, accounting for 40 percent of the total lots surveyed.

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning;

Project Does Not Meet Criterion

The subject property is in an RH-2 Zoning District, which permits two dwelling units per lot on an as-of-right basis. The project would reduce the total number of units on the subject lot from two to one, therefore, bringing the subject lot less into conformance with the prescribed zoning.

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criterion

The proposed removal of one unit is not necessarily related to correct design or functional deficiencies in the subject building due to the current Building or Housing Code requirements.

GENERAL PLAN COMPLIANCE:

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Although this proposal would remove one dwelling unit, it would allow the property owner to remodel and expand their current unit to become family-sized housing for their growing family. The proposed single-family dwelling would contain a family room on the ground floor; living and dining areas and kitchen on the second floor; and three bedrooms on the third floor.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

This is not applicable because the subject property is a residential use.

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

The project would not affect existing housing and neighborhood character. Neither of the two existing units is family-sized housing. The proposed unit merger would create a family-sized single-family dwelling and would bring the building closer into conformance with the prevailing density, which is single-family dwelling, in its immediate survey area.

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

The project will not remove any family-sized unit from the City's housing stock.

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

The project will not impede MUNI service or overburden streets or neighborhood parking. Public transit lines are available nearby on Castro Street.

5. 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 resident employment and ownership in these sectors be enhanced.

This is not applicable since the property is a residential use.

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

The project will comply with the City's applicable Building Code standards.

7. Landmarks and historic buildings be preserved.

The existing building is not a landmark nor is it identified in any surveys.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The project will not affect any existing parks or open spaces.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

BASIS FOR RECOMMENDATION

- The project meets a majority of the dwelling unit merger criteria.
- The project is in an area of mixed densities and will bring the building closer into conformance with the prevailing density (single-family dwelling) in its immediate area and in the same RH-2 Zoning District.

RECOMMENDATION: Do not take DR and approve as proposed
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Attachments:

Parcel Map
Sanborn
Zoning Map
Aerial Photographs
Dwelling Density Map
Section 311Notice

Project Sponsor's Submittal:

Cover Letter
Application for Dwelling Unit Merger
Site and Building Interior Photographs
Reduced Plans

TCW: G:\DOCUMENTS\2012\DRs\2012.0927D\1144-1146 Castro Street_DR Analysis for DUM.doc

Parcel Map

2804

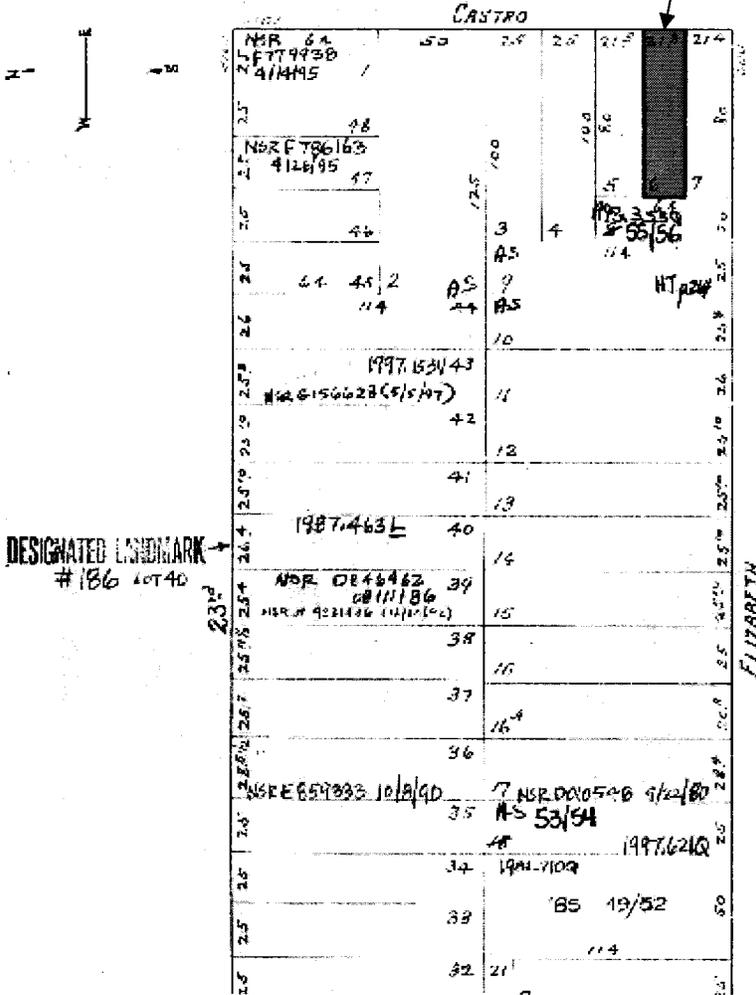
1118 13 1170 LOTS 49/52-1945

NOE GARDEN HD. UN. BLK. B

RH-2 ~~R-2~~
40-X

REVISED 1985

SUBJECT PROPERTY



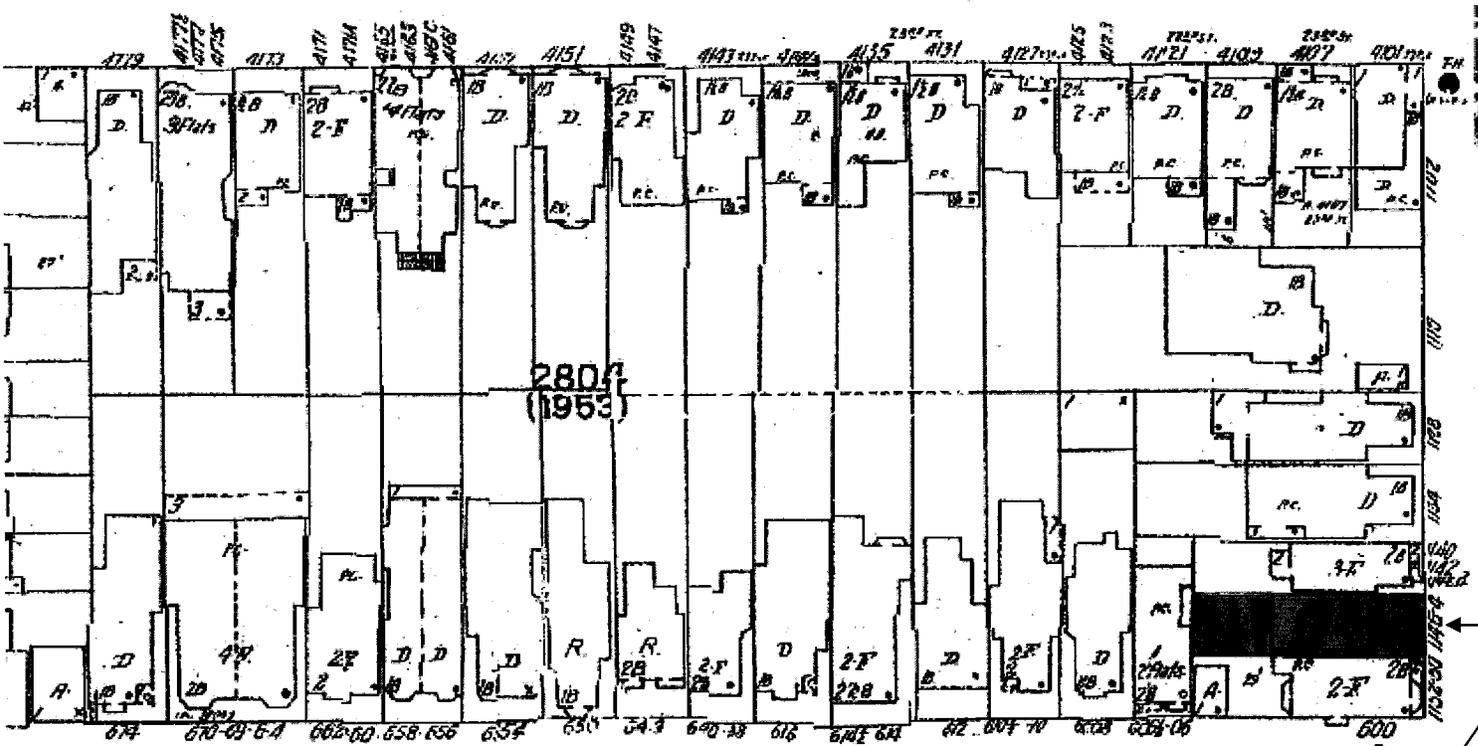
Planning Commission Hearing
Case Number 2012.0927D
1144-1146 Castro Street



Sanborn Map*

23RD ST. 64' wide

64'



2807 (1953)

CASTRO

SUBJECT PROPERTY

ELIZABETH 64' wide

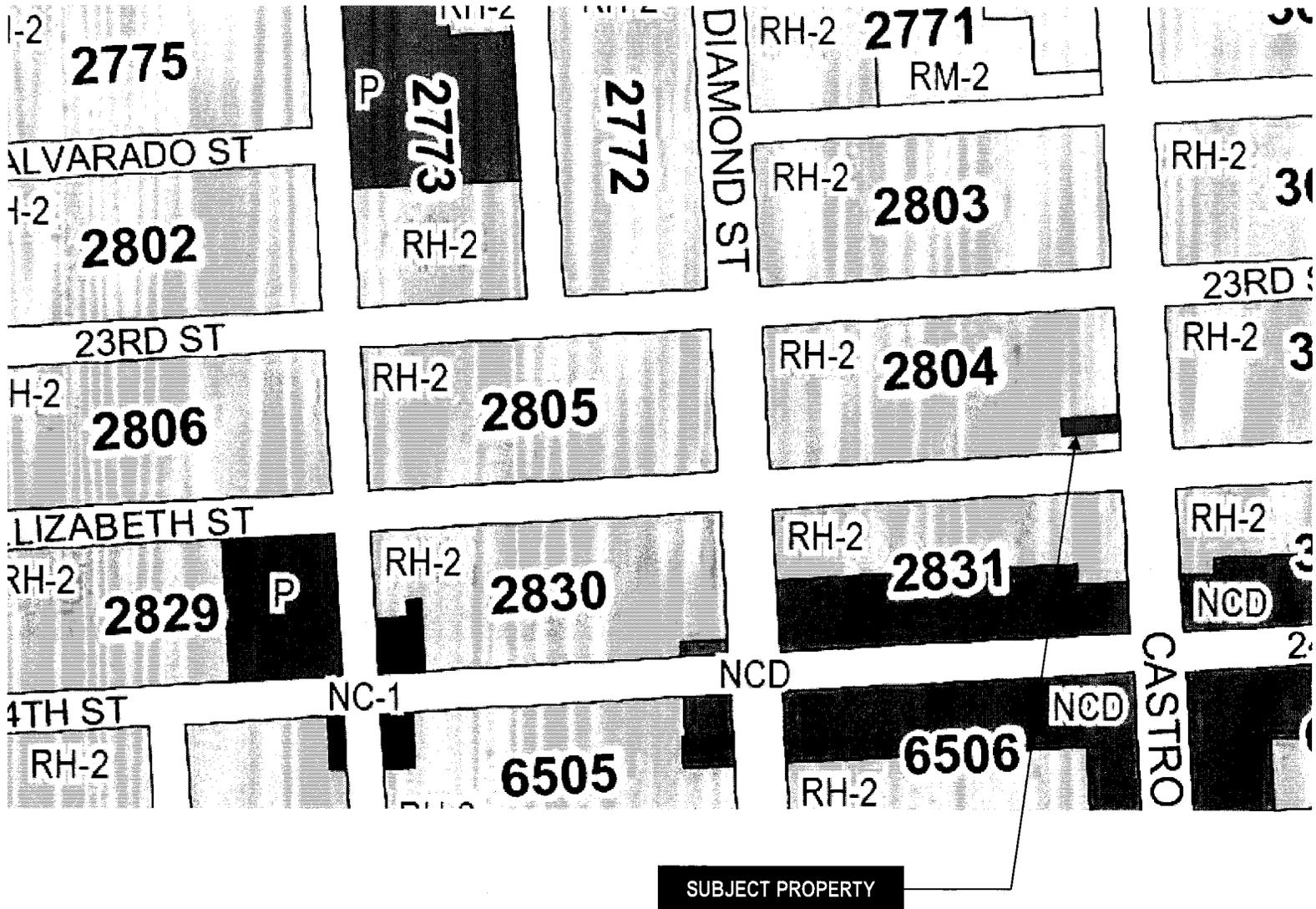
64'

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Planning Commission Hearing
Case Number 2012.0927D
1144-1146 Castro Street

Zoning Map



Planning Commission Hearing
Case Number 2012.0927D
1144-1146 Castro street

Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 19th, 2012, the Applicant named below filed Building Permit Application No. 2012.07.19.5186 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION
Applicant:	MacCracken Architects	Project Address: 1144-1146 Castro Street
Address:	479 Ninth Street, Second Floor	Cross Streets: Between 23 rd and Elizabeth streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.: 2804/-006
Telephone:	(415) 487-2050	Zoning Districts: RH-2/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two-family dwelling	Single-family dwelling
FRONT SETBACK	3 feet 10 inches	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	49 feet 2 inches	58 feet
REAR YARD	30 feet 5 inches	21 feet 7 inches
HEIGHT OF BUILDING	33 feet 6 inches	No Change
NUMBER OF STORIES	Two-story over garage	No Change
NUMBER OF DWELLING UNITS	Two	One
NUMBER OF OFF-STREET PARKING SPACES	One	No Change

PROJECT DESCRIPTION

The subject property currently contains a two-story over garage, two-family dwelling. The proposed work includes the merger of the existing two units into one unit and the construction of a one-story rear addition.

The proposed dwelling unit merger will be subject to a Mandatory Discretionary Review hearing before the Planning Commission pursuant to Section 317 of the Planning Code. The notice of such Discretionary Review hearing will be mailed separately.

PLANNER'S NAME: Tom Wang
 PHONE NUMBER: (415) 558-6335
 EMAIL: Thomas.wang@sfgov.org

DATE OF THIS NOTICE: 10-2-12
 EXPIRATION DATE: 11-1-12

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form 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 their current fees, contact the Board of Appeals at (415) 575-6880.

November 7, 2012

M E M O R A N D U M

Distribution:

Thomas Wang San Francisco Planning Dept. thomas.wang@sfgov.org		
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PROJECT: 1144-1146 Castro Street – Building Permit Application 2012.07.19.5186
MESSAGE:

Mr. Wang – Enclosed is an overview statement of the proposed project at 1144 – 1146 Castro Street for your review as requested:

A. Project Overview:

The property at 1144 – 1146 Castro Street was bought in October 2011 by Daniel Fingal and is his and his partner Laura Surma’s primary residence. The project site is located within an RH-2 Zoning District which allows for single family as well as multi-family buildings. The current Project is a two unit building and the owner would like to merge the units into a single family residence and add a one story horizontal extension of the ground floor into the existing rear garden, while retaining the 25% rear set back limitation per SF Planning code 136.

At some point in time, the lower unit (1146 Castro) was expanded without permits into the ground floor space with a connecting stair. The requested changes above would correct this condition.

The property was sold with 1146 Castro vacant and 1144 Castro was tenant occupied. 1144 Castro has been owner-occupied since it was legally removed from rental housing use in May 2012.

B. Site Information:

Street Address: 1144 – 1146 Castro Street

Cross Streets: Elizabeth Street & 23rd Street

Assessor's Block/Lot: 2804/006

MACCRACKEN ARCHITECTS

479 NINTH STREET
SECOND FLOOR
SAN FRANCISCO
CALIFORNIA
9 4 1 0 3
tel 415.487.2050
fx 415.487.2051
www.macarchs.com



November 7, 2012

Zoning District:	RH-2
Height & Bulk District:	40-X
Existing / Proposed Use:	Two unit dwelling / single family dwelling
Lot Dimensions:	21'-3" x 80'-0"
Proposed Additions	7'-6" ground floor horizontal expansion into garden area.

C. 311 Notification & Discretionary Review Comments:

The Project was submitted to the Planning Department for 311 notification on 07/19/12 and was approved for Section 311 Public Notification on 9/14/12. The 311 notification period started on 10/1/12 and terminated on 11/1/12 during which time the required material was posted at the project site. At this time no negative responses were received by the Planning Department.

The project is currently proceeding to a 12/6/12 hearing before the Planning Commission.

Sincerely,



Daniel Robinson AIA - LEED AP
Principal
MacCracken Architects
479 Ninth Street, Second Floor
San Francisco, CA 94103
ph: 415.487.2050 ext 104



CASE NUMBER:
 For Staff Use only

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Daniel B. Fingal	
PROPERTY OWNER'S ADDRESS: 1146 Castro Street, San Francisco, CA 94114	TELEPHONE: (415) 309-7098 EMAIL: fingal.surma@gmail.com

APPLICANT'S NAME: MacCracken Architects (as agent of the Owners) Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 479 9th. Street, 2nd. Floor, San Francisco, CA 94103	TELEPHONE: (415) 487-2050, ext. 104 EMAIL: daniel@macarchs.com

CONTACT FOR PROJECT INFORMATION: Daniel Robinson Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Khatchatour Mouradian Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 1144-1146 Castro Street, San Francisco, CA	ZIP CODE: 94114
CROSS STREETS: between 23rd. Street and Elizabeth Street	

ASSESSORS BLOCK/LOT: 2804 / 006	LOT DIMENSIONS: 21.25'x80.00'	LOT AREA (SQ FT): 1,700 sq. ft.	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT:
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	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	1	-1
2	Total number of parking spaces	1	1	0
3	Total gross habitable square footage	1,960	2,715	755
4	Total number of bedrooms	2	3	1
5	Date of property purchase	October 7th., 2011		
6	Total number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?	yes		
12	Number of owner-occupied units	2	1	-1

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

11/20/12

Print name, and indicate whether owner, or authorized agent:

Daniel Robinson, MacCracken Architects

Owner / Authorized Agent (circle one)

Authorized Agent

CASE NUMBER:
For Staff Use only

Loss of Dwelling Units Through **Merger**

(FORM B – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative review criteria only apply to those Residential Units proposed for Merger that are (1) not affordable or financially accessible housing are exempt from Mandatory DR (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) meet a supermajority of the merger criteria listed below. Please see website under Publications for Loss of Dwelling Units Numerical Values.

Please state how the project meets or does not meet the following criteria:

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

Yes, only owner-occupied units are impacted. Unit 1146 has been owner-occupied since the building was purchased in October 2011, and unit 1144 has been owner-occupied since it was legally removed from rental housing use in May 2012.

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

Yes it is. This will be the owner's primary residence.

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Per the attached density map, the prevailing density in the immediate area is single family dwellings, and the merger will bring the subject property closer into conformance with that density.

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

Not applicable - single family dwellings are allowed by the RH-2 zoning regulations.

5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

No.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

Not applicable - not retail uses currently exist in the building.

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

Minimal exterior alterations are proposed for the street facade: two existing entry doors will be replaced with one of a similar appearance. No vertical addition is proposed. The building will remain exclusively residential.

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

As a matter of state law, this building is not residential rental housing and should not be considered as such since it cannot legally be used as rental housing under the Ellis Act. Merger will result in creation of new affordable housing for a family in a single unit home.

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

The two units are presently owner-occupied as would be the proposed single family residence, so there would be no change in commuter traffic or neighborhood parking.

Please respond to each policy; if it's not applicable explain why:

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 resident employment and ownership in these sectors be enhanced;

No industrial or service uses will be replaced, no commercial office development is proposed.

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

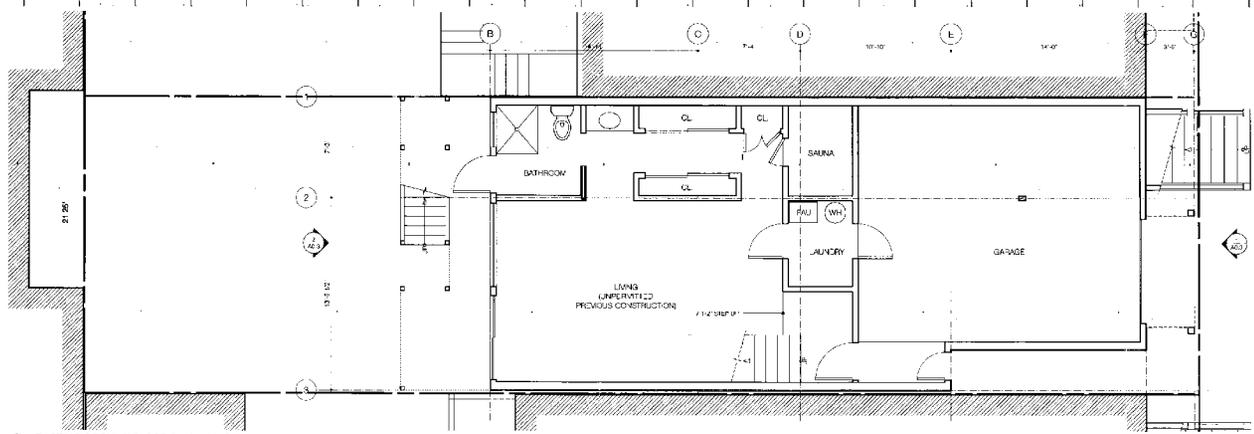
The building will be upgraded to meet all building code and SF DBI requirements.

7. That landmarks and historic buildings be preserved; and

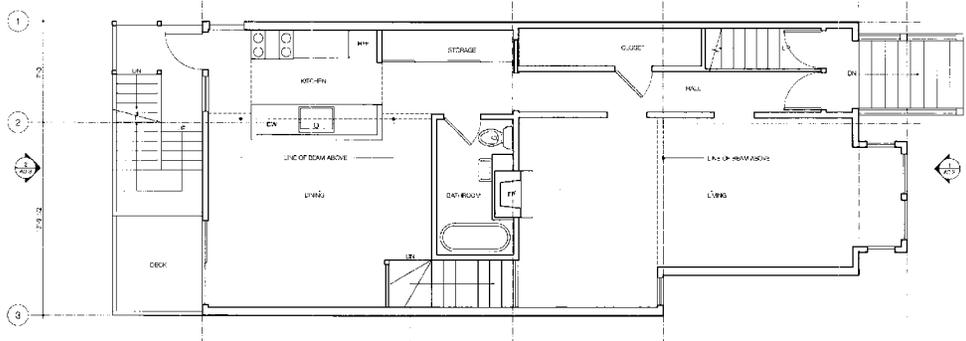
Minimal exterior alterations are proposed for the street facade: two existing entry doors will be replaced with one of a similar appearance. No vertical addition is proposed.

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

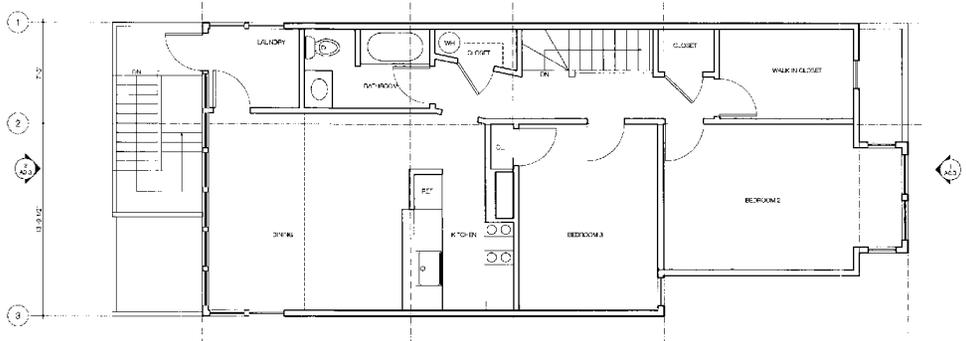
The proposed project will not affect parks and open space and their access to sunlight: no vertical addition or lot line adjustments are proposed for the building.



1 EXISTING GROUND FLOOR PLAN - UNIT 1146



2 EXISTING FIRST FLOOR PLAN - UNIT 1146



3 EXISTING SECOND FLOOR PLAN - UNIT 1146

SHEET NOTES

EXISTING UNITS	
UNIT 1146 2 ND FLOOR AREA - 1300 SQ SF FINISHED FLOOR	1011 SF
UNIT 1146 1 ST FLOOR WITH APPL. PER SF FINISHED FLOOR	1009 SF
UNIT 1146 1 ST FLOOR AREA - 1300 SQ SF FINISHED FLOOR	1011 SF
UNIT 1146 1 ST FLOOR WITH APPL. PER SF FINISHED FLOOR	1011 SF
UNIT 1146 GROUND FLOOR UNFINISHED FLOOR	515 SF

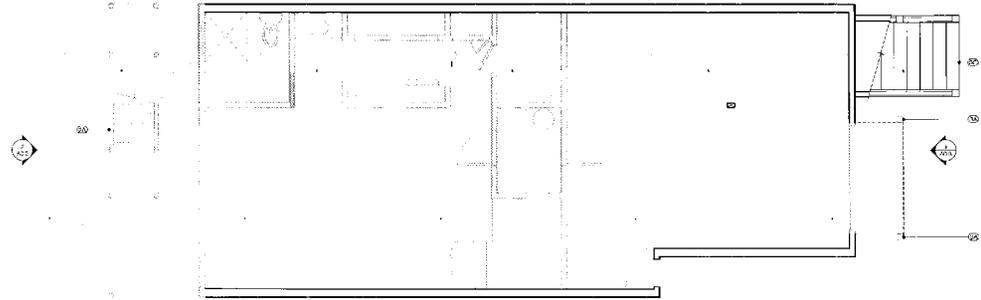
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1144 - 1146 CASTRO ST.
SAN FRANCISCO, CA
9 4 1 1 4

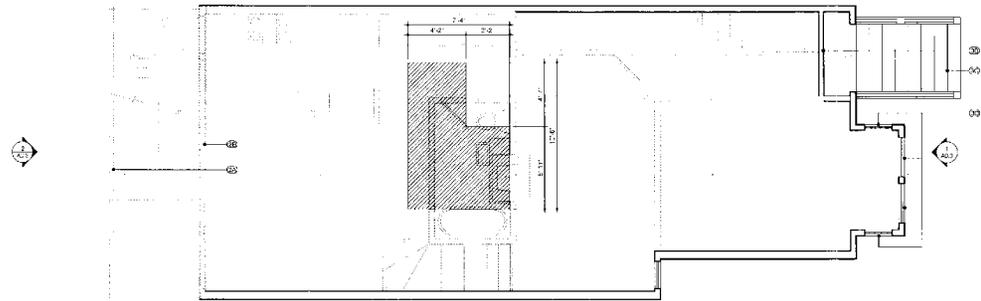
MACCRACKEN
ARCHITECTS
429 N. 13th Street, 2nd floor
San Francisco, CA 94103
Tel: 415-487-2556 Fax: 415-487-2851
www.maccracken.com

DATE: 11/06/12
SCALE: 1/4" = 1'-0"

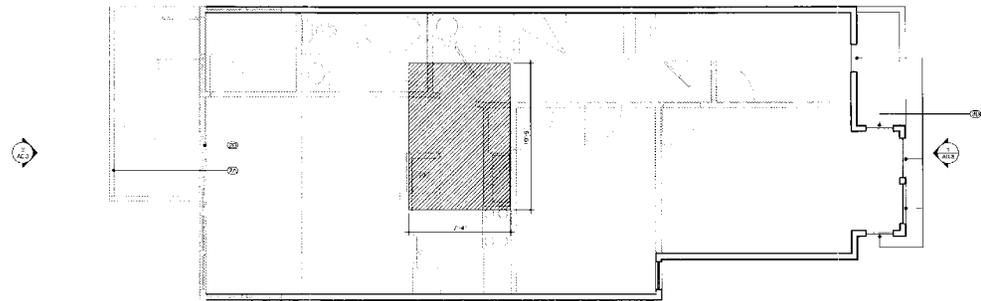
EXISTING DRAWING PLAN
A0.1



1 GROUND FLOOR DEMOLITION PLAN - UNIT 1146



2 FIRST FLOOR DEMOLITION PLAN - UNIT 1146



3 SECOND FLOOR DEMOLITION PLAN - UNIT 1146

GENERAL DEMOLITION NOTES:

- 1) ON ALL FLOORS:
 - A) REMOVE ALL EXISTING NON-STRUCTURAL PARTITIONS, DOORS, STAIRS AND STAIR RAILS.
 - B) REMOVE ALL EXISTING FINISHES: FLOORING, PAINTS, WALLS, CEILING, AND LIGHT FIXTURES.
 - C) REMOVE ALL EXISTING PARTITIONS AND PARTITION WALLS.
 - D) REMOVE ALL EXISTING PARTITIONS AND PARTITION WALLS.
- 2) AT 45°/90° CORNERS:
 - A) REMOVE ALL EXISTING STAIRS, STAIR SUPPORTS.
 - B) REMOVE ALL EXISTING STAIRS.
- 3) AT WALL JOINTS AT 90° CORNERS:
 - A) REMOVE ALL EXISTING WINDOW SUPPORTS.
 - B) REPLACE ALL EXISTING WINDOW SUPPORTS WITH NEW WINDOW SUPPORTS.
 - C) REMOVE ALL EXISTING WINDOW SUPPORTS.
 - D) REPLACE ALL EXISTING WINDOW SUPPORTS WITH NEW WINDOW SUPPORTS.
 - E) REPLACE ALL EXISTING WINDOW SUPPORTS WITH NEW WINDOW SUPPORTS.
 - F) REPLACE ALL EXISTING WINDOW SUPPORTS WITH NEW WINDOW SUPPORTS.

LEGEND:

- B. EXISTING WALL TO BE DEMOLISHED
- ▨ AREA OF STRUCTURAL FLOOR FRAMING TO BE REMOVED

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DATE: 11/06/12
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN
A0.2



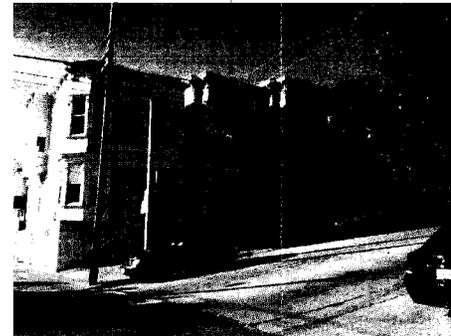
6 FROM ELIZABETH STREET



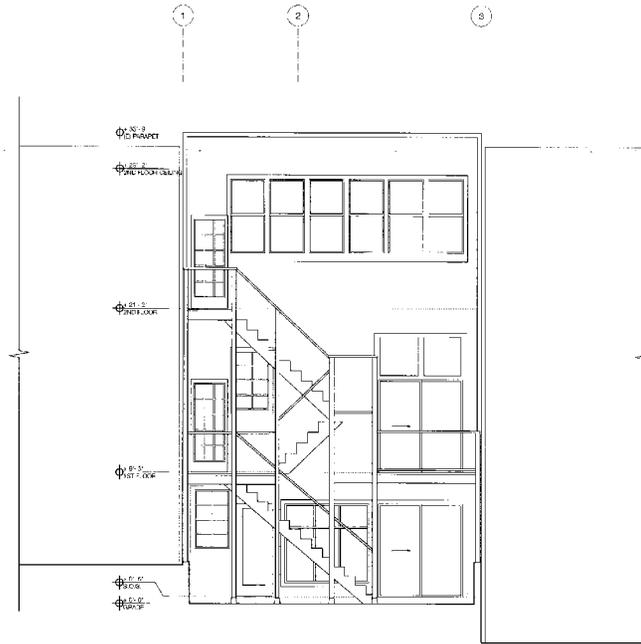
5 EXISTING YARD ELEVATION



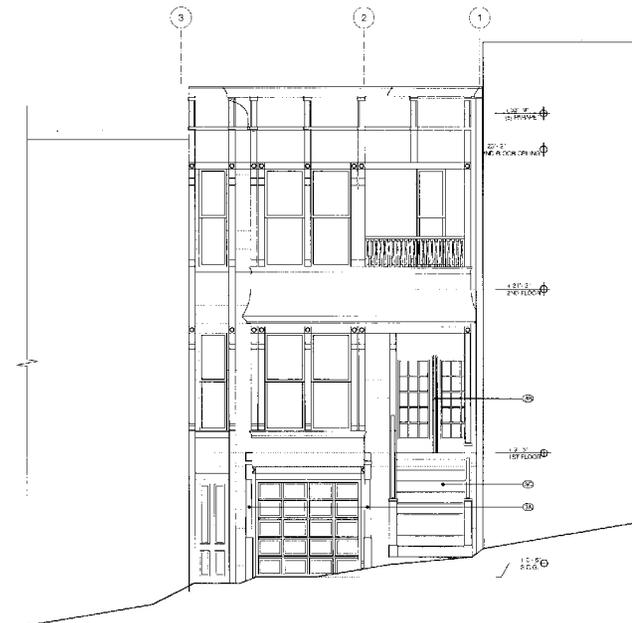
4 EXISTING STREET ELEVATION



3 CORNER OF ELIZABETH AND CASTRO STREETS LOOKING NORTH-WEST



2 EXISTING WEST (YARD) ELEVATION



1 EXISTING EAST (STREET) ELEVATION

STREET NOTES:

GENERAL DEMOLITION NOTES:

ON ALL FLOORS:

- 1 REMOVE ALL EXISTING NON-STRUCTURAL PARTITIONS, DOORS, STAIRS AND STAIR PAIRS.
- 2 REMOVE ALL EXISTING FLOOR FINISHES, FLOORING, CEILING, AND PARTITIONS.
- 3 REMOVE ALL EXISTING INTERIOR WALLS, PARTITIONS, DOORS, STAIRS, STAIR PAIRS, AND CABINETS AND COUNTERTOPS.

AT WEST YARD FACADE:

- 4 REMOVE ALL EXISTING BALCONIES, STAIRS, REAR TERRACES.
- 5 REMOVE ALL EXISTING EXTERIOR WALLS.

AT EAST (CASTRO STREET) FACADE:

- 6 REMOVE ALL EXISTING WINDOW SILL PORTS.
- 7 PRESERVE ALL EXISTING DOORS WITH AN ENTRY DOOR TO MATCH EXISTING.
- 8 EXAMINE ALL EXISTING EXTERIOR STAIR WOODS, REPAIR AS NEEDED.
- 9 REPLACE ALL WINDOWS DUE TO DAMAGE & REPLACE TO MATCH EXISTING.

LEGEND:

— PARTITION WALL TO BE REMOVED

▨ AREA OF STRUCTURAL FLOOR FINISHES TO BE REMOVED

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EXISTING ELEVATIONS & PARTIAL
A0.3



2 EXISTING WEST FULL STREET ELEVATION (OPPOSITE SIDE TO SUBJECT BLDG)



1 EXISTING EAST FULL STREET ELEVATION (SUBJECT BLDG NOTED)

SHEET NOTES

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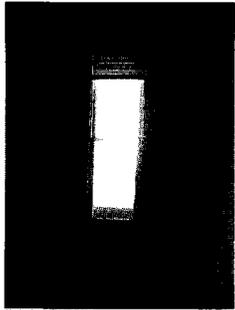
NO SCALE

EXISTING BLOCK FRONTAGE PHOTOS

A0.4



10 - SECOND FLOOR - HALLWAY

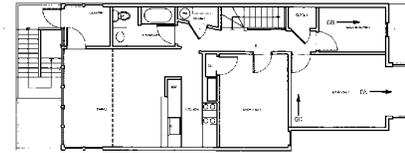


09 - SECOND FLOOR - BEDROOM



08 - SECOND FLOOR - BEDROOM A

8 EXISTING SECOND FLOOR INTERIOR IMAGES

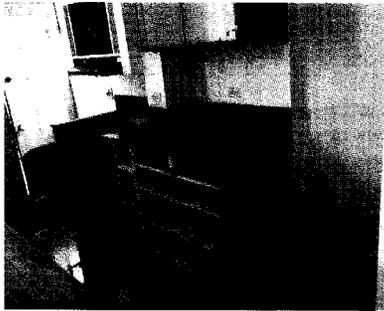


5 EXISTING SECOND FLOOR PHOTO PLAN

SCALE 1/8" = 1'-0"



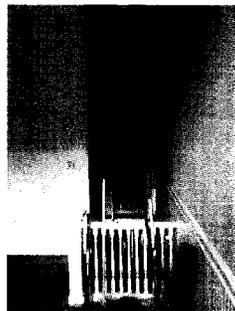
07 - FIRST FLOOR - LIVING ROOM



06 - FIRST FLOOR - KITCHEN

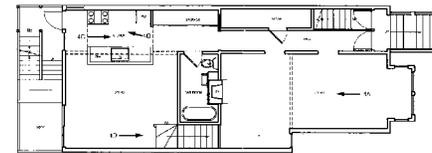


05 - FIRST FLOOR - KITCHEN



04 - FIRST FLOOR - DINING ROOM

4 EXISTING FIRST FLOOR INTERIOR IMAGES

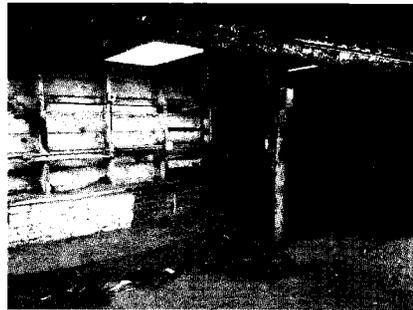


3 EXISTING FIRST FLOOR PHOTO PLAN

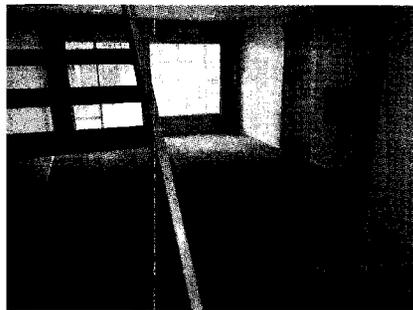
SCALE 1/8" = 1'-0"



03 - GROUND FLOOR - LIVING ROOM

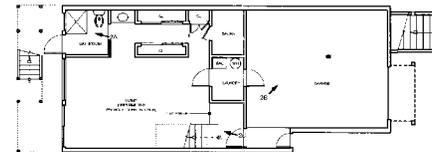


02 - GARAGE



01 - GROUND FLOOR - LIVING ROOM

2 EXISTING GROUND FLOOR INTERIOR IMAGES



1 EXISTING GROUND FLOOR PHOTO PLAN

SCALE 1/8" = 1'-0"

SHEET NOTES

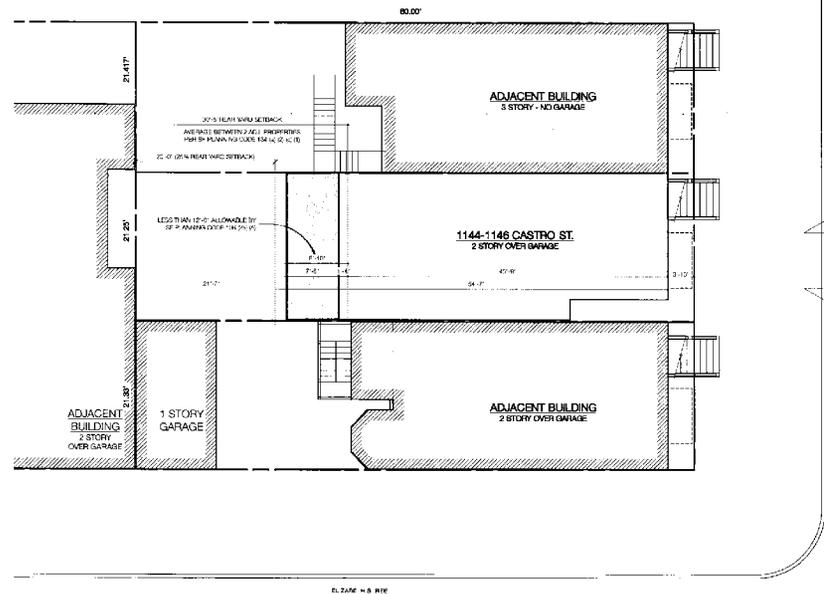
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SCALE: AS NOTED

EXISTING INTERIOR PHOTO
A0.5



1 PROPOSED SITE PLAN

SHEET NOTES

LEGEND:

-  EXISTING
-  PROPOSED IMPROVEMENTS, EXCEPT AS NOTED OTHERWISE
-  PROPOSED IMPROVEMENTS, EXCEPT AS NOTED OTHERWISE, TO BE MADE ON-GROUND

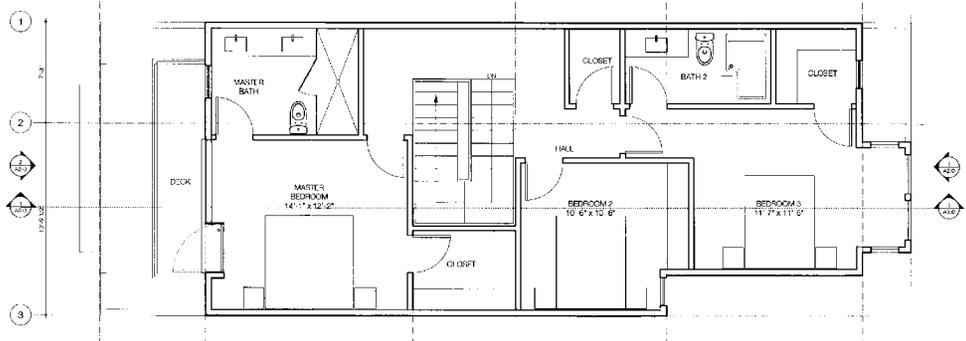
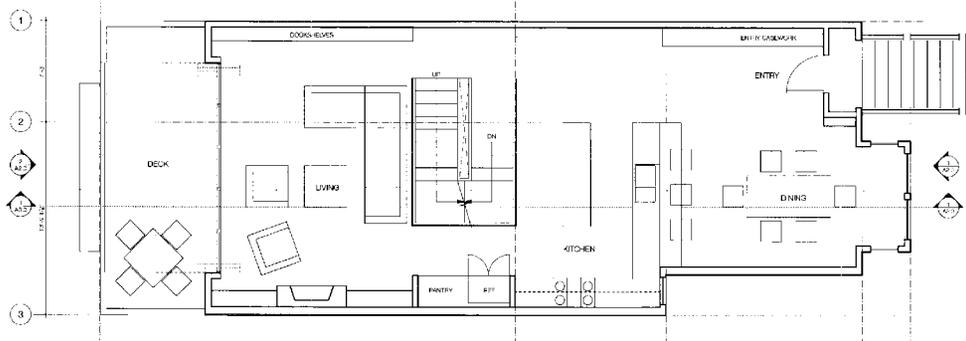
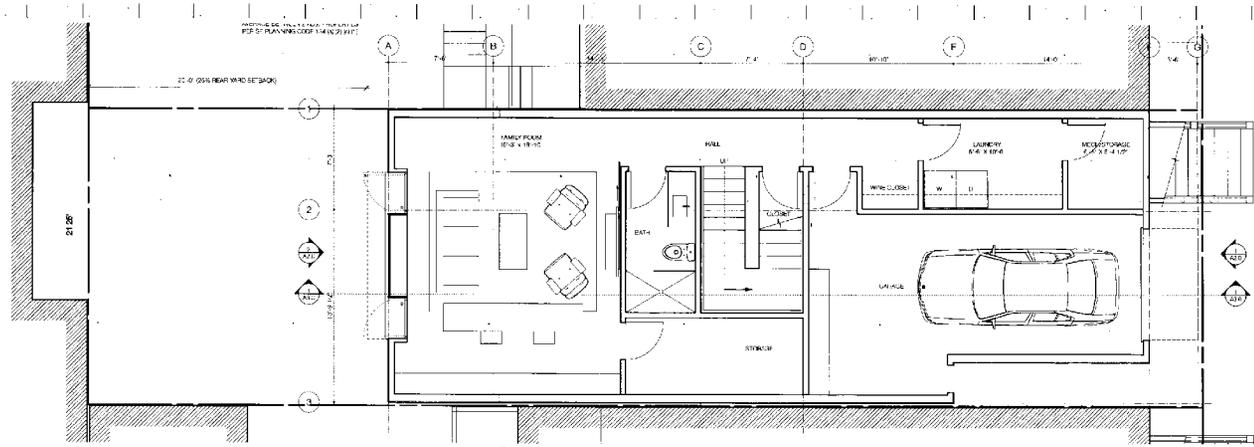
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PROPOSED SITE PLAN
A1.0



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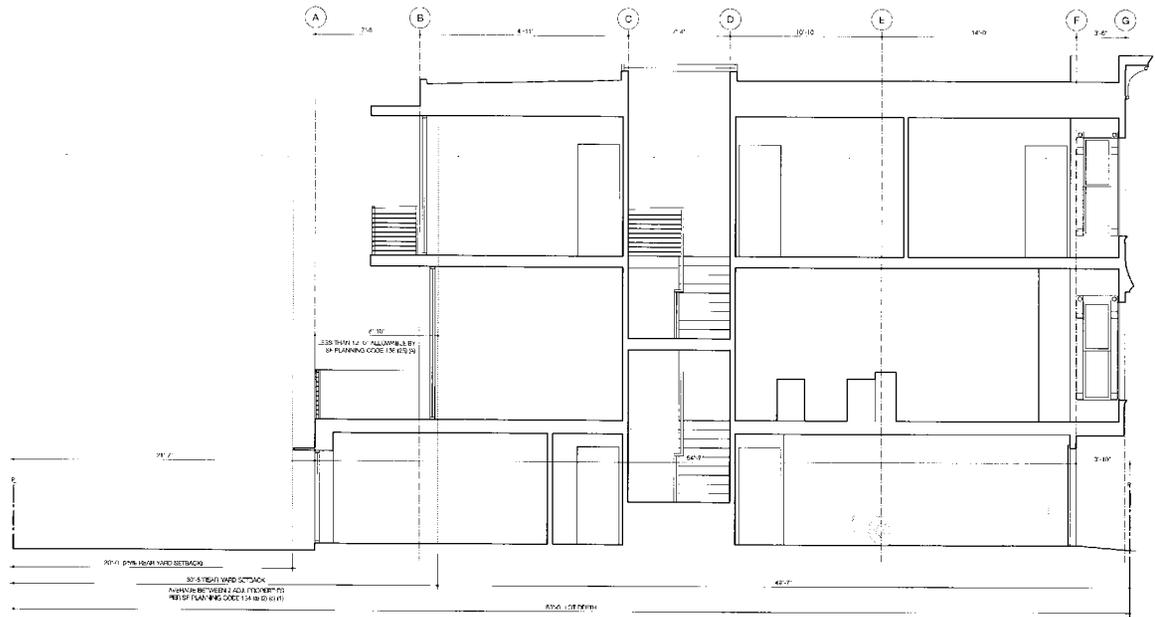
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PROPOSED PLAN
 A1.1



1 PROPOSED BUILDING SECTION

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PROPOSED BUILDING SECTIONS
A3.0

