



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: FEBRUARY 20, 2014

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

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Information:
415.558.6377

Date: February 13, 2014
Case No.: 2013.0170D/2013.1631D
Project Address: 2123 Castro Street
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 6612 /027
Project Sponsor: Diarro Foster
 Hood Thomas Architects
 San Francisco, CA 94105
Staff Contact: Jessica Look – (415) 575-6812
 jessica.look@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2013.0170D	New Building Case Number	2013.1631D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2013.03.18.2428	New Building Application Number	2013.03.18.2424
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	0	New Parking	2
Number Of Existing Bedrooms	2	Number Of New Bedrooms	4
Existing Building Area	± 2,081 Sq. Ft.	New Building Area	± 3,672 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	2/10/2014	Date Time & Materials Fees Paid	Yes

PROJECT DESCRIPTION

The proposal includes the demolition of the existing two-story (with attic) 2,081 sq.ft. single family dwelling unit and the construction of a new three story, 3,672 sq.ft. single-family dwelling unit with a 2 car garage located at the first floor. The first floor (garage level) is set partially below curb level to minimize the overall building height. The project will be setback 9 feet, 10 ½ inches from the front property line. In addition, the proposed building plans to be a certified passive house, a certified net zero

energy building and built to the Department of Energy Challenge Home Standard. This means that the building will utilize optimal materials and design for energy conservation and net zero energy use.

The existing single family dwelling is not subject to rent control nor is the subject unit considered an “affordable dwelling-unit” by the Mayor’s Office of Housing. The project has demonstrated in a recent appraisal that the land and property are valued at \$1,525,000.00. This value is greater than the 80th percentile of the combined land and structure values of single-family homes in San Francisco. Due to this fact, the project is not considered to be affordable by this Department’s threshold. Furthermore, this DR is made subject by the RH-2 zoning. Typically, a project that has demonstrated that the value of the land and structure is not affordable or financially accessible housing and is located in an area zoned RH-1, could receive administrative approvals.

SITE DESCRIPTION AND PRESENT USE

The subject parcel at 2123 Castro Street is located on the east side of Castro Street between 28th Street and Valley Street in the Noe Valley neighborhood. The subject block is located near the crest of a hill and slopes upward from south to north and east to west. The property has approximately 25-feet of lot frontage along Castro Street with a lot depth of 105-feet. The lot currently contains a two-story (with attic) single family detached dwelling of approximately 2,081 of gross habitable sq.ft. The dwelling is setback approximately 11 feet, 10 ½ inches from the front property line, and contains a 3-foot side setback along the south side property line. The project sponsor characterizes the layout as functionally obsolete due to the layout of the floor plan. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. City records indicate that the structure was originally constructed in 1912.

A separate building permit application is also on file with the Department for a new construction of a 3-story single-family dwelling unit at 2127 Castro Street. 2127 Castro Street is located at the adjacent parcel, to the south. The project at 2127 Castro Street proposes a demolition of an existing one-story, 495 square foot garage and associated shed that is set in the rear. There are no residential units on that site. The 30 day public notification period has expired and no DRs have been filed on the permit.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The area surrounding the project site is residential in use and residentially zoned and is located in the Noe Valley neighborhood. The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two- residential dwelling-units. Properties directly across the street are zoned RH-2 and are mostly a mixture of 2 – 3 story buildings. The property to the north at 2119 Castro Street is a 1-story single family dwelling with a 19-foot, 9 inch front setback and the property to the south at 2127 Castro Street, as mentioned above, is currently a one-story garage, however it is proposed to be a 3-story building (no DR has been filed on the project). To the north of the subject property, at the corner of 28th and Castro Street, a small area is zoned RM-1 and contains 3-story multi-family residential buildings that sit atop the crest of the hill. The subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 10, 2014	February 10, 2014	10 days
Mailed Notice	10 days	February 10, 2014	February 10, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	2	-	-
Other neighbors on the block or directly across the street		1	-
Neighborhood groups	-	-	-

REPLACEMENT STRUCTURE

The replacement structure will provide one dwelling-unit with a two-car garage, and would rise to approximately 28 feet in height (measured from top of curb at the center line of property). The ground floor will contain a two-car garage, two bedrooms, and a full bathroom. The ground floor will be partially below grade. It will also contain a mechanical closet, storage space in the garage and the laundry room. The second floor contains the main living space, with a smaller second floor balcony in the rear. Finally, the top floor contains the two additional bedrooms and two full baths. The first floor deck, second floor balcony and third floor deck (all in the rear) meet Planning Code Section 136.

The Project proposes a rear yard of approximately 26 feet, 3 inches which is the allowable amount given the permitted obstructions on the decks and balcony. The front façade will be setback 9 feet, 10 inches from the front property line and the front entry is set back an additional 8 feet from the primary façade to align with the front façade of the existing building to the north.

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The proposed building has incorporated neighboring elements such as bay windows, an enhanced building entrance and minimal garage door entry. The materials for the front façade are modern in style, with wood siding, smooth exterior plaster finish and aluminum clad wood windows. In addition, the proposed building plans to be a certified passive house, a certified net zero energy building and built to the Department of Energy Challenge Home Standard. This means that the building will utilize optimal materials and design for energy conservation and net zero energy use.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has received one letter of opposition from a neighbor with concerns that the project will replace affordable housing with high-cost housing and that the scale and design of the buildings are out of context with the neighborhood. A signed

petition was also submitted from the same neighbor that contains 44 signatures in opposition of the project. This petition had concerns with decline in housing affordability and scale and form of the new construction. Please note, that this petition was signed on November 2, 2013 and since that date, the project sponsor made several design revisions to address the concerns of the neighbors, including reduction in building height. The project sponsor has submitted a timeline that documents the outreach and concessions made with the neighbors. In addition, both adjacent neighbors at 2119 Castro and 2131 Castro have submitted letters of support and are included in the attachments.

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 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

While the project does not propose an affordable unit, it appropriately constructs quality new family housing and does not remove any housing units. Additionally, the project also provides family-sized housing for the City by proposing a four-bedroom unit, a net gain of 2 bedrooms for the site.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO 'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The project as proposed is designed to not detract from the neighborhood character, but to enhance the attractiveness and unique character of this neighborhood. The Project is also consistent with the City's policies of providing housing appropriate for families: a four-bedroom dwelling provides adequate space for a modern family. The project is well designed and provides a quality living environment.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.4:

Promote the highest feasible level of "green" development in both private and municipally-supported housing

The project is proposed to be a certified passive house, which means that it is environmentally responsible house that derives its energy efficiency from a super insulated, air tight building shell, high performance windows and building overhangs to provide shade from the elements. The new building will also be a certified Net Zero Energy Building.

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.

The project does not remove any neighborhood-serving uses as the project is maintaining the existing residential use of the property.

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's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the project would not disrupt the existing neighborhood character.

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

The existing single family dwelling is not subject to rent control nor is the subject unit considered an "affordable dwelling-unit" by the Mayor's Office of Housing. The project has demonstrated in the included appraisal within the last six months that the property is valued at \$1,525,000.00 (dated September 30, 2013). This figure exceeds the 80th percentile of San Francisco single-family home values, which at the date of this report is \$1,342,000.00. Due to this the project is not considered to be affordable by this standard.

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

The proposal will not create any affect on where commuter traffic impedes MUNI service. The proposal also adds the required off-street parking where none currently exists.

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.

The project does not affect industrial and service sectors as the project is maintaining the property's existing residential use.

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

The project will be reviewed and constructed according to current Building Codes to address seismic safety issues.

7. Landmarks and historic buildings be preserved.

The subject property is not an historic resource or a landmark building.

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

The project is proposed to be constructed within the 40 foot height limit and does not require a shadow study per Planning Code Section 295. The project is not located adjacent to any parks or open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(a)] on August 26, 2013.

RESIDENTIAL DESIGN TEAM REVIEW

Residential Design Team (RDT) reviewed the project twice for compliance with the residential design guidelines. RDT found the proposed massing appropriate given the blockface pattern and found the massing in the rear to be consistent as well. RDT reviewed both proposed projects for 2123 and 2127 Castro simultaneously.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves demolition and new construction within a RH-2 zoning.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new single-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will not result in any reduction of housing units currently in our housing stock.
- The Project will create one family-sized dwelling-unit, with four bedrooms.
- No tenants will be displaced as a result of this Project.
- The project is not considered an affordable unit.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. The Project is therefore is an appropriate density for the neighborhood.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2013.0170D – Do not take DR and approve the demolition.

Case No. 2013.1631D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Meets Criteria

Based on Planning staff's review of the appraisal prepared by Charles R. Anderson – an independent third party for this Project - the property was appraised on September 20, 2013 at a value of \$1,525,000.00. This value exceeds the 80th percentile of San Francisco single-family home values, which is \$1,342,000.00. Due to this, the project is not considered to be affordable for the purposes of this report and Planning Code Section 317. Please contact planner for copy of appraisal.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meets Criteria

A soundness report was not prepared for the property. The project sponsor states that the approximate cost to upgrade the existing building to meet current standards is estimated at \$580,000.00 which does not meet the soundness threshold or 75% upgrade threshold given that the building was appraised for \$1,525,000.00.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing. It has been owner-occupied for more than 20 years.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a no loss of housing and thus preserves the quantity of housing. One family-sized unit will replace one single-family home that contained only two bedrooms. The creation of this family-sized unit will preserve the cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating a compatible new building in a neighborhood defined by one- and two- family units, the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

The existing building was appraised at \$1,525,000.00 on September 30, 2013 and is therefore not considered affordable

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of the dwelling does not trigger Section 415 review.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one for one a single family dwelling-unit in a neighborhood characterized by one- and two-family dwellings.

12. Whether the Project increases the number of family-sized units on-site.

Project Meets Criteria

The Project will create one family-sized unit – with four-bedrooms. The floor plans reflect new quality, family housing.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines to enhance existing neighborhood character.

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and constructed of high-quality materials. Furthermore, the project will feature green sustainable building elements. The project meets the Residential Design Guidelines.

15. Whether the Project increases the number of on-site dwelling units;

Project Does Not Meets Criteria

The Project does not increase the number of dwelling units on the site.

16. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from two to four.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one or two residential units. The block face of the subject property has a mixed visual character, though the block face across the street is more uniform, and helps to define the blocks visual character in terms of building scale.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The Project proposes a code-complying front setback that serves as a transition between the two adjacent properties (the new construction was factored in) and that provides more than the required amount of landscaping. The new building respects the existing block pattern by not impeding into the established mid-block open space and by providing a recess along the northern side property line so to

respect the side spacing to the property at 2119 Castro Street. The overall scale of the proposed structure is consistent with the block face and is complementary to the neighborhood character.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The new construction is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the building are compatible with the existing mid-block open space, as the rear wall of the new building aligns with the rear walls of adjacent properties. The building's form, façade width, proportions, and roofline are also compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		

Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance and landing is consistent with the predominant pattern of raised entrances found of the east side of Castro Street. The garage door has been reduced to the standards of the Residential Design Guidelines with the goal to minimize the visual impacts of the vehicle entrance. The placement of the garage is similar to the pattern found on the block face.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The façade is articulated with windows that are complimentary to the existing character of the neighborhood. The façade also features aluminum-clad wood windows that are residential in character and compatible with the window patterns found on neighboring buildings.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

Attachments:

- Design Review Checklist for replacement building
- Zoning Map (Contains Block Numbers)
- Sanborn Map
- Aerial Map
- Section 311 Notice
- Residential Demolition Application
- Prop M Findings
- Public Comments

Project Sponsor Submittals:

- Background Information
- Design Statement
- Demolition Determination pursuant to Planning Code Section 317
- Sustainability / Certified Passive House Information
- Neighborhood Support

Exhibits

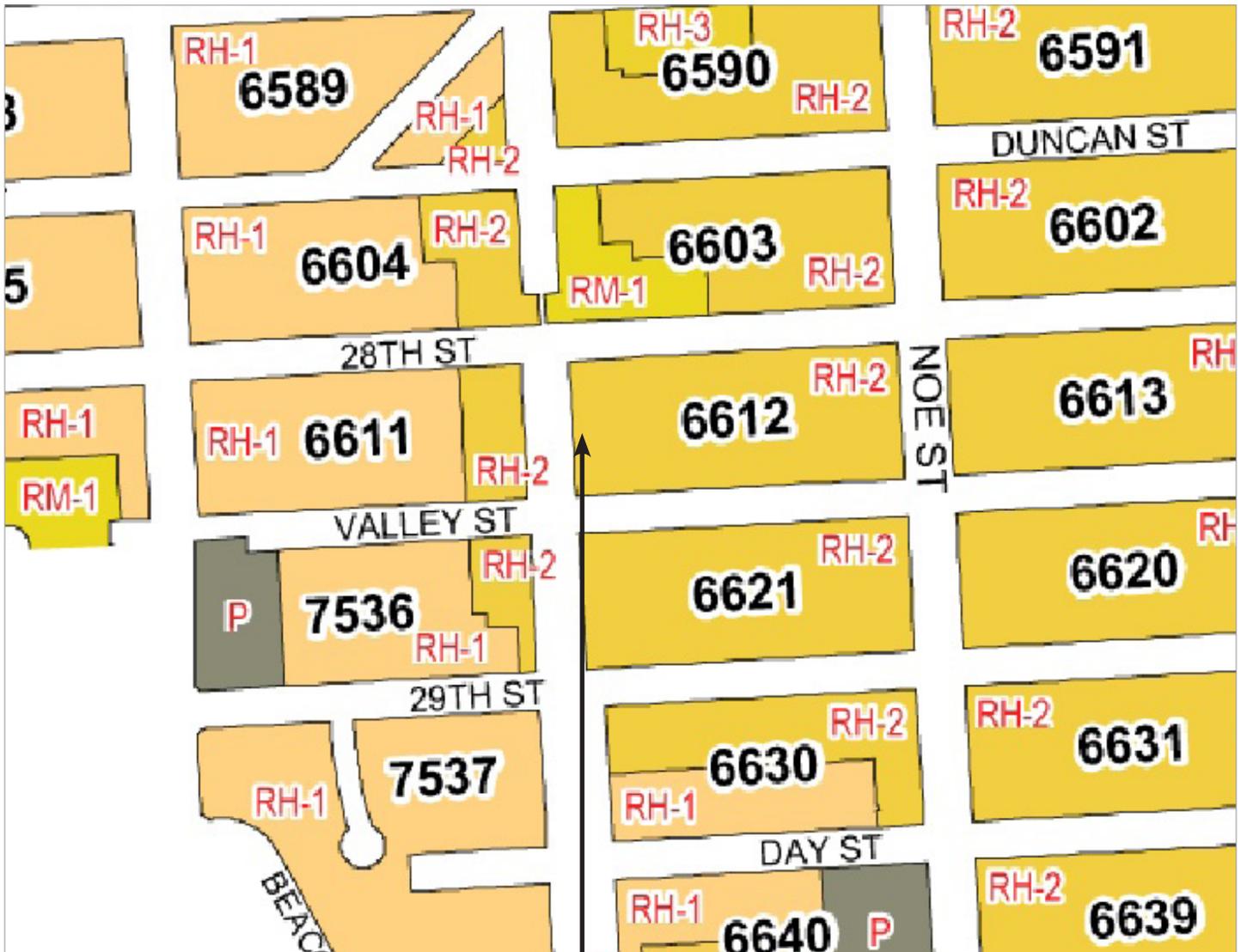
- Project and Design Description
- Photographs of Project Site and Project Block
- Renderings
- Environmental Evaluation / Historic Resources Information
- Support Letters
- Meetings with Neighbors, Concessions and Timeline
- Reduced Project Plans and Elevations
- Elevations

* All page numbers refer to the Residential Design Guidelines

Attachments

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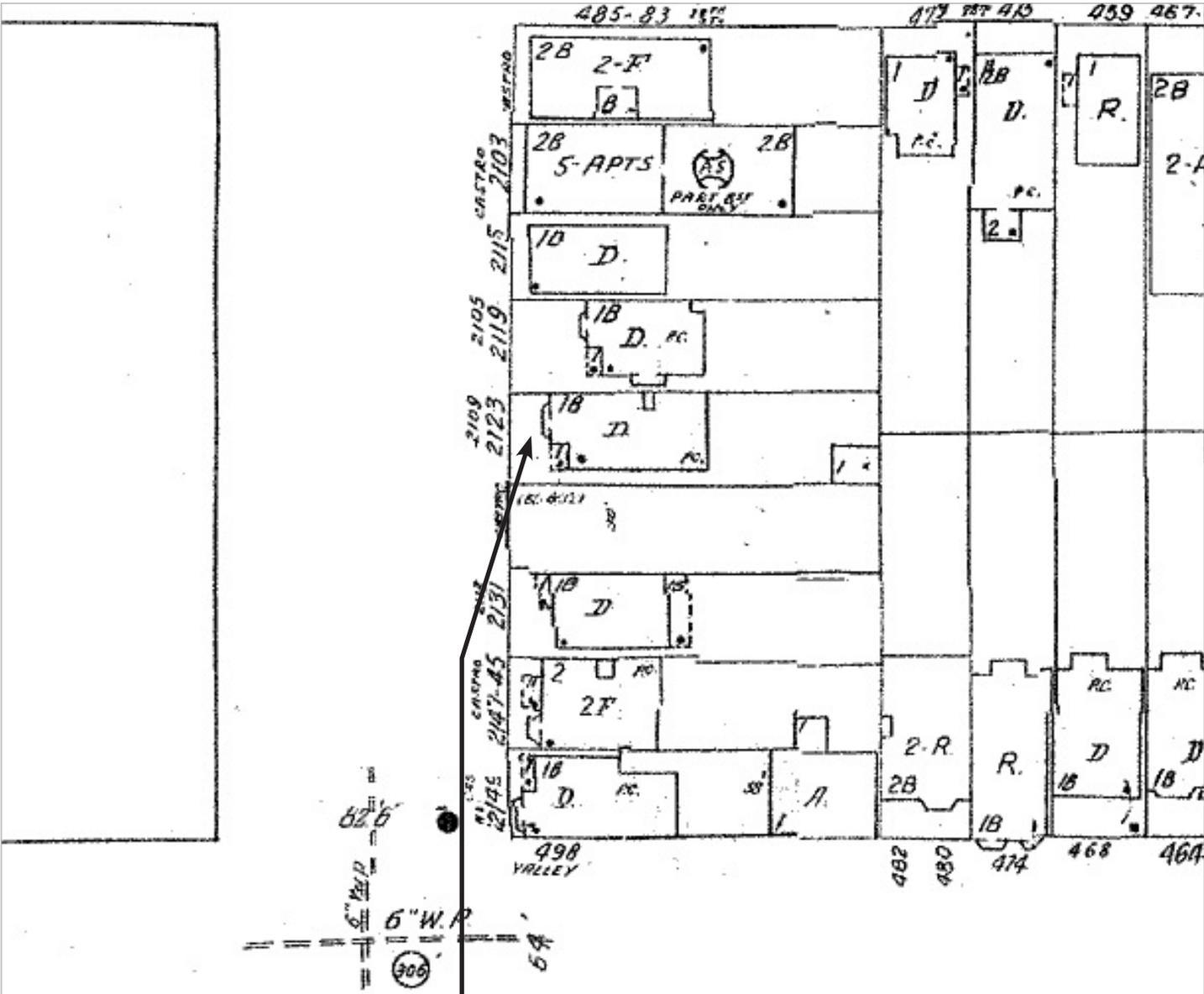
Zoning Map



Subject Property



Sanborn Map



Aerial of Block Face





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 18, 2013**, the Applicant named below filed Building Permit Application Nos. **2013.03.18.2424** (New Construction) and **2013.03.18.2428** (Demolition) with the City and County of San Francisco.

PROJECT SITE INFORMATION		CONTACT INFORMATION	
Project Address:	2123 Castro Street	Applicant:	Hood Thomas Architects
Cross Street(s):	Valley and 28th Street	Address:	440 Spear Street
Block/Lot No.:	6612/027	City, State:	San Francisco, CA 94105
Zoning District(s):	RH-2/40-X	Telephone:	(415) 543-5005

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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.

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.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	11 Feet, 10 ½ inches	9 Feet, 10 ½ Inches
Side Setbacks	3 Feet (South)	0 Feet
Building Depth	60 feet	68 feet, 5 Inches
Rear Yard	36 feet, 1 ½ inches	26 feet, 3 Inches
Building Height	16 feet, 6 ½ inches	28 Feet (@ center line of property)
Number of Stories	2 + attic	3 story
Number of Dwelling Units	1	1
PROJECT DESCRIPTION		
<p>The proposal includes the demolition of the existing two-story (with attic) 2,081 sq.ft. single family dwelling unit and the construction of a new three story, 3,061 sq.ft. single-family dwelling that also includes a 611 sq.ft. of space for a 2 car garage at the first floor. A demo/new construction of a 3 story single-family dwelling unit at 2127 Castro street is also under review. The proposed project is consistent with the Residential Design Guidelines and all applicable provisions of the Planning Code. See attached plans.</p> <p>The application is subject for a Mandatory Discretionary Review per Planning Code Section 317. The Discretionary Review, Case No. 2013.1631D (New Construction) and 2013.0170D (Demolition) is tentatively scheduled to be heard before the Planning Commission on February 20, 2013. Any interested party with concerns about the project has the opportunity to file a separate Discretionary Review before the 30-day expiration date noted on this Section 311 notice.</p>		

For more information, please contact Planning Department staff:

Planner: Jessica Look
 Telephone: (415) 575-6812
 E-mail: Jessica.look@sfgov.org

Notice Date: 1/9/14
 Expiration Date: 2/8/14

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CASE NUMBER:
For Staff Use only

0170

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: EWEN YITTING	
PROPERTY OWNER'S ADDRESS: 369 DUNCAN STREET SAN FRANCISCO, CA 94131	TELEPHONE: (415) 608-3696
	EMAIL: ewen@enrconstruction.com

APPLICANT'S NAME: DIARRO FOSTER: HOOD THOMAS ARCHITECTS <input type="checkbox"/> Same as Above	
APPLICANT'S ADDRESS: 440 SPEAR STREET SAN FRANCISCO, CA 94105	TELEPHONE: (415) 543.5005
	EMAIL: diarro@hoodthomas.com

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

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 2123 CASTRO STREET		ZIP CODE: 94131
CROSS STREETS: BETWEEN 28TH ST. & VALLEY		
ASSESSORS BLOCK/LOT: 6612 1027	LOT DIMENSIONS: 25' x 105'	LOT AREA (SQ FT): 2,625
ZONING DISTRICT: RH2	HEIGHT/BULK DISTRICT: 40X	

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	1	0
2	Total number of parking spaces	0	2	+2
3	Total gross habitable square footage	2,081	2,960	+879
4	Total number of bedrooms	2	3	+1
5	Date of property purchase			
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	1	1	0
11	Was the building subject to the Ellis Act within the last decade?	NO	—	—
12	Number of owner-occupied units	1	1	0

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: _____

10/14/13

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

DIARRIO FOSTER
 Owner (Authorized Agent (circle one))

CASE NUMBER:
For Staff Use only

3-03-00

Loss of Dwelling Units Through Demolition

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings 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 approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (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) residential buildings of two units or fewer that are found to be unsound housing. Please see website under Publications for Loss of Dwelling Units Numerical Values.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

THE PROPERTY IN ITS EXISTING CONDITION HAS BEEN APPRAISED ABOVE THE 80% AVERAGE PRICE OF SINGLE FAMILY HOMES IN SAN FRANCISCO WITHIN THE PAST 6 MONTHS.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

NO SOUNDNESS REPORT HAS BEEN PREPARED AS PROPERTY MEETS CRITERIA #1 ABOVE.

3. Whether the property is free of a history of serious, continuing code violations;

PROPERTY HAS NO HISTORY OF SERIOUS CODE VIOLATIONS.

Existing Building (continued)

4. Whether the housing has been maintained in a decent, safe, and sanitary condition;

HOUSING HAS BEEN MAINTAINED IN DECENT,
SAFE & SANITARY CONDITION.

5. Whether the property is a *historical resource* under CEQA;

THE PROPERTY HAS BEEN DETERMINED BY
CEQA TO NOT BE A HISTORICAL RESOURCE
CASE #: 2013.0170E

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

N/A

Rental Protection

7. Whether the Project converts rental housing to other forms of tenure or occupancy;

PROPERTY DOES NOT CONTAIN RENTAL
HOUSING.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

PROJECT DOES NOT INVOLVE REMOVING
RENTAL UNITS SUBJECT TO RENT STABILIZATION
AND ARBITRATION ORDINANCE.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

THE PROJECT PROPOSES TO REPLACE AN EXISTING SINGLE FAMILY RESIDENCE WITH A NEW SINGLE FAMILY RESIDENCE THAT WILL CONTRIBUTE TO CULTURAL & ECONOMIC NEIGHBORHOOD DIVERSITY

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

THE PROJECT CONSERVES NEIGHBORHOOD CHARACTER & PRESERVES NEIGHBORHOOD CULTURAL & ECONOMIC DIVERSITY.

11. Whether the Project protects the relative affordability of existing housing;

AFFORDABILITY OF PROPOSED PROJECT IS IN ALIGNMENT WITH RELATIVE HOME PRICES WITH IN SAN FRANCISCO AREA.

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;

PROJECT DOES NOT INCREASE OR DECREASE NUMBER OF PERMANENTLY AFFORDABLE UNITS GOVERNED BY SECTION 415

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

YES, THIS PROJECT PROPOSES INFILL HOUSING ON AN APPROPRIATE SITE IN AN ESTABLISHED NEIGHBORHOOD.

Replacement Structure

14. Whether the Project creates quality, new family housing;

YES, THE PROJECT CREATES HIGH QUALITY NEW FAMILY HOUSING.

15. Whether the Project creates new supportive housing;

NO.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

YES. THE STRUCTURE & SITE ELEMENTS HAVE ALL BEEN DESIGNED TO ENHANCE EXISTING NEIGHBORHOOD CHARACTER

17. Whether the Project increases the number of on-site dwelling units;

PROJECT DOES NOT INCREASE THE # OF ON SITE DWELLING UNITS.

18. Whether the Project increases the number of on-site bedrooms.

YES THE PROJECT INCREASES THE # OF ON SITE BEDROOMS BY (1)

13.0170 D

PROP. M FINDINGS

FOR:

2123 Castro Street
SAN FRANCISCO, CA 94114
Block 6612 Lot 027

OWNER:

Ewen Utting
369 Duncan Street
San Francisco, CA 94110

ARCHITECT:

Hood Thomas Architects
440 Spear Street
San Francisco, CA 94105
415-543-5005

March 8, 2013

CASE NUMBER
For Staff Use Only

13.0170

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;

SEE ATTACHED DOCUMENT

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

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

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

CONTINUED
↓

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;

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

7. That landmarks and historic buildings be preserved; and

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



City Planning Case No. _____

Address: 2123 Castro Street

Block and Lot No. 6612/027

PRIORITY GENERAL PLAN POLICY FINDINGS – PROP. M.

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

The proposed residential building is in a residential district and will not affect or deter neighborhood-serving retail uses.

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

The existing neighborhood is a mixture of styles originally constructed as single and multi-family dwellings (1-2 units with two multifamily apartment buildings at the northeast and northwest corner of Castro Street and 28th Street). This new single family home will preserve the neighborhood character through use of similar materials, detailing, massing and a more updated style compatible with surrounding newer and older buildings.

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

This property is located in an area of Noe Valley's residential buildings of a compatible price point and will enhance the supply of affordable family sized housing.

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

Construction of this building will not create any affect where commuter traffic impedes Muni service. This proposed construction adds the required off-street parking where none currently exists.

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 businesses and jobs are being displaced by this proposal that is located in a strictly residential neighborhood.

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

The construction of this building replaces a structurally deficient building with one that will achieve the greatest seismic strength and preparedness, per current building code standards, against injury and loss of life in an earthquake.

7. *That landmarks and historic buildings be preserved; and*

The existing house is not listed as a landmark in any of the typical historical registers, nor is it listed as a contributing building to a historic neighborhood.

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

No public parks and open space are near the site of this proposed dwelling. The open space on site shall be as required by the Planning Department's guidelines for setbacks.

Jessica Look

415 575-6812

jessica.look@sfgov.org

San Francisco City Planning 1650 Mission St #400, San Francisco, CA 94103

I strongly oppose the demolition of a sound, affordable house in my neighborhood to make way for two huge, unaffordable buildings at 2123 and 2127 Castro Street.

The proposed three-story buildings would be higher than any other single-family house on its block. I am opposed to their scale and design elements. They are extremely out of character with surrounding homes on the block and neighborhood. Their imposing concrete design would alter the character and charm of this neighborhood and impose housing that is unaffordable to the majority of the people who live here. In contrast, the existing house fits in well between its north and south neighbor, both 1.5 story cottages, both in architectural style, and in affordability.

Please respect our right to maintain the character of our wonderful neighborhood by voting to oppose this development.

Sincerely,

[Your name]

(15)

NAME	ADDRESS	EMAIL
2142 Castro St Zach Cartozian	2142 Castro St SF, CA 94131	Zach@zstockpartners.com
2142 Castro St Peter Cooperell	2112 Castro St	peter.cooperell@gmail.com
Sarah Weck	2112 Castro St.	sarah-weck@hotmail.com
Tommy Harkness	483 28th Street	5masungjokerfilms@gmail
Carol Berghen	533 28th Street	carol@wolfandberghen.com
Greg Hage	544 28th St	ghage1@mac.com
Diane Carr	552 28th St	dianeclairecarr@gmail.com
Sevda Stover	566 28th Street	sevda@aol.com
M.S. Jones	572 28th St	
John Nijm	553 28th St.	Junkodesign@earthlink.net
Bruce Rothenberg	2131 CASTRO St.	bjrothenberg@gmail.com
Fritz	2149 CASTRO St	fritz.jt@hotmail.com
S Brady	2108 Castro St	Sianandgez@hotmail.com
Lisa Leckie	2104 Castro St	LISALECKIE@gmail.com
Janet Whalen	2142 Castro	Janet5whalen@gmail.c

Jessica Look

415 575-6812

jessica.look@sfgov.org

San Francisco City Planning 1650 Mission St #400, San Francisco, CA 94103

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Please respect our right to maintain the character of our wonderful neighborhood by voting to oppose this development.

Sincerely,

[Your name]

NAME	ADDRESS	EMAIL
José A. CAMPOS	2103 CASTRO ST #41	
J. Ryan Lee	2145 Castro St	JRyanLee@gmail.com
Cathryn Yongue	2145 Castro St	cathrynyongue@gmail.com
Katherine Bourdon	2147 Castro Street	katea07@yahoo.com
Tim Switt	2149 Castro Street	tswitt@hotmail.com
PETER ROELL	468 Valley St.	MAC.PIRO@comcast.net
MYTHILI GOPALAKRISHNAN	480 Valley St	mgk424@gmail.com
PHIL AFFLACK	2110 CASTRO ST	pafflackiii@yahoo.com
STEVE JAWO	2150 CASTRO ST.	sjawo334@gmail.com
CHARLIE MARSHALL	2115 CASTRO ST	cmarshall@earthlink.net
Jane Stafford	507 Valley St.	jane.stafford@yahoo.com
Chris Wire	322 Valley St.	chris.wire@teradata.com
Peter Feinberg	479 Valley St	sfpdf@hotmail.com
Gerald Brady	2108 CASTRO ST	Sianandgez@hotmail.com
RICHARD E. PETERSON	537 VALLEY ST	sFreptile@mac.com

NAME	ADDRESS	EMAIL
Janet Whalen	2142 Castro	janet5whalen@gmail.com
Jana Helgeson	501 28th St	N/A
Primo Cherno	519-78th St	N/A
Weber Schille	524 28th St	N/A
MARK Olson	530 29th St	marko13@yahoo
David Bitt	549 28th St	ds42@yahoo.com
K.B. Q.	415.640.6880	kkerch@kbc.cc
	408661615 2106 Castro	mikael.silvanto@me.com
	2103 CASTRO #1	WLEW10@MSN.com
Gabriela Solis	2103 CASTRO #4	gsolis11@gmail.com
Suvi Silvanto	2106 Castro St.	SUVI.tikka@gmail.com
Bill Bardon	2147 Castro	bbardon@bafeman-grap.com
Simon Gungky	464 Valley St.	PRADO009 prado009@yahoo.com

February 11, 2014

Re: 2123 and 2127 Castro Street

To Whom It May Concern:

The Noe Valley neighbors continue to have deep concerns regarding this project.

Our concerns:

- 1) The project will replace affordable, perfectly sound housing with high-cost housing.
- 2) The proposed designs are out of keeping with the other houses on the block.
- 3) The proposed designs do not take into consideration the contour of the lots.
- 4) The height and bulk of the proposed buildings dwarf the majority of the houses in the neighborhood.

For these reasons, we ask that you not approve the proposed demolition.

Thank you for your consideration.

Sincerely,

Concerned residents of Noe Valley

Eric Kenneally
2220 Castro Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103
December 1, 2013

Dear San Francisco Planning Commission,

I am writing to lend my full support behind the project proposed by Ewen Utting for 2123-27 Castro Street. I greatly appreciate Ewen's willingness to share his plans with myself and the other neighbors. I understand the two homes will be Passive Houses and I applaud Ewen for pushing the standards of green building on his own initiative. Sincerely,

Eric Kenneally

A handwritten signature in blue ink that reads "Eric Kenneally". The signature is written in a cursive style with a large, looping "E" and "K".

1/24/14.

San Francisco, CA 94131

San Francisco Planning Commission

1650 Mission Street, #400

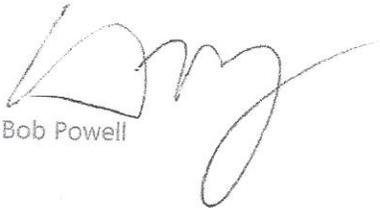
San Francisco, CA 94103

January 10, 2014

Dear San Francisco Planning Commission,

I support the building proposed for 2123-27 Castro Street. As a longtime San Francisco resident and a close neighbor, I am glad to see the high environmental standards being pursued by this builder. This kind of building drives San Francisco's progressive approach to more responsible building. Please accept this letter as my enthusiastic support for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Powell', written in a cursive style.

Bob Powell

Miriam Mc Guinness
84 28th Street
san francisco
ca 94110

San Francisco
Planning Commission
1650 Mission street # 400

January 15th 2014

I ave lived in noe valley for the past 28 years and I am a neighbor of the proposed projects at 2123 and 2127 Castro street.I fully support these projects that are up for your review.

Sincerely



Miriam Mc Guinness

Cara Keegan
84 28th street
San francisco
Ca 94110

San Francisco Planning commission
1650 Mission street #400
San Francisco
Ca 94103

January 20th 2014

Dear San Francisco planning Commission

I have lived in Noe Valley all my life and I am a neighbor of the proposed projects at 2123 and 2127 castro street up for your review. I want to give my full support to these projects and hope you all will be in support as well.

Sincerely

A handwritten signature in blue ink that reads "Cara Keegan". The signature is written in a cursive, flowing style.

Cara Keegan.

David O'Donnell
525 28th St
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103
January 10, 2014

Dear San Francisco Planning Commission,

The project sponsor of the proposed two houses to be built at 2123-27 Castro Street has reached out to me for my support. I appreciate his outreach to the neighbors and believe that the proposed Passive House fits the environmental goals of San Francisco. The reduced scale and height of the projects fit well with the existing streetscape and neighborhood. I hope more homes will be built to further our city's reputation as leading the country in green living. I urge you to approve this project without delay.

I give the projects at 2123 and 2127 Castro Street my wholehearted support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David O'Donnell', with a stylized flourish extending to the right.

David O'Donnell

Eugene Keegan

235 28TH ST.

San Francisco, CA 94131

San Francisco Planning Commission

1650 Mission Street, #400

San Francisco, CA 94103

January 10, 2014

Dear San Francisco Planning Commission,

I am familiar with the work of Ewen Utting, who is has two projects at 2123 and 2127 Castro up for your review. I know his latest project, The Equilibrium House, was built to the Passive House Standard. I know that the Passive House Standard requires incredible detail and care in order to create a home that meets strict environmental requirements. As a neighbor to the two proposed homes, please accept this letter as my full support.

Sincerely,

A handwritten signature in cursive script that reads "Eugene Keegan". The signature is written in dark ink and is positioned above the printed name.

Eugene Keegan

Gerry Keegan
526 Valley Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

January 15, 2014

Dear San Francisco Planning Commission,

I am a neighbor of the two projects being proposed at 2123 and 2127 Castro Street. The design is of the highest environmental caliber. I give this project my support and urge you to do the same.

Sincerely,



Gerry Keegan

Kevin Hussy

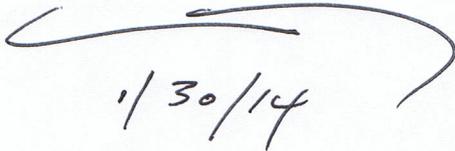
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103
January 10, 2014

Dear San Francisco Planning Commission,

I am writing this letter to give my family's support to the proposed houses to be built at 2123-27 Castro. We are neighbors and have had the opportunity to review the plans and meet the builder.

Sincerely,



1/30/14

Kevin Hussy
1/10/2014

Bruce Rothenberg
2139 Castro Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

I live at ²¹³¹2139 Castro Street next door to the proposed project at 2123-2127 Castro Street. I have had the opportunity to meet with the owner of this proposed project and I have reviewed his plans for 2123-2127 Castro Street. Based on these meetings, the owner has responded to my concerns with appropriate design adjustments. I feel that the plans are well conceived. Please accept this letter as my full support for the project.

Sincerely,

A handwritten signature in cursive script that reads "Bruce Rothenberg". The signature is fluid and includes a long horizontal flourish at the end.

Bruce Rothenberg

**** Letter of Project Support 2123 and 2127 Castro Street ****

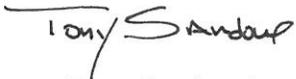
14 January 2014

To Whom It May Concern:

I have no objections to the proposed project at 2123 and 2127 Castro Street, San Francisco.

The project sponsor engaged me in substantive and inclusive review and dialogue which informed me of his project design prior to his intent to build.

Sincerely,

A handwritten signature in black ink that reads "Tony Sandoval". The signature is written in a cursive style with a long horizontal line extending from the start of the word "Tony".

Tony Sandoval
2119 Castro Street
San Francisco, CA



Lisa White

Passive House Institute US
401 N. Michigan Ave, Suite 500
Chicago, IL 60611

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

RE: 2123 & 2127 Castro Street, San Francisco 94131

Dear San Francisco Planning Commission,

My name is Lisa White and I am the Certification Manager at the Passive House Institute US (PHIUS). I had the pleasure of reviewing and certifying the Equilibrium House at 4564 19th Street. Projects like this, which achieve PHIUS+ Certification, undergo rigorous energy model review as well as many tests on-site for quality assurance. Through thoughtful design and engineering, PHIUS+ Certified projects cut energy use for space conditioning by up to 90%, and overall energy use by 60%. The Equilibrium House cut their energy use for space conditioning by so much that they theoretically could heat the home with as little energy as a hairdryer, and they will require no cooling. This is incredibly important as we know today that the built environment accounts for 40% of nationwide energy use. Project teams, like Enu Construction, using passive building techniques are demonstrating responsibility by going well above and beyond code requirements in an effort to create a more sustainable community and care for the environment.



Passive building is geared toward energy conservation -- a truly endless supply of energy we all may obtain with well planned, thoughtful design and implementation. In addition to substantial energy savings, passive building includes a host of other benefits. These include excellent indoor air quality, incredible levels of comfort for the occupants, and long term durability.

The construction team for the Equilibrium House displayed coordinated design and attention to detail shown when an airtightness "blower door" test was done for the project. This home achieved an impressive result of 0.58ACH @ 50Pa – which is over 5x tighter than required by the international energy conservation code. Airtightness is important for both indoor air quality and energy savings.

After my experience working with the Equilibrium House project team, I believe they hold great intentions and clearly demonstrate care for their community and the environment.

Sincerely,

Lisa White

**PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF
NEW SINGLE FAMILY HOME AND REMOVAL OF
EXISTING BUILDING**

(PLANNING CODE SECTION 317 - DEMOLITION)

**2123 CASTRO STREET
Block 6612, Lot 027**

**Project Sponsor:
Ewen Utting**

Hearing Date: February 20, 2014

Attorneys for Project Sponsor:

REUBEN, JUNIUS & ROSE, LLP

One Bush Street, Suite 600 San Francisco, CA 94104
t] 415 567 9000 f] 415 399 9480

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A. INTRODUCTION AND BACKGROUND

Ewen Utting (“Project Sponsor”) owns the real property located at 2123 Castro Street (“Project Site”). The Project Site is currently improved with a vacant single family home that was appraised on September 30, 2013 by Charles R. Anderson at a value of \$1,525,000.00, which is above 80% of the average price of single family homes in San Francisco, and therefore is not considered to be affordable housing. The Project Sponsor proposes to demolish the existing vacant building and construct a new dwelling unit (“Project”). The new dwelling will have four bedrooms and will be ideally suited for family housing in an area where family is encouraged.

By this application, the Project Sponsor seeks authorization pursuant to Planning Code Section 317 for demolition of the existing building. Because a major intent of Section 317 is to preserve sound housing stock and thus conserve affordability, the Planning Code exempts the most expensive (least affordable) single-family homes from discretionary review (“DR”) hearings for projects located in RH-1 Districts. The Property is located in a RH-2 Zoning District. A mandatory DR hearing is therefore required in this instance because the zoning district is RH-2. However, the location of the Property within a RH-2 Zoning District is unlikely to be relevant to the question of affordability.

B. DESIGN

The Project architect, Mark Thomas of Hood Thomas Architects, has prepared a detailed project description of the neighborhood, of the existing building, and of the design of the proposed new building. The Mark Thomas submittal is attached as **Exhibit A**.

C. DEMOLITION DETERMINATION PURSUANT TO PLANNING CODE SECTION 317

Planning Code Section 317 provides criteria for consideration by the Planning Commission in making decisions on applications for demolition of residential buildings. The Project satisfies a super-majority of the criteria as follows:

1. Whether the property is free of a history of serious, continuing code violations.

The Property does not have a history of serious Code violations.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition.

The housing has been maintained in a decent, safe and sanitary condition, but is functionally obsolete.

3. Whether the property is a historical resource under CEQA.

The Project has received a categorical exemption. The Planning department has determined that the existing building is not a historic resource under CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA.

N/A. The building is not a historic resource.

5. Whether the Project converts rental housing to other forms of tenure or occupancy.

The Property does not contain rental housing. The Property has been owner-occupied for more than 20 years.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance.

The Project does not involve removing any rental units.

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity.

The Project proposes to replace an existing single family residence with a new single family residence that will contribute to cultural and economic neighborhood diversity, while providing a more functional and family-size building with four bedrooms.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity.

The Project conserves neighborhood character and preserves neighborhood cultural and economic diversity. Please see the attached design description and information provided by the Project architect, Mark Thomas.

9. Whether the Project protects the relative affordability of existing housing.

The existing building was appraised at \$1,525,000.00 on September 30, 2013 and is therefore not considered to be affordable.

10. Whether the Project increases the number of permanently affordable units as governed by Section 415.

The Project does not increase or decrease the number of permanently affordable units governed by Section 415. There are no permanently affordable units at the Project Site.

11. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods.

Yes. The Project proposes in-fill family-size housing on an appropriate site in an established neighborhood zoned for residential use.

12. Whether the Project creates quality, new family housing;

Yes. The Project creates high quality new family housing. The Project will have four bedrooms rather than the existing two bedrooms. The Project will be a Green building utilizing the optimal materials and design for energy conservation and net zero energy use.

13. Whether the Project creates new supportive housing.

No.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character.

Yes. The structure and site elements have all been designed to enhance existing neighborhood character. Please see the attached design information provided by the Project architect, Mark Thomas.

15. Whether the Project increases the number of on-site dwelling units.

The Project does not increase the number of on-site dwelling units.

16. Whether the Project increases the number of on-site bedrooms.

Yes. The Project increases the number of on-site bedrooms by two bedrooms. The existing building has two bedrooms; the new residence will have four bedrooms.

17. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single family dwelling is not affordable or financially accessible housing (above the 80% average price of single family homes in San Francisco, as determined by a credible appraisal within six months).

The Property was appraised at \$1,525,000.00 on September 30, 2013, which exceeds 80% of the average price of single family homes in San Francisco, and therefore is not considered to be affordable housing.

18. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

A soundness report has not been prepared as the Property meets Criteria #17 above. The existing structure is discussed in the attached submittal prepared by the Project architect, Mark Thomas.

D. THE NEW BUILDING WILL CONSERVE ENERGY BY BEING A CERTIFIED PASSIVE HOUSE, A CERTIFIED NET ZERO ENERGY BUILDING AND BUILT TO THE DEPARTMENT OF ENERGY CHALLENGE HOME STANDARD

The new building will not consume any energy that is not generated by the building itself. All of its energy needs, including heat and light, will be produced by solar panels and the use of Green building components. The new building will lead the way as a template for future building of Green, energy-conserving homes in San Francisco. The building will meet the following standards:

1. Passive House Building Standards (see architect's brief, Exhibit A)
2. Net Zero Building Standards (see architect's brief, Exhibit A)

Green energy conserving components of the proposed Project include the following:

1. Super insulated building envelope
2. Thermal bridge free triple pane windows
3. Strict limits on energy use
4. Exceeds EPA Indoor Air Plus standard
5. Continuous heat recovery ventilation
6. Solar domestic hot water
7. Solar PV electric
8. Air tight envelope to reduce heating and cooling demands and improve indoor air quality
9. LED lighting throughout
10. Passive House Certified
11. Net Zero Energy home
12. Energy monitoring system

E. NEIGHBORHOOD SUPPORT FOR THE PROJECT

The Project Sponsor has worked closely with the neighbors on the design of the new building. (See neighborhood meeting sign-in sheets attached as **Exhibit F**.) Letters of support from the two adjacent neighbors and from nine additional neighbors are attached as **Exhibit E**.

F. CONCLUSION

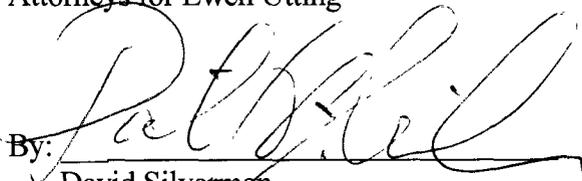
The existing building is valued far above the level of affordability. Conservation of the existing building would therefore not preserve affordable housing. In addition, the Project satisfies a super-majority of the criteria for approval of demolition set forth in Planning Code Section 317.

Accordingly, the Project Sponsor respectfully requests that the Planning Commission approve the proposed Project.

Respectfully submitted,

REUBEN, JUNIUS & ROSE LLP
Attorneys for Ewen Utting

Dated: 2-3-14

By: 
David Silverman

LIST OF EXHIBITS

- Exhibit A - Project and Design Description –
Mark Thomas, Hood Thomas Architects
- Exhibit B - Photographs of the Project Site and
Project Block
- Exhibit C - Renderings of the Proposed Building
- Exhibit D - Planning Department Certificate of
Determination of Exemption from
Environmental Review
- Exhibit E - Support Letters from the Two Adjacent
Neighbors and from Nine Additional
Neighbors
- Exhibit F - Meetings with Neighbors, Concessions, and
Timeline
- Exhibit G - Project Plans and Elevations

A

H O O D T H O M A S A R C H I T E C T S

29 January 2014

San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: New Single Family Residence:

2123 Castro Street

Mandatory Discretionary Review:

Demolition Application No: 201303182428

Building Permit Application No: 201303182424

Dear President Fong and Members of the San Francisco Planning Commission:

The project at 2123 Castro Street consists of two elements:

1. Mandatory discretionary review to demolish an existing 2 story family building
2. Construction of a new 3-story single family building

Project Description/ Description of the Neighborhood:

The existing 2 story building at 2123 Castro Street is a single family building in an RH-2 zone located on the east side of Castro Street between 28th Street and Valley Street. The subject block slopes upward toward the north and the subject parcel follows this sloping pattern and also slopes downward toward the east. The building is set back from the front lot line and the surrounding buildings have varying front setbacks.

The subject block face contains 18 residential buildings that range in height from one to three stories. The subject block also contains a variety of architecture styles including Victorian, Vernacular, Renaissance Revival and Modern. There are larger apartment buildings at the north corners of Castro Street and 28th Street. (see Exhibit B – Photos)

The proposal is to demolish the existing, functionally obsolete 2-story single family building that has been substantially altered over time. The alterations have created a pastiche of building materials including a modern wood entry door, aluminum and vinyl windows, and a variety of siding types (wood shingles, painted horizontal boards and asbestos siding). The demolition of the existing structure will remove an unsightly developer style building and replace it with a new, contextual, well designed building that compliments and enhances the existing neighborhood and provides compliance with current building and planning codes.

440 Spear Street
San Francisco, CA 94105
T (415) 543-5005 (415) 495-3336 F
mark@hoodthomas.com

Description of the Existing Single Family Building:

Exterior:

The exterior of the existing single family building consists of a 2 story wood frame structure, rectangular in plan with a front-facing gable roof. The building is best described as an early 1900's house that has been substantially altered over time and stripped of any original character defining elements that may have been present. (See Exhibit B , Photos)

Exterior building finishes are a pastiche of wood shingles, painted horizontal boards and asbestos siding with a mix of aluminum and vinyl windows of various sizes and shapes.

A storage/wood shed in the rear yard is in poor condition and will be removed.

Interior:

The interior of the existing building consists of two floors and an attic with a spiral stair connecting the main floor to the lower floor and a small switch-back stair connecting the main floor to the attic floor:

- a. The main floor level consists of a living room, dining room, kitchen with breakfast room, one bedroom and a half bath. Each room has 8-9 foot ceilings in the main room and vaulted ceilings at the kitchen. Plaster board interiors, carpeted floors and single glazed aluminum windows with minimal electrical outlets are typical throughout this level. The stair that connects the main floor to the attic appears to have been built without benefit of a permit as it is relatively new, but non-compliant (per the California Building Code). The stair from the main floor to the lower floor is a spiral stair that appears to be relatively new, but is too small to access the amount of square footage at the lower level below (per the California Building Code). Heat is provided via a forced air system.
- b. The lower floor level consists of a family room/sitting room, one-bedroom and full bathroom with a mechanical room and storage room adjacent to the bedroom. Plaster board interiors, carpeted floors and single glazed aluminum windows with minimal electrical outlets are typical throughout this level. Heat is provided via a forced air system.
- c. The attic level consists of a small open study area at the center of the sloping gable roof. The height of the room does not meet minimum building code standards. There is no evidence of a permit for the construction of the attic space or the stair leading to the remodeled attic. Electrical outlets are minimal and surface mounted. There is no heat at this level.

H O O D T H O M A S A R C H I T E C T S

Existing Structural System:

The basic structural system is typical lightweight wood frame construction consisting of 2x 4 wood stud walls, 2x10 and 2x6 floor joists, and 2x4 ceiling/roof joists. There is a concrete perimeter foundation with a partial slab on grade and raised wood floor at the lower level.

Soundness and Repairs:

Although the building is functionally obsolete and requires many repairs and upgrades to provide viable housing to meet current standards, the cost of those upgrades do not meet the standards of “cost” vs. “value” vis-à-vis the Planning Commission’s policy confirming residential demolition because of a lack of soundness.

The approximate costs to upgrade the existing single family building to be compatible with current housing standards is approximately \$ 580,000.00 which does not meet the 50% soundness threshold or 75% upgrade threshold given that the building was recently appraised for 1.525 million dollars.

Description of the Proposed Single-Family Building:

Exterior Massing and Materials:

The proposed single family building is designed well within the prescribed planning code height and bulk limitations:

- Height: The overall height of the building is 28’-0” above curb height in a 40-X height zone. The first floor (garage) level is set well below curb level to minimize its importance and to minimize the overall building height.
- Setbacks: The front façade will be set back 9’-10” from the front property line and the front entry is set back an additional 8’-0” from the primary façade to align with the front façade of the existing neighboring building to the north.

The proposed building is designed to compliment and incorporate elements of the best architectural characteristics of the buildings that currently exist on the 2100 block of Castro Street. Those elements include an articulated façade with bay windows, a pronounced pedestrian entry, minimal garage door/vehicle entry, integrally colored cement plaster and wood siding with a paint finish.

Interior Configuration:

The new building provides a traditional residential layout as follows:

First Floor:

- garage, 3rd and 4th bedrooms, bathroom, exterior deck and access to the rear yard

H O O D T H O M A S A R C H I T E C T S

Second Floor:

- main entrance, common living room, kitchen/dining area with sitting room, exterior balcony and powder room

Third Floor:

- main bedroom with access to outdoor deck, second bedroom, bathrooms, laundry closet

Energy Conservation/ Green Building Measures:

1. Garage parking for (2) small cars or (1) large car, including electric charger station for electric vehicles
2. Exceeds compliance with California Code of Regulations for Energy Conservation (CCR Title 24):
 - a. Energy efficient kitchens with energy star appliances
 - b. High Efficiency Forced Air Heating Units with set-back type thermostats
 - c. Thermally broken triple paned windows with low emissivity glazing
 - d. Double-Insulated walls with R-19 natural fiber batts
 - e. Floors with R-19 natural fiber batts
 - f. Ceilings with R-30 natural fiber batts
3. Use of “green” building materials including the following:
 - a. Recycled/ renewable flooring (cork, bamboo, recycled rubber flooring, etc.)
 - b. Formaldehyde free insulation products
 - c. Paints/ finishes that meet current CARB standards for low / no emissions
 - d. LED light fixtures throughout
 - e. Energy Star Appliances
4. Solar and Photovoltaic integrated energy generation systems
5. LEED Gold Building Certification (pending)
6. Passive House Compliant (the first new residential Passive House in San Francisco)
7. Net Zero Energy residential building

Passive House and Net Zero Energy Building:

The new building will be a Certified Passive House:

A passive house is an environmentally responsible house that derives its energy efficiency from a super insulated, air-tight building shell, triple glazed high performance windows and building overhangs to shade summer heat and admit winter sun. There is no furnace or air-conditioner. The air is fresh and usually between 70 and 74 degrees throughout the year and the house uses only a fraction of the energy consumed by a traditionally constructed home. Energy efficiency and comfort is attained by building the airtight building shell allowing the interior of the house to be heated by internal gains from people and electrical equipment. Any additional heat demand is provided by an extremely small heat source.

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The new building will be a certified Net Zero Energy Building:

The house will take energy from the grid when needed and supply energy back to the grid when not needed, resulting in a net zero use of locally provided energy.

The new building will be built to the Department of Energy Challenge Home Standard

Proposed Structural System:

The proposed structural system will be typical lightweight wood frame construction for the 2nd and 3rd stories of residential construction over a concrete and wood first floor garage and bedroom level. The majority of wood will be “engineered” lumber which is stronger than regular “sawn” lumber and made mostly from recycled wood products (saw dust, wood chips, wood scraps, etc.).

The building will comply with all aspects of the Uniform Building Code as amended by the San Francisco Building Code, and shall be designed to withstand seismic forces.

Advantages of Demolition and New Construction:

The proposed project advances a majority of the provisions, policies and objectives as set forth in the General Plan that indicates demolition of the existing functionally obsolete structure is desirable and not detrimental for the following reasons:

- a. The existing building is appraised at \$ 1,525,000.00 which demonstrates that the building is demonstrably not affordable per planning code section 317
- b. The existing building is not architecturally significant
- c. The existing building is not a historic resource
- d. The existing building is not in a historic neighborhood.
- e. The proposed building will provide ownership opportunities for families of varying sizes and structures.
- f. The proposed building provides infill housing in an established residential neighborhood
- g. The proposed building will provide high quality design that enhances the character of the existing neighborhood
- h. The proposed building will comply with current building code requirements, seismic requirements and life safety (fire) codes.

H O O D T H O M A S A R C H I T E C T S

Conclusion:

Although we believe the demolition of the existing building does not meet the exact requirements of the Department's soundness requirements for demolition, the existing single family residential building does not represent quality housing. As currently constructed and configured, the building is underdeveloped and has structural and design limitations in terms of expansion. While these issues alone do not make the building unsound, we believe they should be considered when deciding whether to retain the existing building.

Accordingly, we respectfully request project approval.

Very truly yours,
HOOD THOMAS ARCHITECTS

Mark Thomas, AIA, LEED AP
Architect

H O O D T H O M A S A R C H I T E C T S

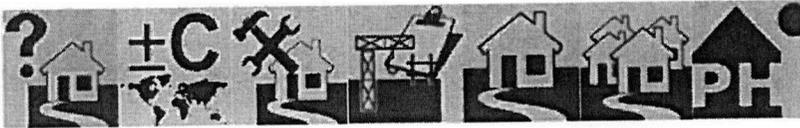
Literature / Articles
For:
Passive House Construction

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San Francisco, CA 94105
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mark@hoodthomas.com



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What is a Passive House?

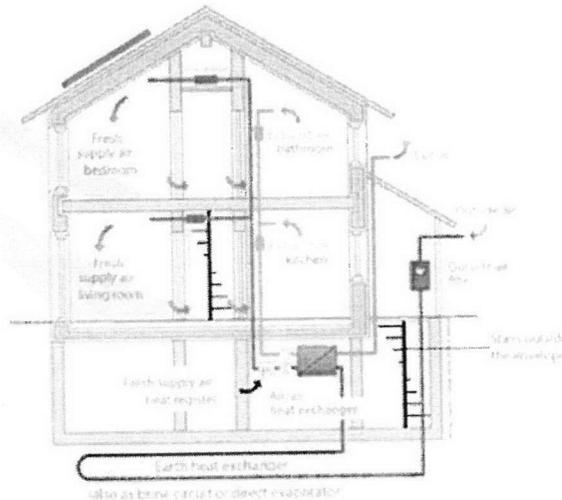


Smith House residence built to Passive House standard in Urbana Illinois

The Passive House concept represents today's highest energy standard with the promise of slashing the heating energy consumption of buildings by an amazing 90%. Widespread application of the Passive House design would have a dramatic impact on energy conservation. Data from the U.S. Energy Information Administration shows that buildings are responsible for 48% of greenhouse gas emissions annually and 76% of all electricity generated by U.S. power plants goes to supply the Building Sector [[Architecture2030](#)]. It has been abundantly clear for some time that the Building Sector is a primary contributor of climate-changing pollutants, and the question is asked: How do we best square our building energy needs with those of our environment and of our pocketbook? In the realm of super energy efficiency, the Passive House presents an intriguing option for new and retrofit construction; in residential, commercial, and institutional projects.

A Passive House is a very well-insulated, virtually air-tight building that is primarily heated by passive solar gain and by internal gains from people, electrical equipment, etc. Energy losses are minimized. Any remaining heat demand is provided by an extremely small source. Avoidance of heat gain through shading and window orientation also helps to limit any cooling load, which is similarly minimized. An energy recovery ventilator provides a constant, balanced fresh air supply. The result is an impressive system that not only saves up to 90% of space heating costs, but also provides a uniquely terrific indoor air quality.

A Passive House is a comprehensive system. "Passive"



Performance Characteristics

- Airtight building shell ≤ 0.6 ACH @ 50 pascal pressure, measured by blower-door test.
- Annual heat requirement ≤ 15 kWh/m²/year (4.75 kBtu/sf/yr)
- Primary Energy ≤ 120 kWh/m²/year (38.1 kBtu/sf/yr)

In addition, the following are recommendations, varying with climate:

- Window u-value ≤ 0.8 W/m²/K
- Ventilation system with heat recovery with $\geq 75\%$ efficiency with low electric consumption @ 0.45 Wh/m³
- Thermal Bridge Free Construction ≤ 0.01 W/mK

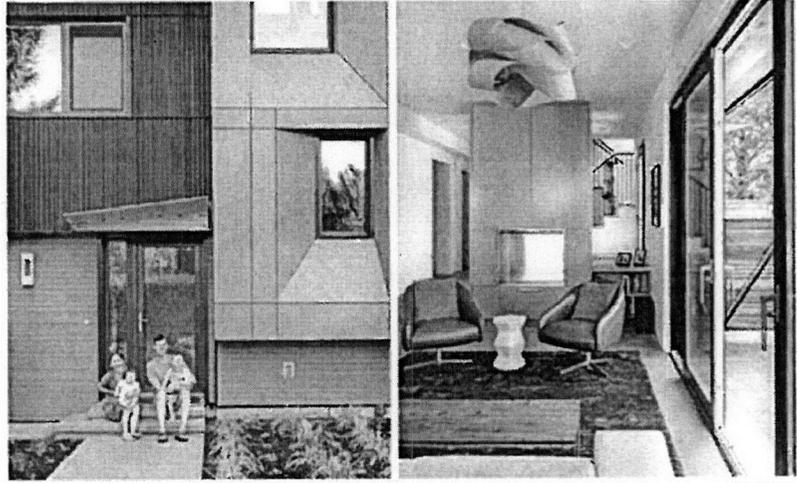
The building science research culminated in the development of the **Passive House Planning Package (PHPP)** which projects detailed heat load, heat loss, and primary energy usage for individual building parameters. The latest version of the PHPP also projects cooling, cooling loads, and latent cooling. Based on feedback from many detailed data logged buildings, the software is constantly refined and incorporates updated calculations for various climates around the world.

describes well this system's underlying receptivity and retention capacity. Working with natural resources, free solar energy is captured and applied efficiently, instead of relying predominantly on 'active' systems to bring a building to 'zero' energy. High performance triple-glazed windows, super-insulation, an airtight building shell, limitation of thermal bridging and balanced energy recovery ventilation make possible extraordinary reductions in energy use and carbon emission.

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Today, many in the building sector have applied this concept to design, and build towards a carbon-neutral future. Over the last 10 years more than 15,000 buildings in Europe - from single and multifamily residences, to schools, factories and office buildings - have been designed and built or remodeled to the passive house standard. A great many of these have been extensively monitored by the **Passiv Haus Institut in Darmstadt**, analyzing and verifying their performance. Even governmental agencies have adopted passive house standards in their policy-making (read more about the **EU Commission's intent to implement the Passive House Standard.**).

The Passive House: Sealed for Freshness



Aaron Leitz

Jennifer and Sloan Ritchie, with Sienna, left, and Paxton, in front of their new passive house in the Madison Park neighborhood of Seattle. The living area opens to a patio.

By SANDY KEENAN

Published: August 14, 2013 118 Comments

SEATTLE — When you visit Sloan and Jennifer Ritchie's new passive house in the Madison Park neighborhood here, it takes a while to notice all the things you're not hearing.

Related

At Home With Dennis Wedlick: In Pursuit of the Perfectly Passive (August 15, 2013)

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Enlarge This Image



Look out the living room windows and you can see a gardener wielding one of those ear-piercing leaf blowers in the yard, but you would never know it inside.

There is no furnace or air-conditioner clicking on or off, no whir of forced air, and yet the climate is a perfect 72 degrees, despite the chilly air outside.

Then there are the things you're not feeling. In one of the most humid cities in the country, you aren't sticky or irritable, and the joints that sometimes bother you are mysteriously pain-free.

The air inside the house feels so fresh, you can almost taste its sweetness.

On paper, at least, the Ritchies' home sounds too good to be true: an environmentally responsible house without traditional heating and air-conditioning systems that will be an airy 70 to 74 degrees on the coldest day of winter and the hottest day of summer, but use only a fraction of

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Aaron Leitz
The wood from a spruce tree on the site that could not be saved was used throughout the house for the stairs and wells

Readers' Comments

Readers shared their thoughts on this article.

[Read All Comments \(118\)](#) »

the energy consumed by a typical house.

And yet it's not some experiment or futuristic dream. Nearly 30,000 of these houses have already been built in Europe. In Germany, an entire neighborhood with 5,000 of these super-insulated, low-energy homes is under construction, and the City of Brussels is rewriting its building code to reflect passive standards.

But in the United States, since the first passive house went up 10 years ago, in Urbana, Ill., only about 90 have been certified. Why aren't they catching on here?

Part of the problem is the cost. Higher fuel prices and energy taxes in Europe provide a major incentive to embrace passive standards, which are complicated and make construction more expensive. In this country, it could be a decade or more before the energy savings someone like Don Freas enjoys in his 1,150-square-foot passive house in Olympia, Wash., offsets the extra \$30,000 or so it cost to build.

"But those are such non-sexy ideas," said Mr. Freas, 61, who is a sculptor and poet. "What matters is that I have never lived in such a comfortable house."

Proponents of passive building argue that the additional cost (which is estimated at 5 to 20 percent) will come down once construction reaches critical mass and more American manufacturers are on board. And there are a few signs that day may be coming. More than 1,000 architects, builders and consultants have received passive-house training in this country; at least 60 houses or multifamily projects are in the works; and Marvin Windows, a mainstream manufacturer based in Minnesota, recently began making windows that meet passive certification standards.

For all that, there are plenty of people who aren't buying it — even some of those who support passive principles.

Martin Holladay, 58, a respected voice within the building industry, writes the Musings of an Energy Nerd blog for [greenbuildingadvisor.com](#) and lives off the grid in Vermont. He doesn't believe passive houses are right for the American market.

"What I'm worried about," he said, "is that the current halo around the passive-house standard will result in its being incorporated into the building code. That would be unfortunate because they are unnecessarily expensive houses, from \$300,000 to \$500,000 on average, that cost more than will ever be justified by lifetime energy savings or carbon reductions."

Mr. Holladay favors a more flexible formula called the Pretty Good House, which promotes modest improvements in insulation coupled with renewable energy from solar panels — an approach, he said, that achieves similar energy savings without the additional expense.

BUT COST IS NOT the only hurdle. The very idea of a passive house is counterintuitive. And when just explaining what it is remains so difficult, proselytizing is that much harder.

As Mr. Freas said, "It's like trying to describe an environment that we, as Americans, have no experience with."

The basic idea is that these houses are so airtight that warm air won't leak out in the winter, and cool air won't leak out in the summer. Windows are three panes thick, and there is far more insulation than you would find in a standard American home.

2103
483 28TH
CASTRO
2-UNITS

2115
CASTRO
1-UNIT

2119
CASTRO
1-UNIT

SUBJECT
PROPERTY
2123
CASTRO
1-UNIT

2127
CASTRO
0-UNITS

2131
CASTRO
1-UNIT

2145
2147
CASTRO
2-UNITS

2149
CASTRO
1-UNIT

2150
CASTRO
1-UNIT

2142
CASTRO
1-UNIT

2112
CASTRO
2-UNITS

2110
CASTRO
1-UNIT

2108
CASTRO
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2106
CASTRO
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2104
CASTRO
1-UNIT

2102
CASTRO
1-UNIT

501 28TH
1-UNIT

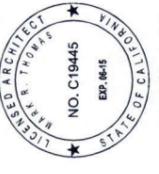
EAST BLOCK-FACE

WEST BLOCK-FACE

4

5

HTA!
HOOD THOMAS ARCHITECTS



440 Sooner Street San Francisco, California 94105
T: 415 543 5505 WWW.HOODTHOMAS.COM F: 415 485 3386

DATE: 01.31.14

PROJECT: JOB NO.:
EQUILIBRIUM HOUSE AT
2123 CASTRO STREET
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027

OWNER: EWEN LITTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE:
EAST & WEST
EXISTING BLOCK-FACES

B-3

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT

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440 Spear Street San Francisco, California 94105
T: 415 543 8006 WWW.HOODTHOMAS.COM F: 415 495 3396

DATE: 01.31.14

PROJECT: EQUILIBRIUM HOUSE AT
2123 CASTRO STREET
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131

OWNER: EWEN UTTING
365 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

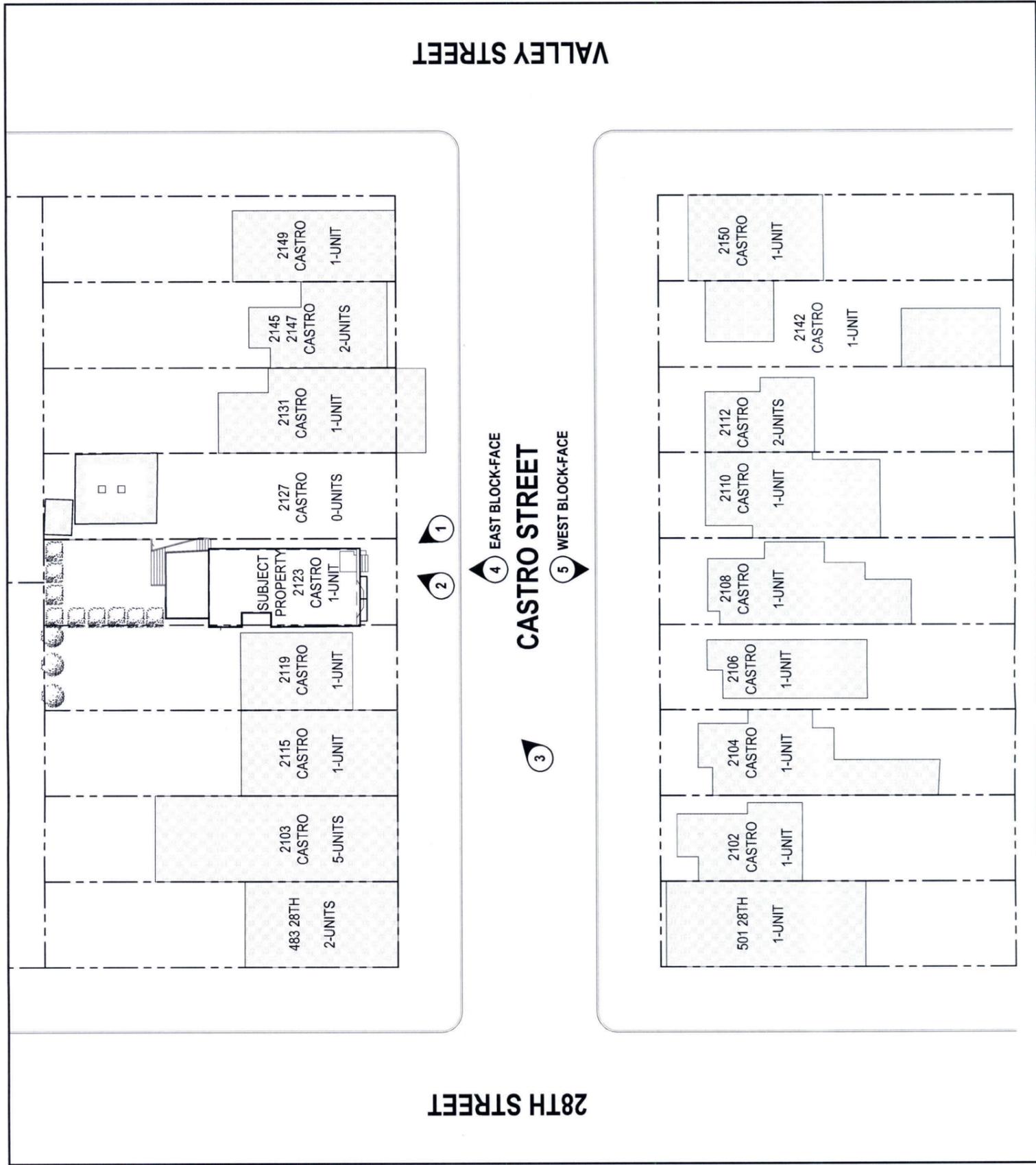
APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE:
EXISTING BLOCK MAP
& PHOTO KEY

B-1

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT



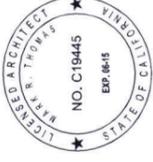
28TH STREET

VALLEY STREET

4 EAST BLOCK-FACE
CASTRO STREET
5 WEST BLOCK-FACE

EXISTING BLOCK MAP

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440 Spear Street San Francisco, California 94105
T: 415.393.3855 W: HTAARCHITECTS.COM F: 415.493.3328

DATE: 01.31.14

JOB NO.:
PROJECT: EQUILIBRIUM HOUSE AT
2123 CASTRO STREET
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027

OWNER: EWEN UTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

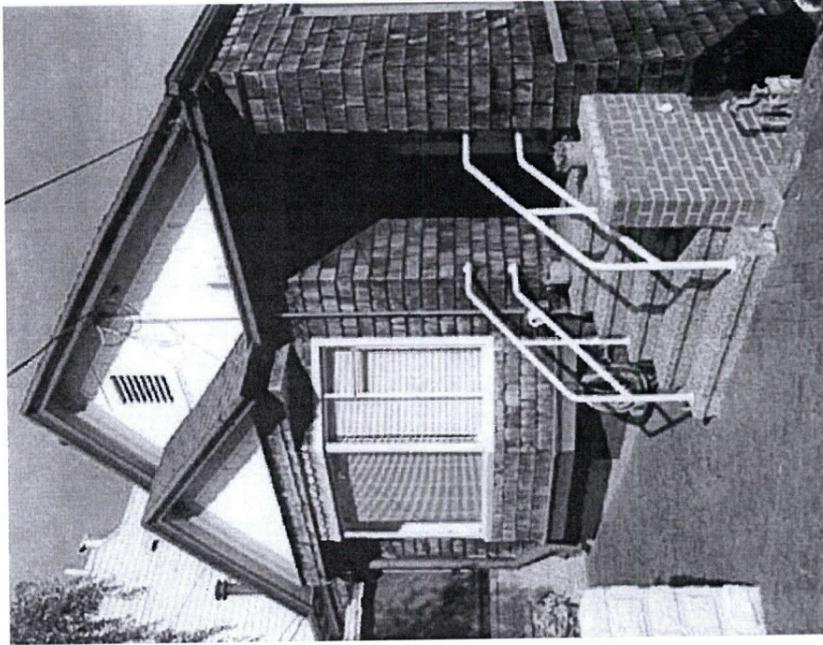
APPROVED FOR OWNER BY:

SHEET CONSULTANT:

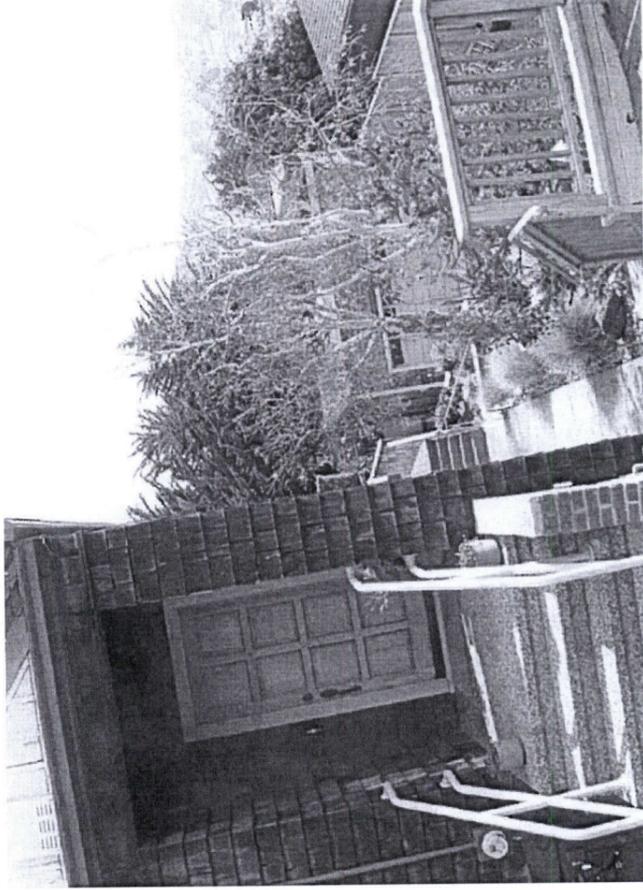
SHEET TITLE:
PHOTOS OF EXISTING
DWELLING

B-2

SCALE: AS NOTED
DRAWN BY: DF CHECKED BY: MT



1 FRONT FACADE
SUBJECT BUILDING



2 ENTRY
SUBJECT BUILDING



3 STREET VIEW
SUBJECT BUILDING

C

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T: 415.543.5925 WWW.HOODTHOMAS.COM F: 415.465.3336

DATE: 01.31.14

PROJECT: EQUILIBRIUM HOUSE AT
2123 CASTRO STREET

NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131

BLOCK: 6612 LOT: 027

OWNER: EMEN LUTTING
586 DUNLAP STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY:

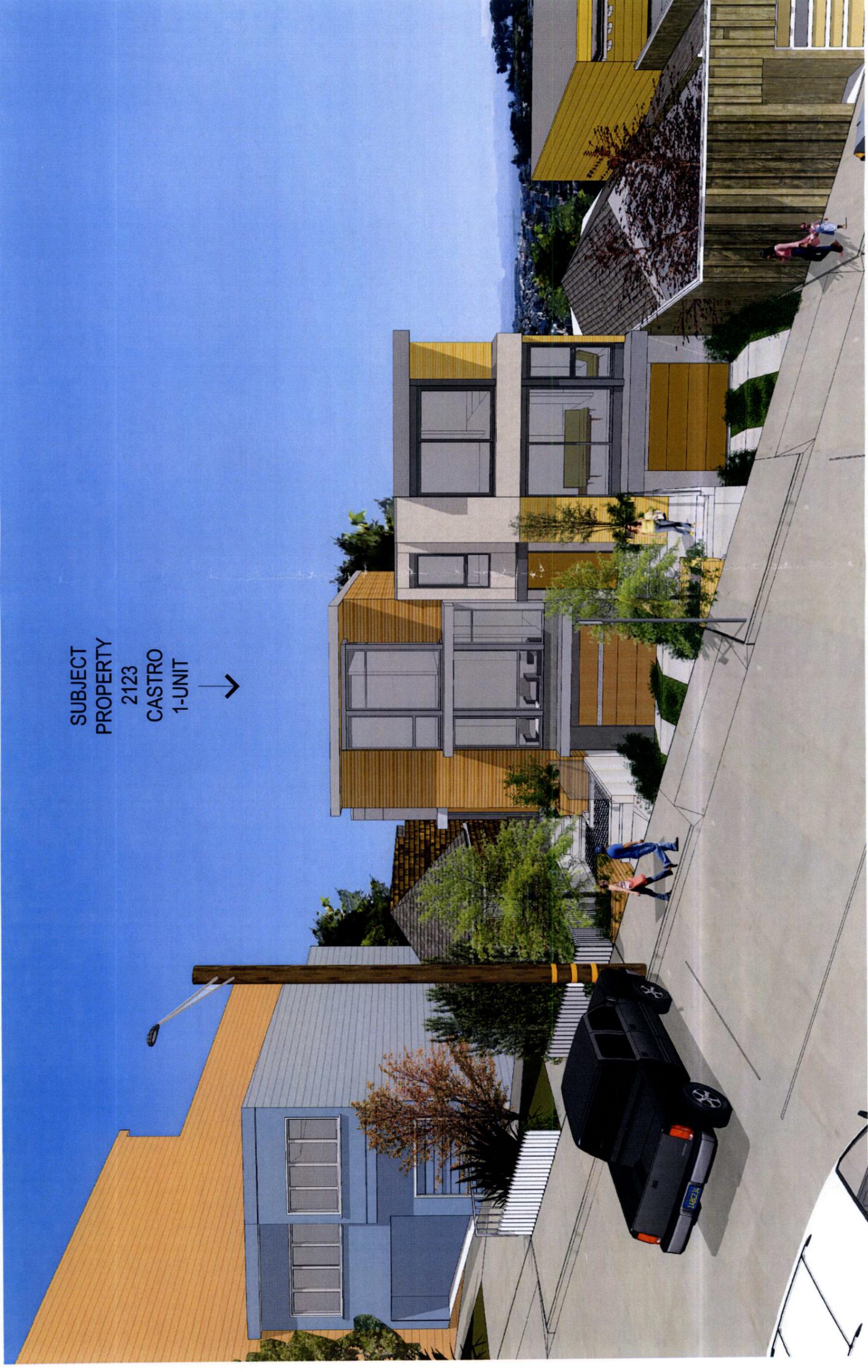
SHEET CONSULTANT:

SHEET TITLE:
PERSPECTIVE 5

C-6

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT

SUBJECT
PROPERTY
2123
CASTRO
1-UNIT →



VIEW OF SUBJECT PROPERTY (AND ADJACENT PROPOSED PROPERTY) FROM ACROSS CASTRO STREET

HTA!
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440 Sloat Street San Francisco, California 94105
T: 415 543 5205 WWW.HOODTHOMAS.COM F: 415 465 5398

LICENSED ARCHITECT
KYLE R. THOMAS
NO. C19445
DP-16415
STATE OF CALIFORNIA



EAST BLOCK - FACE INCLUDING PROPOSED DWELLING

DATE: 01.31.14

PROJECT: JOB NO.:
**EQUILIBRIUM HOUSE AT
2123 CASTRO STREET**
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027
OWNER: EWIEN LITTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE:
COVER SHEET

C-1

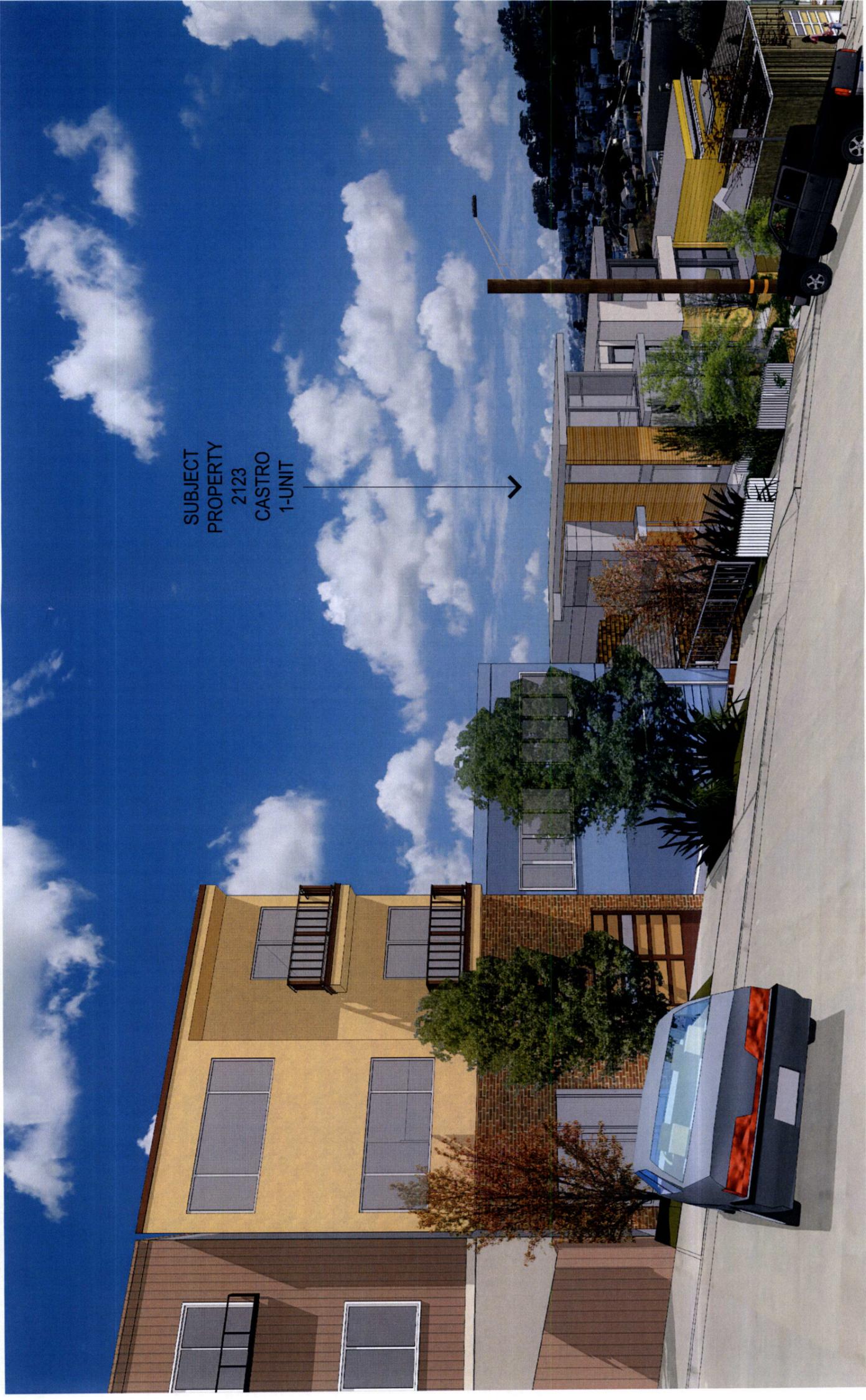
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CHECKED BY: MT

HTA!
HOOD THOMAS ARCHITECTS

440 Spear Street, San Francisco, California 94105
T. 415 543 5005 WWW.HOODTHOMAS.COM F. 415 498 3336

NO. C19445
EXP. 06/15

LICENSED ARCHITECT
STATE OF CALIFORNIA
H. THOMAS



SUBJECT
PROPERTY
2123
CASTRO
1-UNIT

DATE: 01.31.14

JOB NO.:
PROJECT: EQUILIBRIUM HOUSE AT
2123 CASTRO STREET
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027
OWNER: EWEN LUTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY:
SHEET CONSULTANT:

SHEET TITLE:
PERSPECTIVE 2

C-3

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT

SUBJECT PROPERTY AS SEEN FROM CASTRO ST & 28TH ST

D



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

2123 Castro St

BLOCK/LOT(S)

6612/027

CASE NO

2013-0170E

PERMIT NO

PLANS DATED

Addition/ Alteration (detailed below)

Demolition (requires HRER if over 50 years old)

New Construction

STEP 1 EXEMPTION CLASS

Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MF
02/14/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource **GO TO STEP 5**
- Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- Project is not listed: **GO TO STEP 5**
- Project does not conform to the scopes of work: **GO TO STEP 5**
- Project involves 4 or more work descriptions: **GO TO STEP 5**
- Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

- _____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
- _____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- _____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- _____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- _____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- _____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify.

check

9. **Reclassification of property status** to Category C

a Per Environmental Evaluation Evaluation, dated per HSER dated 8/12/2013
* Attach Historic Resource Evaluation Report

b Other, please specify

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

AV

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison Vanderlice
Planner's Signature

8/14/2013
Date

Allison Vanderlice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

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

Date August 12, 2013
Case No.: 2013.0170E
Project Address: 2123 - 2127 Castro Street
Zoning: RH-2, 40-X Height and Bulk District
Block/Lot(s): 6612/027; 026

Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcels at 2123 and 2127 Castro Street are located on the east side of Castro Street between 28th Street and Valley Street in the Noe Valley neighborhood. The subject block is located near the crest of a hill and slopes upward from south to north and east to west. The properties are located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Built in 1912, 2123 Castro Street is a vernacular-style, single-family residential building. The subject building is setback from the sidewalk behind a solid wood fence. This rectangular-plan, wood-frame, one-story-over-basement building is topped with a front-facing gable roof and is clad primarily with wood shingles. The primary entrance is a modern wood paneled door within a recessed vestibule in the primary facade and accessed by terrazzo steps with metal handrails. To the left of the vestibule hangs a gable-roofed, cant bay window with a fixed central pane and segmented casement vinyl windows on the sides. Both gables feature vertical wood siding. Most of the original fenestration has been replaced with aluminum-sash and new window openings have been added. The building has seen other alterations including the removal of period details and the replacement of the original channel rustic siding with wood shingles and asbestos siding.

The adjacent parcel at 2127 Castro Street is a 2,626 sq. ft. lot and contains a one-story, wood-frame garage with a flat roof and wood-shingle cladding built in 1957. The garage stands at the rear of the parcel with a gravel driveway.

Pre-Existing Historic Rating / Survey

The subject properties are not listed on any local, state or national registries. The building at 2123 Castro Street is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1912). The building at 2127 Castro Street is also considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1957).

Neighborhood Context and Description

While this neighborhood was platted in the 1860s as part of Horner's Addition, this portion of the Noe Valley neighborhood was only sparsely developed during the late 19th century primarily due to the steep hills and grades that define the area. Based on a review of late 19th century Sanborn maps of the neighborhood, this area was developed with scattered residences primarily on larger lots through the turn of the century. The Italian Hospital and its grounds stood on the subject block by the 1880s. By the turn of the century, the hospital building had been turned into tenements and Valley Street was planned but not yet opened. While sparse residential developments occurred on the surrounding blocks during the early 20th century, the 1905 Sanborn map shows the subject block as vacant.

After the 1906 Earthquake and Fire, further residential development occurred in the area and the subject block was primarily subdivided into standard 25-foot lots. About two-thirds of the lots within the subject block were developed by the mid-1910s with modest dwellings and flats primarily taken from pattern books. The earthquake refugees that settled in Noe Valley were primarily working class of Irish, German, and Scandinavian decent. The subject property at 2123 Castro Street was built during this wave of construction. The 1914 Sanborn Maps also shows a house, which is no longer extant, on the adjacent lot at 2127 Castro Street. During the remaining first half of the 20th century, some single-family residences were reconfigured to contain rental units and several new homes were added. During this period, Noe Valley remained a working class and middle-class neighborhood housing primarily Irish-Americans with some German and Scandinavian-Americans. Additional waves of development occurred on the subject block and in the surrounding area following World War II and again in the 1970s and 1980s. Since the 1970s, the neighborhood's demographics have shifted towards an upper-middle class population.

The subject property at 2123 Castro Street was built for George and Anna Dorsey, an African-American family, by local African-American contractor William Smith. Prior to the construction of the subject property, Smith lived in a house he built around the corner at 524 28th Street and is also credited for the construction of the house next store at 530 28th Street. Members of the Dorsey family continued to live at the subject property through the 1940s. John A. and Beulah Irons purchased the property and resided there until 1967, when the property was switched to a rental property.

The subject property at 2127 Castro Street was developed with a residence in the early 20th century but that residence was demolished by the late 1930s as the lot is vacant in the 1938 aerial. This lot appears to have stood vacant until a garage was constructed on the property in 1957. Permit records indicate that the owners of 2123 Castro Street at that time constructed the garage for their use.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
<p>Properties are individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance:</p>	<p>Properties are eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor</p>

Based on the information provided in the *Historic Resource Evaluation* report for the subject property prepared by Tim Kelley Consulting (March 2013), the *Addendum to Part I Historical Resource Evaluation* for the subject property prepared by Tim Kelley Consulting (July 18, 2013) and information found in the Department's records, Department staff finds that the subject properties at 2123 and 2127 Castro Street are not individually eligible for inclusion on the California Register nor do they contribute to a potential historic district.

While the first extant residential development of the subject block occurred during the early 20th century, the subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles. As the subject block faces of Castro Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to contain a potential historic district. Furthermore, due to the ongoing development in this area, particularly due to infill development on the surrounding steep slopes, there is not a sufficient connection of the development of this block with the overall history of the development of Noe Valley for the subject property to contribute to the potential historic districts identified in the neighborhood. Therefore, the subject properties do not appear to be eligible for listing on the California Register as contributors to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1912, the subject property is not associated with events significant in the history of the Noe Valley neighborhood or San Francisco generally. Based on the HRE report and a review of Department records, the subject property is not associated with the original establishment of the Noe

Valley neighborhood generally, which occurred by the late 19th century. While the building was constructed during the post-1906 Earthquake reconstruction era, this association is true for a great number of residential properties in San Francisco and does not in itself qualify as a significant association.

As noted above, the home was built for an African-American family in 1912. According to *Black San Francisco the Struggle for Racial Equality in the West 1900-1954* (Broussard, Albert S., 1993, University of Kansas Press) and to the reports prepared for the subject property by Tim Kelley Consulting, during the early 20th century African Americans were primarily free to purchase property in any neighborhood in the city that they could afford, excepting the race-restricted developments in the West of Twin Peaks area. Homeownership by African Americans was fairly low in San Francisco during the early 20th century (between 8 to 13 percent), indicating that the subject property was one of approximately 165 residential properties owned by African-American families at that time. However, although rare, the purchase of this property by the Dorsey family is not a significant event in the history of the neighborhood or the city. The presences of an African-American family owning property in Noe Valley, while not common, does not appear to be associated with significant events or trends in the neighborhood. The presence of this family did not lead to the establishment of an African-American community in the neighborhood nor was this family the first African American family to move to the neighborhood, as William Smith was listed in the area by 1908. Based on the reports by Tim Kelley Consulting, the purchase of this property does not appear to be exceptional or to be associated with any significant events or trends in regard to African-American homeownership in the neighborhood or the City. Therefore, Staff finds that the subject property at 2123 Castro Street not eligible for inclusion on the California Register under Criterion 1.

The garage at 2127 Castro Street was constructed in 1957 and does not appear to be associated with any significant events or trends.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

According to the research presented in the HRE report for the subject property, no persons that are significant in the local, regional, or national past are associated with the subject property. The original owner of the building was the Dorsey family, who continued to own and reside at the property for over 30 years. According to the HRE, George Dorsey was stock clerk. After George and his wife Mary divorced in 1930, Mary owned and continued to reside at the subject property. Mary was employed as an orderly. The Irons owned the property until 1967, John Irons was employed as a mechanic. No indication was found that any of these owners were historically important. Therefore, the subject properties are not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property was constructed by local builder William Smith, based on permit records. Research by Department staff revealed that Smith was listed in City Directories as a builder or carpenter in San Francisco from at least 1908 to 1931. According to the reports prepared by Tim Kelley Consulting for the subject property at 2123 Castro Street, African Americans were not employed by white builders in the early 20th century and therefore most skilled African-American carpenters were independent builders. However, it is not currently known how many African-American carpenters were working in San Francisco during the early 20th century. While houses built by African-American builders in San Francisco are likely to be rare from this period, the subject property does not appear to be a distinctive example of William Smith's work due to significant alterations to the subject property. Smith's own house at 524 28th

Street represents a more distinctive example of his work. Therefore, the subject property at 2123 Castro Street does not appear to be significant under Criterion 3 based on its associated with Smith.

Constructed in 1912, this residential building does not appear to be a significant example of a type, period, region, or method of construction. Furthermore, the subject property appears to have undergone notable exterior alterations. Therefore, the subject property at 2123 Castro Street is not eligible under Criterion 3.

The garage at 2127 Castro Street is a vernacular accessory structure and is not eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject properties are not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject properties are not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject properties are not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Since 2123 and 2127 Castro Street were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2123 and 2127 Castro Street were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

CEQA Historic Resource Determination

- Historical Resource Present
 - Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District

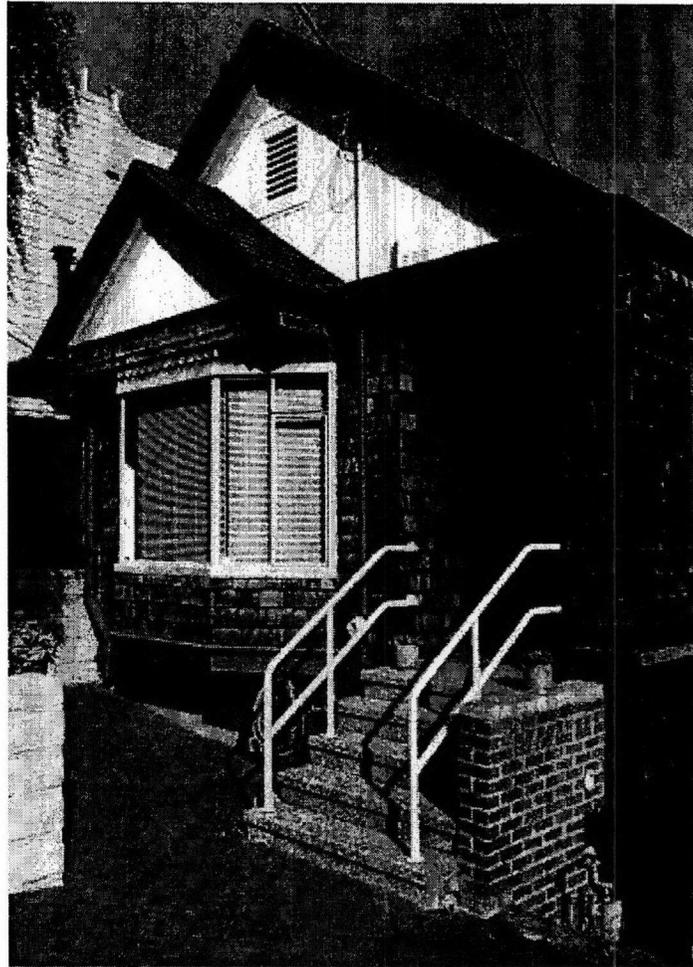
No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 8-26-2013

IMAGE



Source: Tim Kelley Consulting, 2013.

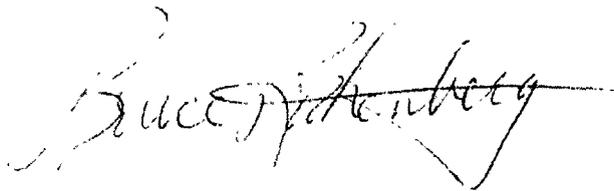
Bruce Rothenberg
2139 Castro Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

I live at ²¹³¹2139 Castro Street next door to the proposed project at 2123-2127 Castro Street. I have had the opportunity to meet with the owner of this proposed project and I have reviewed his plans for 2123-2127 Castro Street. Based on these meetings, the owner has responded to my concerns with appropriate design adjustments. I feel that the plans are well conceived. Please accept this letter as my full support for the project.

Sincerely,

A handwritten signature in cursive script that reads "Bruce Rothenberg". The signature is written in dark ink and is positioned above the printed name.

Bruce Rothenberg

Next door south

**** Letter of Project Support 2123 and 2127 Castro Street ****

14 January 2014

To Whom It May Concern:

I have no objections to the proposed project at 2123 and 2127 Castro Street, San Francisco.

The project sponsor engaged me in substantive and inclusive review and dialogue which informed me of his project design prior to his intent to build.

Sincerely,



Tony Sandoval
2119 Castro Street
San Francisco, CA

Next door north

Eric Kenneally
2220 Castro Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103
December 1, 2013

Dear San Francisco Planning Commission,

I am writing to lend my full support behind the project proposed by Ewen Utting for 2123-27 Castro Street. I greatly appreciate Ewen's willingness to share his plans with myself and the other neighbors. I understand the two homes will be Passive Houses and I applaud Ewen for pushing the standards of green building on his own initiative. Sincerely,

Eric Kenneally



1/24/14.

San Francisco, CA 94131

San Francisco Planning Commission

1650 Mission Street, #400

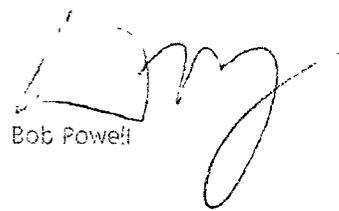
San Francisco, CA 94103

January 10, 2014

Dear San Francisco Planning Commission

I support the building proposed for 2123-27 Castro Street. As a longtime San Francisco resident and a close neighbor, I am glad to see the high environmental standards being pursued by this builder. This kind of building drives San Francisco's progressive approach to more responsible building. Please accept this letter as my enthusiastic support for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Powell', with a stylized flourish extending to the right.

Bob Powell

Miriam Mc Guinness
84 28th Street
san francisco
ca 94110

San Francisco
Planning Commission
1650 Mission street # 400

January 15th 2014

I ave lived in noe valley for the past 28 years and I am a neighbor of the proposed projects at 2123 and 2127 Castro street.I fully support these projects that are up for your review.

Sincerely


Miriam Mc Guinness

Cara Keegan
84 28th street
San Francisco
Ca 94110

San Francisco Planning commission
1650 Mission street #400
San Francisco
Ca 94103

January 20th 2014

Dear San Francisco planning Commission

I have lived in Noe Valley all my life and I am a neighbor of the proposed projects at 2123 and 2127 castro street up for your review. I want to give my full support to these projects and hope you all will be in support as well.

Sincerely

A handwritten signature in black ink that reads "Cara Keegan". The signature is written in a cursive, flowing style.

Cara Keegan.

Eugene Keegan

235 28TH ST.

San Francisco, CA 94131

San Francisco Planning Commission

1650 Mission Street, #400

San Francisco, CA 94103

January 10, 2014

Dear San Francisco Planning Commission,

I am familiar with the work of Ewen Utting, who is has two projects at 2123 and 2127 Castro up for your review. I know his latest project, The Equilibrium House, was built to the Passive House Standard. I know that the Passive House Standard requires incredible detail and care in order to create a home that meets strict environmental requirements. As a neighbor to the two proposed homes, please accept this letter as my full support.

Sincerely,

A handwritten signature in black ink that reads "Eugene Keegan". The signature is written in a cursive style with a large, sweeping initial "E".

Eugene Keegan

Gerry Keegan

526 Valley Street

San Francisco, CA 94131

San Francisco Planning Commission

1650 Mission Street, #400

San Francisco, CA 94103

January 15, 2014

Dear San Francisco Planning Commission,

I am a neighbor of the two projects being proposed at 2123 and 2127 Castro Street. The design is of the highest environmental caliber. I give this project my support and urge you to do the same.

Sincerely,



Gerry Keegan

Kevin Hussy

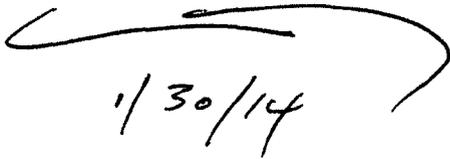
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103
January 10, 2014

Dear San Francisco Planning Commission,

I am writing this letter to give my family's support to the proposed houses to be built at 2123-27 Castro. We are neighbors and have had the opportunity to review the plans and meet the builder.

Sincerely,

A handwritten signature in black ink, appearing to be "Kevin Hussy", with a large, sweeping flourish above it. Below the signature, the date "1/30/14" is written in a similar cursive style.

Kevin Hussy
1/10/2014

David O'Donnell
525 28th St
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103
January 10, 2014

Dear San Francisco Planning Commission,

The project sponsor of the proposed two houses to be built at 2123-27 Castro Street has reached out to me for my support. I appreciate his outreach to the neighbors and believe that the proposed Passive House fits the environmental goals of San Francisco. The reduced scale and height of the projects fit well with the existing streetscape and neighborhood. I hope more homes will be built to further our city's reputation as leading the country in green living. I urge you to approve this project without delay.

I give the projects at 2123 and 2127 Castro Street my wholehearted support.

Sincerely,

A handwritten signature in black ink, appearing to be 'David O'Donnell', written in a cursive style.

David O'Donnell

San Francisco, CA 94102

San Francisco Planning Commission

1640 Mission Street, 4400

San Francisco, CA 94102

January 19, 2014

Dear San Francisco Planning Commission,

I support the building proposed for 2123-27 Castro Street. As a longtime San Francisco resident and a close neighbor, I am glad to see the high environmental standards being pursued by this builder. This kind of building drives San Francisco's progressive approach to more responsible building. Please accept this letter as my enthusiastic support for this project.

Sincerely,



Chris Wine



Lisa White

Passive House Institute US

401 N. Michigan Ave, Suite 500

Chicago, IL 60611

San Francisco Planning Commission

1650 Mission Street, #400

San Francisco, CA 94103

RE: 2123 & 2127 Castro Street, San Francisco 94131

Dear San Francisco Planning Commission,

My name is Lisa White and I am the Certification Manager at the Passive House Institute US (PHIUS). I had the pleasure of reviewing and certifying the Equilibrium House at 4564 19th Street. Projects like this, which achieve PHIUS+ Certification, undergo rigorous energy model review as well as many tests on-site for quality assurance. Through thoughtful design and engineering, PHIUS+ Certified projects cut energy use for space conditioning by up to 90%, and overall energy use by 60%. The Equilibrium House cut their energy use for space conditioning by so much that they theoretically could heat the home with as little energy as a hairdryer, and they will require no cooling. This is incredibly important as we know today that the built environment accounts for 40% of nationwide energy use. Project teams, like Enu Construction, using passive building techniques are demonstrating responsibility by going well above and beyond code requirements in an effort to create a more sustainable community and care for the environment.

Passive House Institute US | PHIUS
401 N. Michigan Ave Ste. 500 Chicago Illinois 60611
www.passivehouse.us



Passive House Institute US

Passive building is geared toward energy conservation -- a truly endless supply of energy we all may obtain with well planned, thoughtful design and implementation. In addition to substantial energy savings, passive building includes a host of other benefits. These include excellent indoor air quality, incredible levels of comfort for the occupants, and long term durability.

The construction team for the Equilibrium House displayed coordinated design and attention to detail shown when an airtightness "blower door" test was done for the project. This home achieved an impressive result of 0.58ACH @ 50Pa – which is over 5x tighter than required by the international energy conservation code. Airtightness is important for both indoor air quality and energy savings.

After my experience working with the Equilibrium House project team, I believe they hold great intentions and clearly demonstrate care for their community and the environment.

Sincerely,

Lisa White

F

Meetings with Neighbors/Concessions/ Changes to the Design

2123 & 2127 Castro Street

22 January 2013:

1. Email w/ Ken Kerch, neighbor

31 January, 2013:

1. Send plans to Ken Kerch, neighbor

1 February 2013: Pre-application Neighborhood Meeting

1. Height is 30'-0" above curb (40' allowed)
2. Setbacks meet requirements
 - a. Exception for garage extension into front yard per sec 136
3. Square footage: approx 3,400.00 not including garage

6 February, 2013: Drawings to Tony Sandoval, Neighbor next door, north (that were presented at 1 Feb meeting)

11 February 2013: Drawings to Neighbors

1. Height reduced to 28'-0" based on concerns from the adjacent neighbors
 - a. 10' ceilings reduced to 9' ceilings
2. Sent to Sara Weck, Janet Whelen, Ken Kerch, Charlie Marshall (neighbors across street)

19 February, 2013:

1. Emails with Tony Sandoval, Neighbor next door (north)

20 February, 2013:

1. Emails with Tony Sandoval, Neighbor next door (north)

5 March, 2013:

1. On-site meeting with Tony Sandoval, Neighbor next door (north)

22 March, 2013:

1. On-site meeting with Tony Sandoval, Neighbor next door (north)

16 April, 2013:

1. On-site meeting with Tony Sandoval (neighbor to north) to review REVISED design sketches
2. Review story pole placement with Tony

20 April, 22 April, 24 April, 25 April, 10 May, 21 May, 22 May 2013:

1. Emails, Bruce Rothenberg, Neighbor next door (south)

10 May 2013:

1. Email Bruce Rothenberg (neighbor to south) to set a time to review REVISED plans

22 May, 2013:

1. On-site meeting with Bruce Rothenberg, Neighbor next door (south) to review updated plans
2. Record Bruce's comments and document change requests on the plans

7 June, 10 June, 2013:

1. Emails with Sara Weck, neighbor across street at 2112 Castro re: design changes we've completed for our adjacent neighbors to the north and south
2. Review story poles at north, rear
3. Provide an email with item by item changes made to the plans to date

11 June 2013:

1. Email to Sarah Weck confirming 19 June neighborhood meeting

17 June 2013: Emails to Neighbors

1. Further Height reduction to 26'-2"
 - a. change 9' ceilings to 8'-6" ceilings at top floor and lower floor. Main floor remains 9'
 - b. lower house into ground another 14"
(this is the max driveway slope allowed by building code – 25% slope)
 - c. Lower roof at front entry an additional 12" next to Tony's house
2. Building Length reduction of 5'-7" in length
3. Building Width reduction of 5'-4" from Tony's house at area of addition
4. Front setback: garage no longer protrudes into front setback. It's pushed into house
5. Shadow Study: provide a shadow study for Tony and Bruce

19 June 2013: Meeting with Peter and Joe at 2123 Castro

1. Drawings of current modified design offered to Peter and Joe
 - a. Height reduction: cumulative ht reduce since original plans is 30'- 26'-2" = 3'-10"
 - a. They did not review or take a drawing packet with them
2. Further height reduction requested:
 - a. Joe requested the building be lowered an additional 5'-0"
3. Design modifications requested:
 - a. Joe requested 1 story over garage and provide an additional lower floor below garage level
 - b. Joe suggested sharing a common garage between the two houses
 - c. Joe suggested stepping the envelope of the house downward towards the east

25-26 July 2013:

1. Emails to Sarah Weck

30 July 2013:

1. Emails to Bruce Rothenberg (neighbor to south) re:
2. Sound walls at new construction
3. Design changes to place circulation on his side of the property rather than living space.
4. New fence at prop line and living wall at prop line

2, 3 August 2013:

1. Send letter of agreement and design concessions/changes to Tony Sandoval (neighbor to north)

5 August 2013:

1. Emails to Sarah Weck at 2112 Castro Street

9 August 2013:

1. Letter to Sarah Weck listing design concessions and changes to the neighborhood to date
2. Review of 6/19/2013 Neighborhood Meeting indicating that Joe Butler and Peter Cooper Ellis did not choose to take any updated plans with them from that meeting

5 September 2013: Neighbor Meeting:

1. Met with Peter Cooper-Ellis & Sara Weck (neighbors across street)
2. Joe Butler, architect for Peter and Sarah
3. Bruce Rothenberg, next door neighbor (south)
4. Height reduction from 28'-0" to 26'-10" presented, but not accepted/acknowledged, based on current design proposal
5. Peter/Joe want houses to step down the hill more and decrease in volume. Consider peaked roof instead of flat roof design
6. Peter/Joe also may fight the demolition to force smaller construction

23 September 2013:

1. Emails regarding copy of appraisal request by Sarah Weck and Peter Cooper Ellis be sent to them for their review

7 October 2013:

1. Email to Tony Sandoval (neighbor to north) regarding most recent list of concessions and letter of agreement

16 November 2013:

1. Send out revised Tony Sandoval (neighbor to north) design changes agreement

16 December 2013:

1. Story pole diagram- re-send to Tony Sandoval (neighbor to north)
2. Provide written explanation of corner window option to further open up his lateral view across the 2123 Castro property

28,29,30 December 2013 & 2 January 2014:

1. Emails regarding Bruce Rothenberg (neighbor to south) letter of agreement and design changes
2. 29 December 2013: ***Receive confirmation of Bruce Rothenberg Agreement Letter, signed***

13 January 2014:

1. Send 3rd REVISED Letter of Agreement to Tony Sandoval for signature

14 January 2014:

1. ***Receive confirmation of Tony Sandoval Agreement Letter, signed***

Pre-Application Meeting Sign-in Sheet

Meeting Date: 02/01/13
 Meeting Time: 6:00PM - 7:00PM
 Meeting Address: 2127 CASTRO STREET
 Project Address: 2123 & 2127 CASTRO STREET
 Property Owner Name: EWEN LITTING
 Project Sponsor/Representative: HOOD THOMAS ARCHITECTS : MARK THOMAS

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. <u>[Signature]</u>	<u>210 Castro St</u>	<u>415 643 650</u>	<u>[Signature]</u>	<input type="checkbox"/> Kenneth Kerch
2. <u>Zach Costanzo</u>	<u>2142 Castro</u>	<u>415 648 7611</u>	<u>[Signature]</u>	<input type="checkbox"/>
3. <u>Janet Whalen</u>	<u>2142 Castro</u>	<u>415 648 7611</u>	<u>janet5whalen@gmail.com</u>	<input type="checkbox"/>
4. <u>CHARLIE MARSHALL</u>	<u>2115 CASTRO</u>	<u>415 642 5053</u>	<u>cmarshall@earthlink.net</u>	<input type="checkbox"/>
* 5. <u>Tony Sandoual</u>	<u>2119 CASTRO ST</u>	<u>261-3002</u>	<u>TonySandoual@clearchannel.com</u>	<input checked="" type="checkbox"/>
✓ 6. <u>Kate Bourdon</u>	<u>2147 Castro</u>	<u>829-3200</u>	<u>kate.a.07@yahoo.com</u>	<input type="checkbox"/>
✓ 7. <u>SIAN BRADY</u>	<u>2108 CASTRO ST</u>		<u>Sianbrady@Mac.com</u>	<input type="checkbox"/>
✓ 8. <u>Sarah Weck</u>	<u>2112 Castro St.</u>		<u>sarah_weck@hotmail.com</u>	<input type="checkbox"/>
✓ 9. <u>PHIL AFFLACK</u>	<u>2110 CASTRO ST</u>			<input type="checkbox"/>
✓ 10. <u>BRUCE ROTHENBERG</u>	<u>2131 CASTRO</u>	<u>415. 397. 7755</u>	<u>vendetta@sbcglobal.net</u>	<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, DIARRO FOSTER do hereby declare as follows:
(print name)

1. I have conducted a **Pre-Application Meeting** for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 2127 CASTRO ST. (location/address)
on FEB 01, 2013 (date) from 6:00PM - 7:20 PM (time).
3. I have included the **mailing list, meeting invitation, sign-in sheet, issue/response summary, and reduced plans** with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 2/4, 2013 IN SAN FRANCISCO



Signature

DIARRO FOSTER

Name (type or print)

AGENT (EMPLOYED BY OWNER'S ARCHITECT)

Relationship to Project, e.g., Owner, Agent
(if Agent, give business name and profession)

2123 & 2127 CASTRO ST.

Project Address

NEIGHBOR Pre-Application Meeting Sign-in Sheet

Meeting Date: 9-5-2013
 Meeting Time: 7:45 PM
 Meeting Address: 2123 CASTRO ST
 Project Address: 2123-27 CASTRO ST
 Property Owner Name: EWEN LITING
 Project Sponsor/Representative: EWEN LITING

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION ADDRESS PHONE # EMAIL SEND PLANS

1. Sarah Weck 2112 Castro St. Sarah-weck@hotmail.com
2. F. Joseph Butler 324 Chestnut 990 6021
3. Peter Cooperella 2112 Castro Peter.Cooperella@gmail.com
4. BRUCE ROTHENBERG 2131 CASTRO ST 821-4061 vrendette@earthlink.net @GMAIL.COM
5. _____ _____ _____ _____
6. _____ _____ _____ _____
7. _____ _____ _____ _____
8. _____ _____ _____ _____
9. _____ _____ _____ _____
10. _____ _____ _____ _____
11. _____ _____ _____ _____
12. _____ _____ _____ _____
13. _____ _____ _____ _____
14. _____ _____ _____ _____

~~NEIGHBOR~~
Pre-Application Meeting Sign-in Sheet

Meeting Date: 6-19-2013
 Meeting Time: 5:30 pm
 Meeting Address: 2123 CASTRO
 Project Address: 2123-27 CASTRO
 Property Owner Name: EUGEN WITING
 Project Sponsor/Representative: _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. F Joseph Butler	324 Chestnut St			<input type="checkbox"/>
2. Peter Coalen	2112 CASTRO			<input type="checkbox"/>
3. SARAH WECK				<input type="checkbox"/>
4. BRUCE POT				<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>

2ND
MTG

~~NEIGHBOR~~
~~Pre-Application Meeting Sign-in Sheet~~

Meeting Date: 6-19-2013
Meeting Time: 5:30 pm
Meeting Address: 2123 CASTRO
Project Address: 2123-27 CASTRO
Property Owner Name: ELLEN LITING
Project Sponsor/Representative: _____

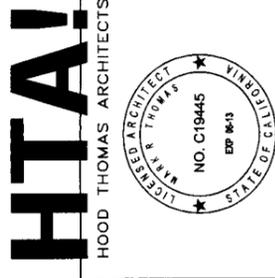
Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. F Joseph Butler	324 Chestnut St			<input type="checkbox"/>
2. Peter Coalen	2112 CASTRO			<input type="checkbox"/>
3.				<input type="checkbox"/>
4.				<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
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12.				<input type="checkbox"/>
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14.				<input type="checkbox"/>

G

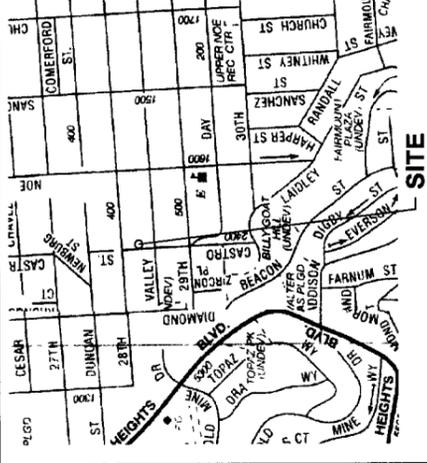
EQUILIBRIUM HOUSE AT 2123 CASTRO STREET

NEW NET ZERO SINGLE FAMILY RESIDENCE:
2123 CASTRO STREET | SAN FRANCISCO | CALIFORNIA 94131
- SITE PERMIT APPLICATION -

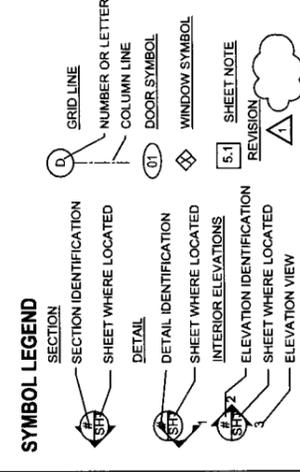


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440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOOTHOMAS.COM F: 415 486 3336

VICINITY MAP



SITE



SYMBOL LEGEND

- SECTION IDENTIFICATION
- SECTION WHERE LOCATED
- DETAIL IDENTIFICATION
- DETAIL WHERE LOCATED
- INTERIOR ELEVATIONS
- ELEVATION IDENTIFICATION
- ELEVATION WHERE LOCATED
- ELEVATION VIEW
- GRID LINE
- NUMBER OR LETTER
- COLUMN LINE
- DOOR SYMBOL
- WINDOW SYMBOL
- SHEET NOTE
- REVISION

PROJECT DATA

PROJECT DESCRIPTION
DEMOLISH (E) 12 STORY SINGLE FAMILY RESIDENCE
CONSTRUCT NEW 3-STORY SINGLE FAMILY RESIDENCE
CONTAINING 4 BEDROOMS AND 2 BATHROOMS
RESIDENCE TO HAVE A 2-CAR GARAGE

(N) RESIDENCE TO BE PROVIDED WITH AUTOMATIC FIRE
SPRINKLER SYSTEM THROUGHOUT ENTIRE STRUCTURE
UNDER SEPARATE PERMIT.

- PROJECT ADDRESS:
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
- PROPERTY BLOCK: 6612 LOT: 027
- ZONING: RM-2
- OCCUPANCY: R-3
- CONSTRUCTION CLASSIFICATION: VA
- STORIES: (3) PROPOSED
- PARKING: (2) PROPOSED

GOVERNING CODES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL
CODES, INCLUDING THE FOLLOWING:
2010 CALIFORNIA BUILDING CODE (W/ SAN FRANCISCO AMENDMENTS)
2010 CALIFORNIA ELECTRICAL CODE (W/ SAN FRANCISCO AMENDMENTS)
2010 CALIFORNIA PLUMBING CODE (W/ SAN FRANCISCO AMENDMENTS)
2010 CALIFORNIA ELECTRICAL CODE (W/ SAN FRANCISCO AMENDMENTS)
2010 CALIFORNIA ENERGY CODE (W/ SAN FRANCISCO AMENDMENTS)
2010 CALIFORNIA FIRE CODE

AREA CALCULATIONS

EXISTING (TO BE DEMOLISHED) GROSS S.F.
1ST FLOOR 965 S.F.
2ND FLOOR 911 S.F.
ATTIC 205 S.F.
TOTAL 2,081 S.F.

PROPOSED NET FLOOR AREA GROSS FLOOR AREA
1ST FLOOR 630 S.F. 692 S.F.
2ND FLOOR 1,195 S.F. 1,295 S.F.
3RD FLOOR 988 S.F. 1,074 S.F.
TOTAL 2,813 S.F. 3,061 S.F.
GARAGE 549 S.F. 611 s.f.

1ST FLOOR DECK 356 S.F.
2ND FLOOR BALCONY 34 S.F.
3RD FLOOR DECK 186 S.F.
GROSS FOOTPRINT 1,699 S.F.

PROJECT DIRECTORY

ARCHITECT
HOOD THOMAS ARCHITECTS
MARK THOMAS
440 SPEAR STREET
SAN FRANCISCO, CA 94105
P: (415) 543-5005
F: (415) 486-3336

OWNER
EWEN LUTTING
369 DUNCAN STREET
SAN FRANCISCO, CA 94131

ENERGY CONSULTANT

HOME ENERGY SERVICES
STEVE MANN
1609 8TH STREET
BERKELEY, CA 94710
P: (805) 503-9553
F: (805) 289-4859

DRAWING INDEX

- ARCHITECTURAL DRAWINGS**
A0.0 COVER SHEET, PROJECT DATA, VICINITY MAP
A0.1 EXISTING SITE PLAN
A0.2 PROPOSED SITE PLAN
A0.3 EXISTING FLOOR PLANS
A0.4 EXISTING ELEVATIONS
A0.5 EXISTING ELEVATIONS
A0.6 EXISTING & PROPOSED BLOCK FACE ELEVATIONS
A1.1 PROPOSED 1ST FLOOR PLAN
A1.2 PROPOSED 2ND & 3RD FLOOR PLANS
A1.3 PROPOSED ROOF PLAN
A2.1 PROPOSED FRONT ELEVATION
A2.2 PROPOSED REAR ELEVATION
A2.3 PROPOSED SIDE ELEVATION
A2.4 PROPOSED SIDE ELEVATION
A3.1 PROPOSED BUILDING SECTION
A6.1 GREEN BUILDING SITE PERMIT CHECKLIST

NOTES/KEYS:

NO	DESCRIPTION	BY	DATE
3	REVISION		
1	PERMIT REVISED	DF	12.02.13
2	SITE PERMIT REV2	DF	10.08.13
3	SITE PERMIT REV1	DF	05.06.13
4	SITE PERMIT	DF	03.01.13
5	NEIGHBOR MTG	DF	02.01.13

DATE: 12.02.13

PROJECT: EQUILIBRIUM HOUSE AT 2123 CASTRO STREET

OWNER: EWEN LUTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY:

SHEET CONSULTANT:

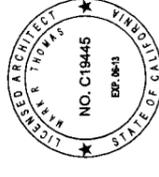
SHEET TITLE
COVER SHEET

A0.0

SCALE AS NOTED
DRAWN BY DF
CHECKED BY MT

HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
 T. 415.543.5005 WWW.HOOTHOMAS.COM F. 415.495.3398

NOTES/KEYS:

NO	DESCRIPTION	BY	DATE
SITE PERMIT REV1	DF		05.06.13
SITE PERMIT	DF		03.01.13
NEIGHBOR MTG	DF		02.01.13

NO	DESCRIPTION	BY	DATE
1	REVISIONS		
DATE	05.06.13		

PROJECT: JOB NO.:
EQUILIBRIUM HOUSE AT
2123 CASTRO STREET
 NEW NET ZERO RESIDENCE
 2123 CASTRO STREET
 SAN FRANCISCO, CA 94131

OWNER: EWEN LITTING
 369 DUNCAN STREET
 SAN FRANCISCO
 CALIFORNIA 94131

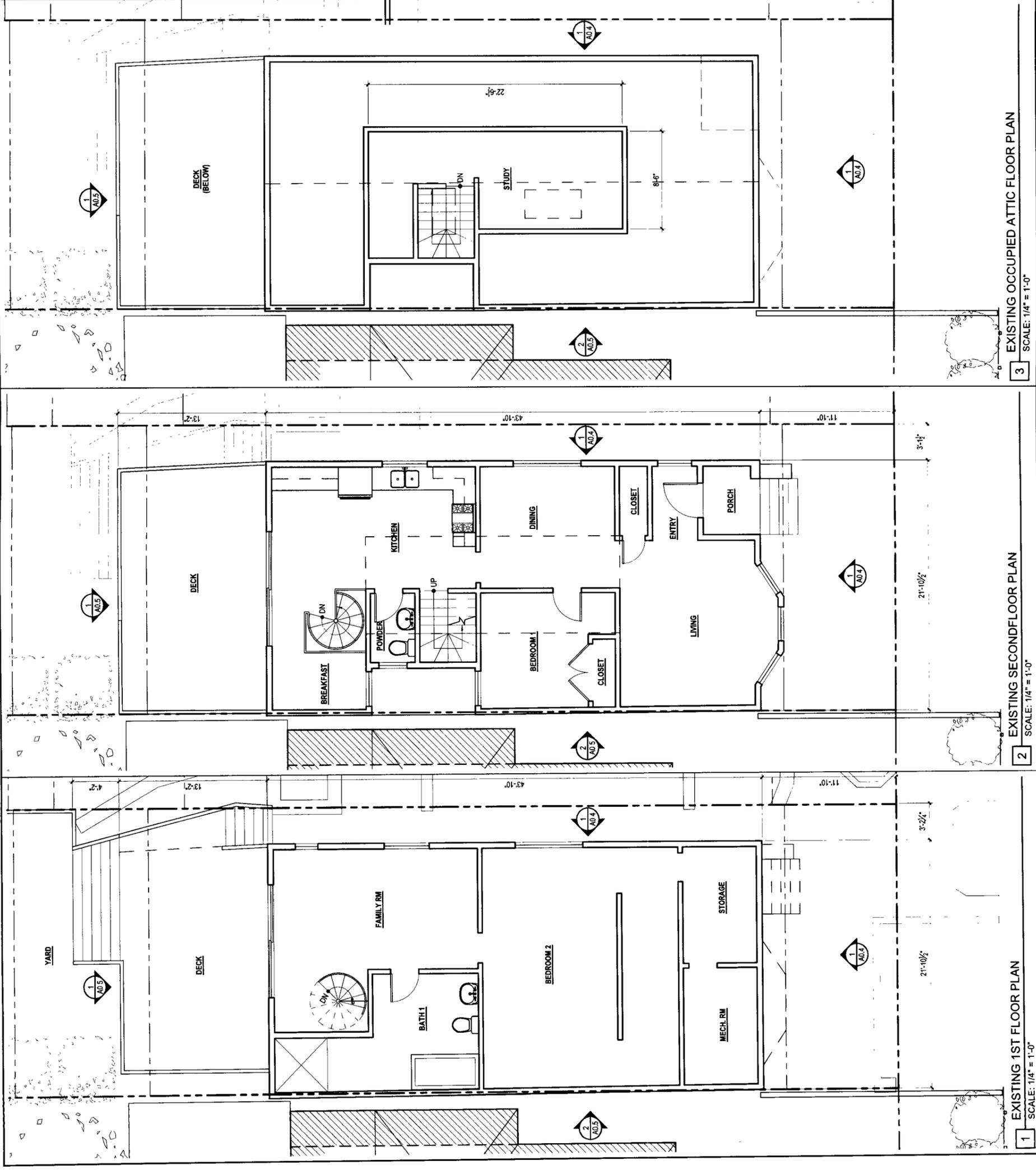
APPROVED FOR OWNER BY:

SHEET CONSULTANT.

SHEET TITLE
**EXISTING BASEMENT &
 FIRST FLOOR PLANS**

A0.3

SCALE AS NOTED
 DRAWN BY DF
 CHECKED BY: MT



1 EXISTING 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

3 EXISTING OCCUPIED ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTESKEYS

NO	DESCRIPTION	BY	DATE
SITE PERMIT REV1	DF		05.06.13
SITE PERMIT	DF		03.01.13
NEIGHBOR MTG	DF		02.01.13

REVISIONS

DATE: 05.06.13

PROJECT: JOB NO.
**EQUILIBRIUM HOUSE AT
2123 CASTRO STREET**
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131

OWNER: EWEN LUTTING
360 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

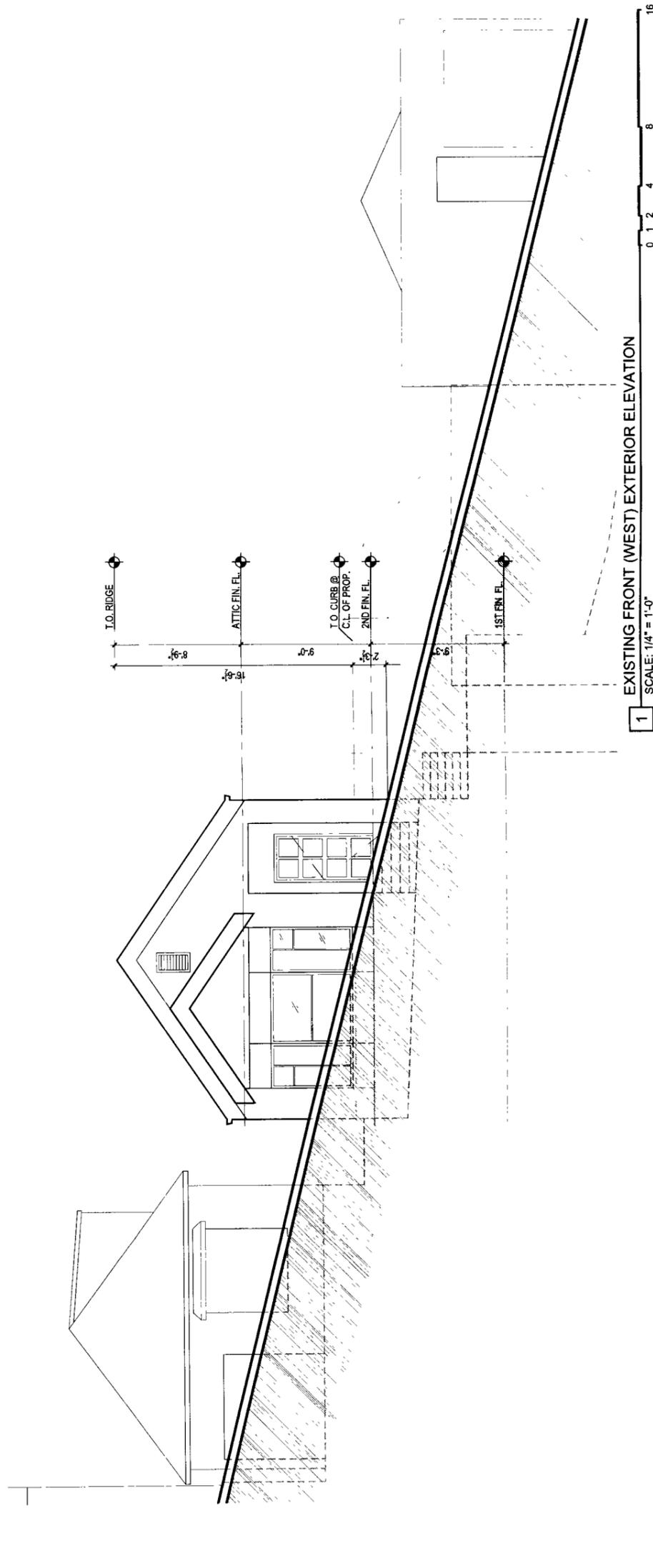
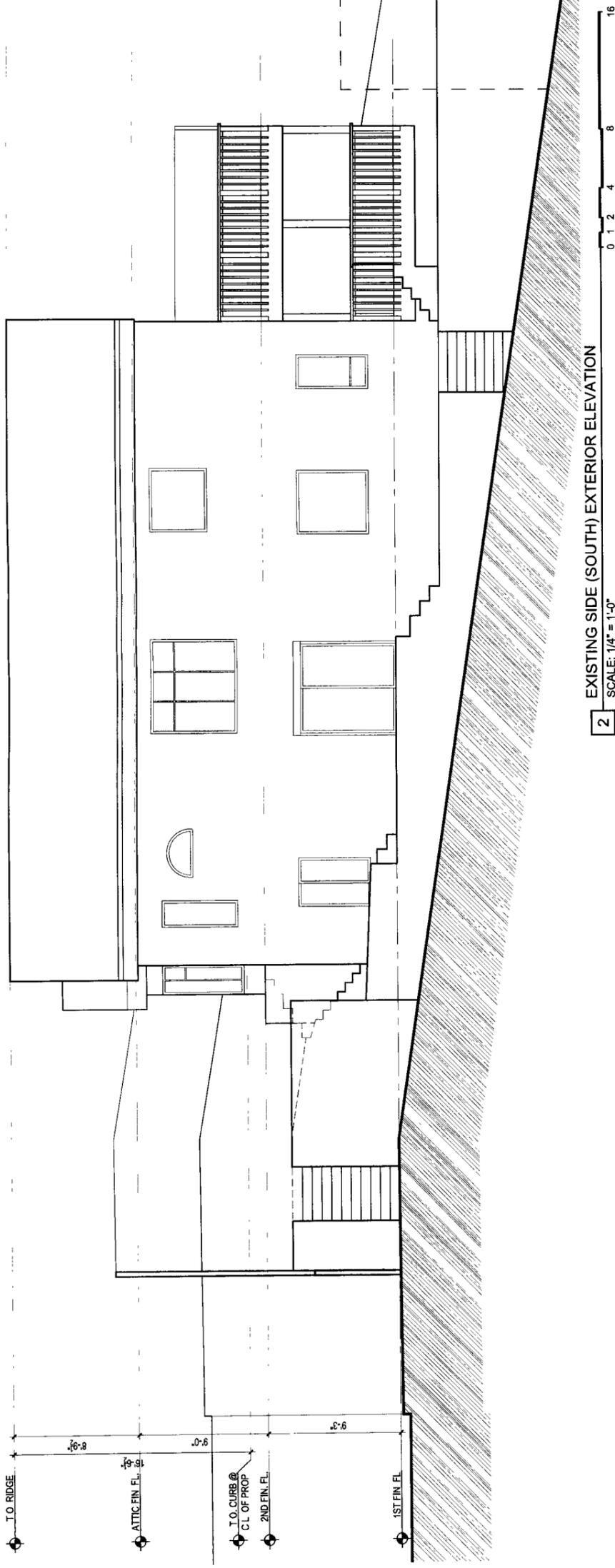
APPROVED FOR OWNER BY:

SHEET CONSULTANT.

SHEET TITLE
**EXISTING FRONT & SIDE
EXTERIOR ELEVATIONS**

A0.4

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT



HTA!

HOOD THOMAS ARCHITECTS



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 T. 415.543.5000 WWW.HOODTHOMAS.COM F. 415.486.3338

NOTES/KEYS:

NO	DESCRIPTION	BY	DATE
SITE PERMIT REV1	DF	DF	05.06.13
SITE PERMIT	DF	DF	03.01.13
NEIGHBOR MTG	DF	DF	02.01.13

DATE **05.06.13**

PROJECT: JOB NO. **2123 CASTRO STREET**

EQUILIBRIUM HOUSE AT
 NEW NET ZERO RESIDENCE
 2123 CASTRO STREET
 SAN FRANCISCO, CA 94131

OWNER: EWEN LUTTING
 360 DUNCAN STREET
 SAN FRANCISCO
 CALIFORNIA 94131

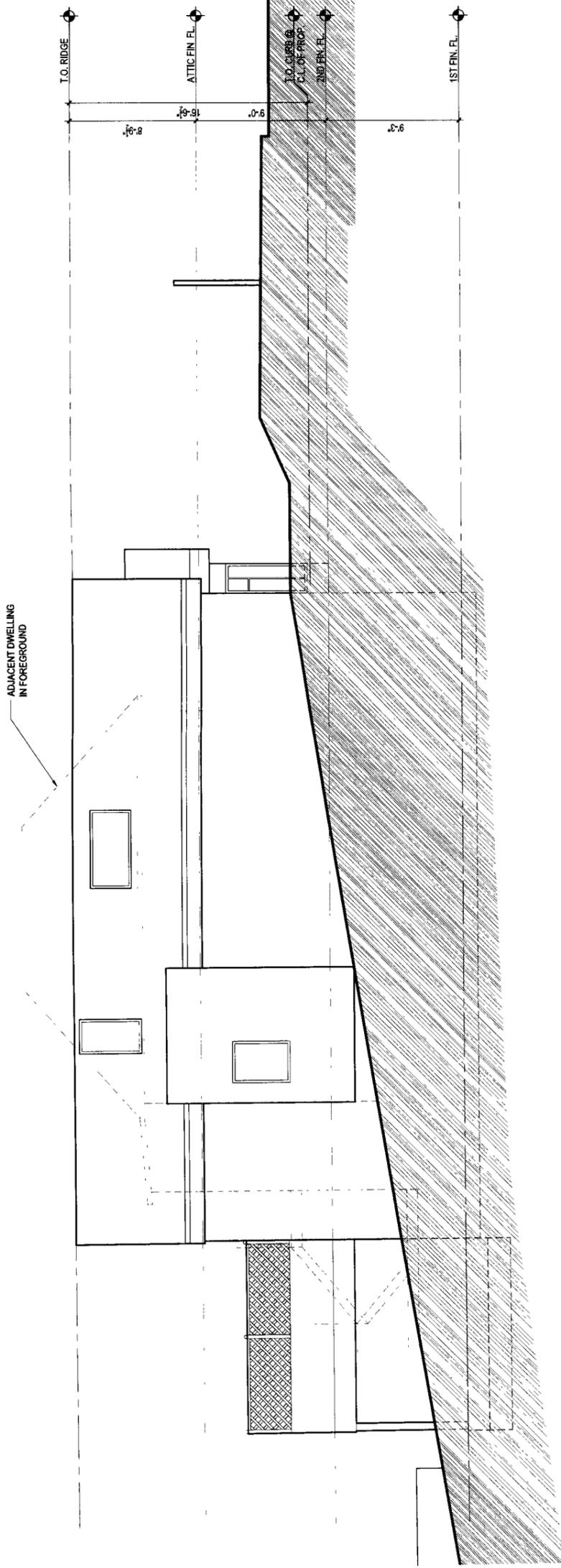
BLOCK: 6612 LOT: 027
 APPROVED FOR OWNER BY

SHEET CONSULTANT:

SHEET TITLE
**EXISTING REAR &
 SIDE EXTERIOR ELEVATIONS**

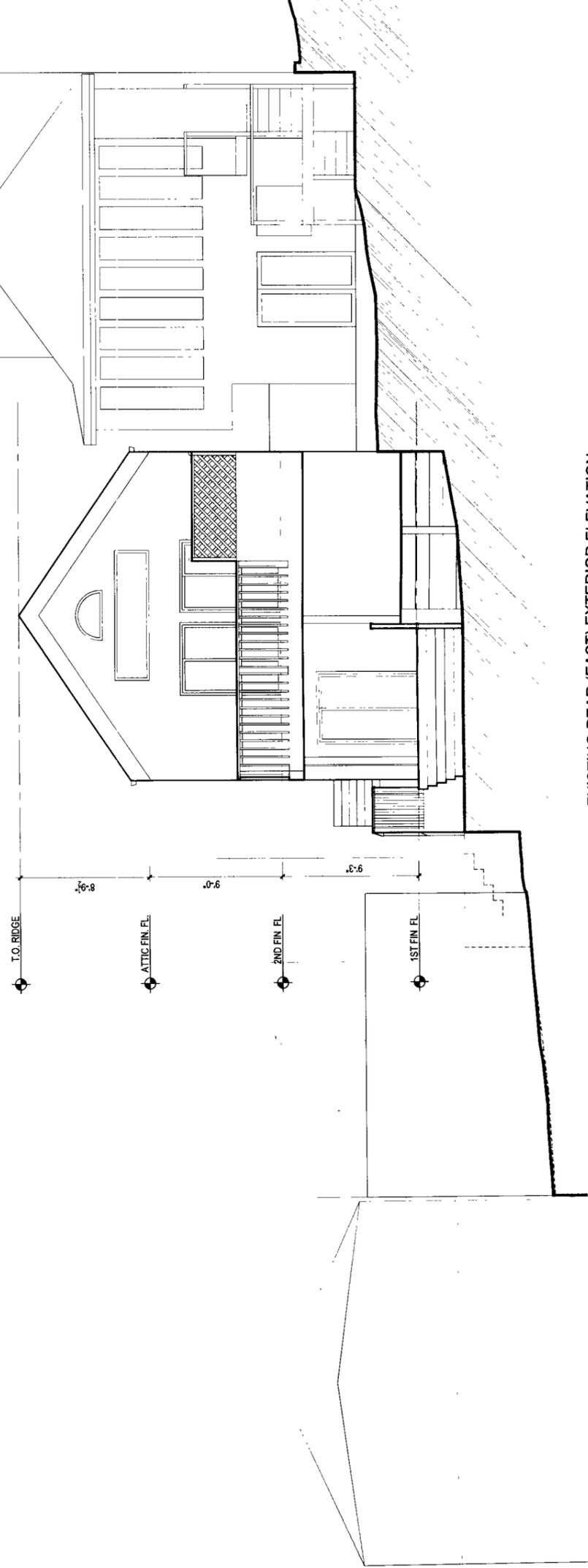
A0.5

SCALE AS NOTED
 DRAWN BY DF CHECKED BY MT



2 EXISTING SIDE (NORTH) EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



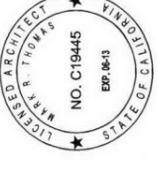
1 EXISTING REAR (EAST) EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOODTHOMAS.COM F: 415 496 3338

NOTES/KEYS:

NO.	DESCRIPTION	BY	DATE
1	REVISIONS		
2	DATE: 12.02.13		

SITE PERMIT REV	DF	DATE
SITE PERMIT REV2	DF	10.06.13
SITE PERMIT REV1	DF	05.06.13
SITE PERMIT	DF	03.01.13
NEIGHBOR MTC	DF	02.01.13

PROJECT: EQUILIBRIUM HOUSE AT 2123 CASTRO STREET
JOB NO.: NEW NET ZERO RESIDENCE 2123 CASTRO STREET SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027
OWNER: EWEN LUTTING 369 DUNCAN STREET SAN FRANCISCO, CALIFORNIA 94131

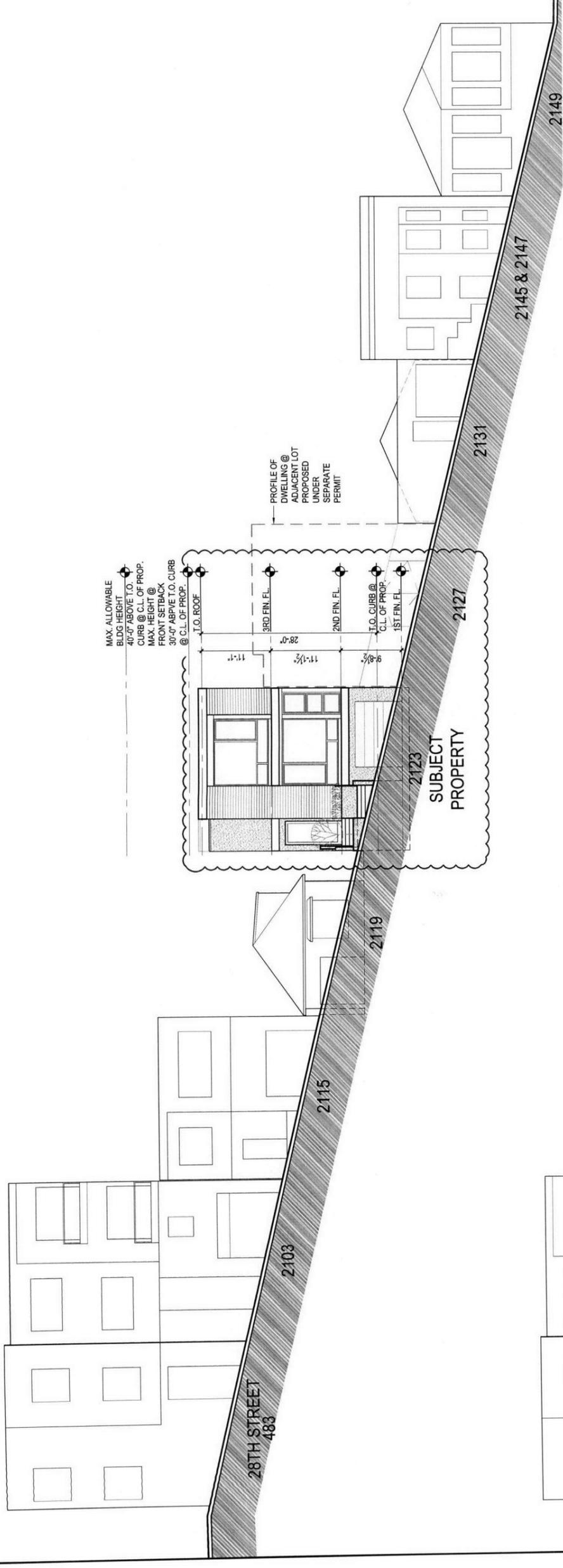
APPROVED FOR OWNER BY:

SHEET CONSULTANT:

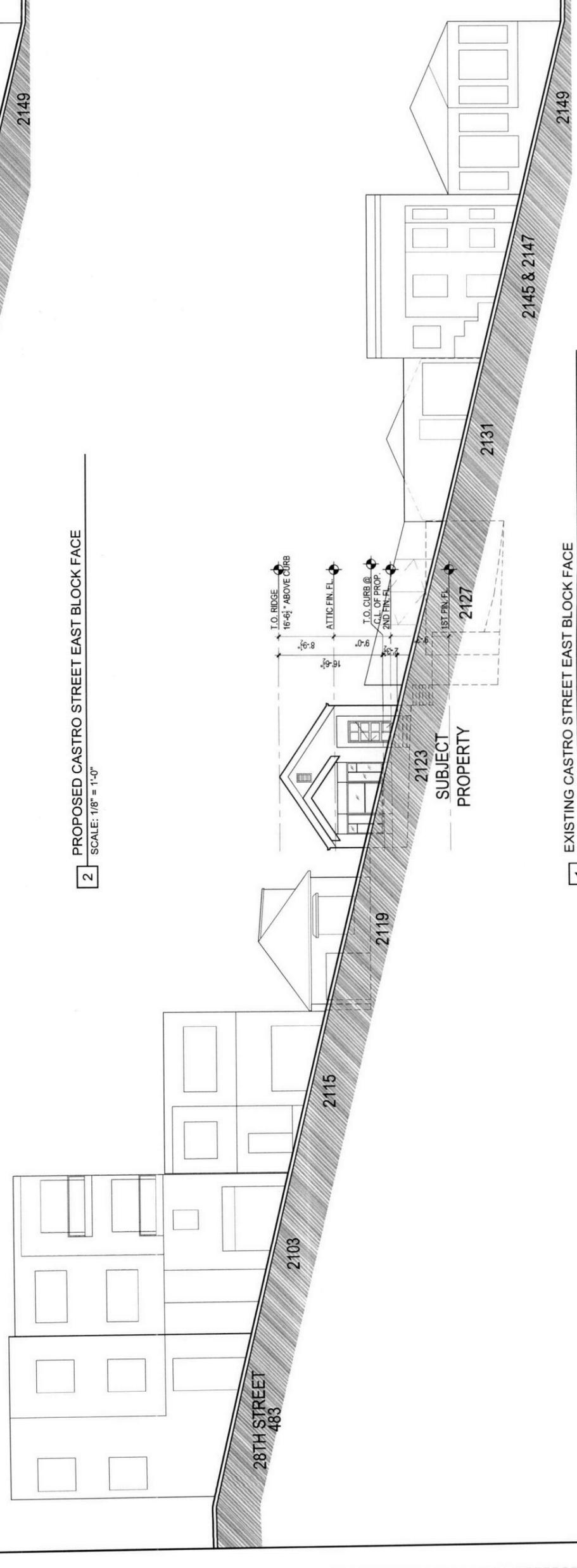
SHEET TITLE: EXISTING & PROPOSED BLOCK FACE ELEVATIONS

A0.6

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT



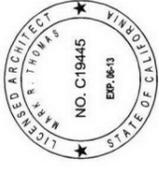
2 PROPOSED CASTRO STREET EAST BLOCK FACE
SCALE: 1/8" = 1'-0"



1 EXISTING CASTRO STREET EAST BLOCK FACE
SCALE: 1/8" = 1'-0"

HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOODTHOMAS.COM F: 415 495 3338

NOTES/KEYS:

NO.	DESCRIPTION	BY	DATE
1	DATE: 12.02.13		
2	SITE PERMIT REV3	DF	12.02.13
3	SITE PERMIT REV2	DF	10.08.13
4	SITE PERMIT REV1	DF	05.06.13
5	SITE PERMIT	DF	03.01.13
6	NEIGHBOR.MTG	DF	02.01.13

NO. DESCRIPTION BY DATE

REVISIONS

DATE: 12.02.13

PROJECT: EQUILIBRIUM HOUSE AT 2123 CASTRO STREET

JOB NO.: NEW NET ZERO RESIDENCE 2123 CASTRO STREET SAN FRANCISCO, CA 94131

OWNER: EWEN LUTTING 660 DUNCAN STREET SAN FRANCISCO CALIFORNIA 94131

BLOCK: 6612 LOT: 027

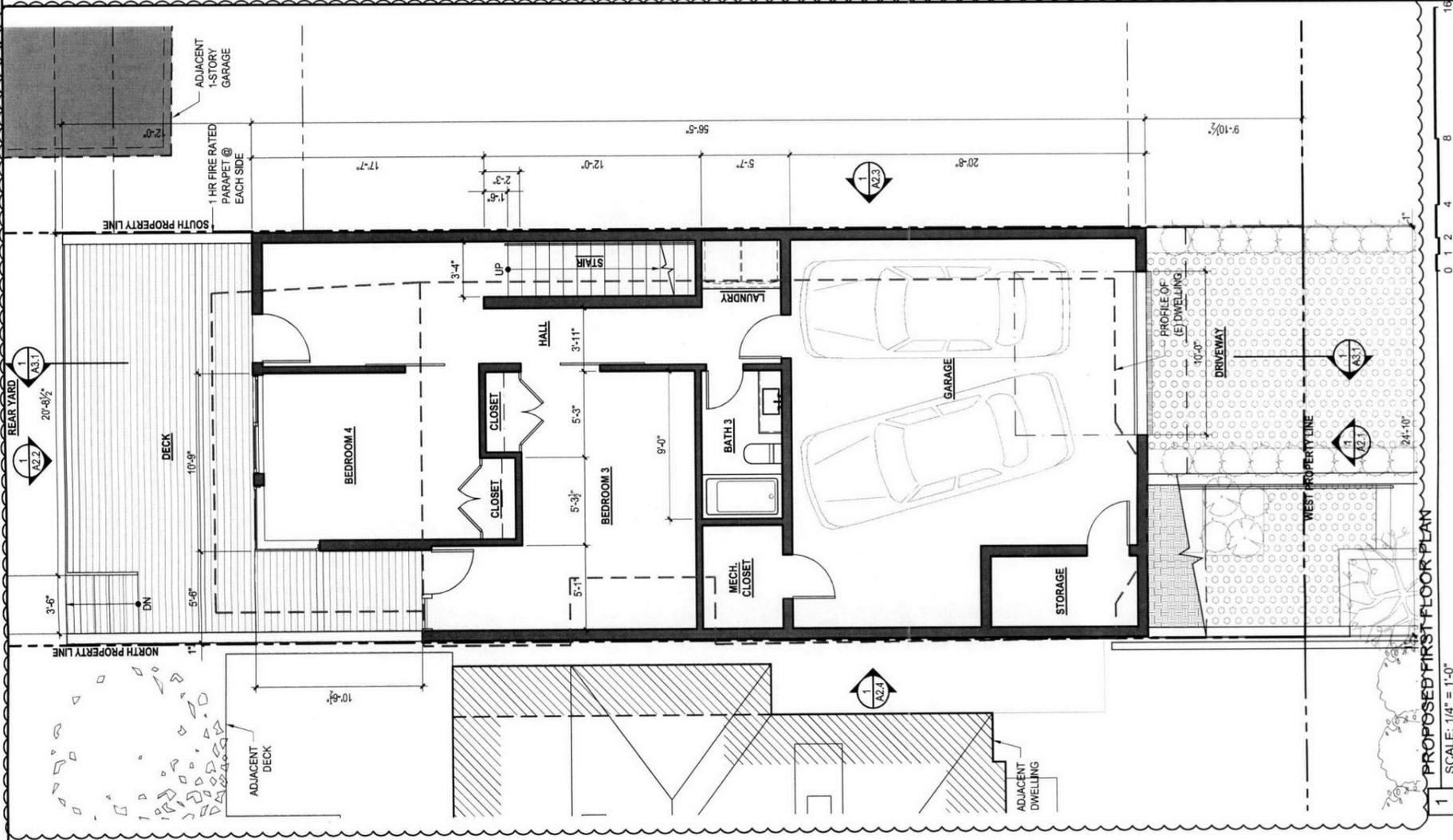
APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE: PROPOSED FOUNDATION & FIRST FLOOR PLAN

A1.1

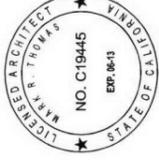
SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOODTHOMAS.COM F: 415 496 3336

NOTESKEYS:

NO.	DESCRIPTION	BY	DATE
1	REVISIONS		
DATE:	12.02.13		

SITE PERMIT REV	DF	DATE
1	DF	12.02.13
2	DF	10.08.13
3	DF	05.06.13
4	DF	03.01.13
5	DF	02.01.13

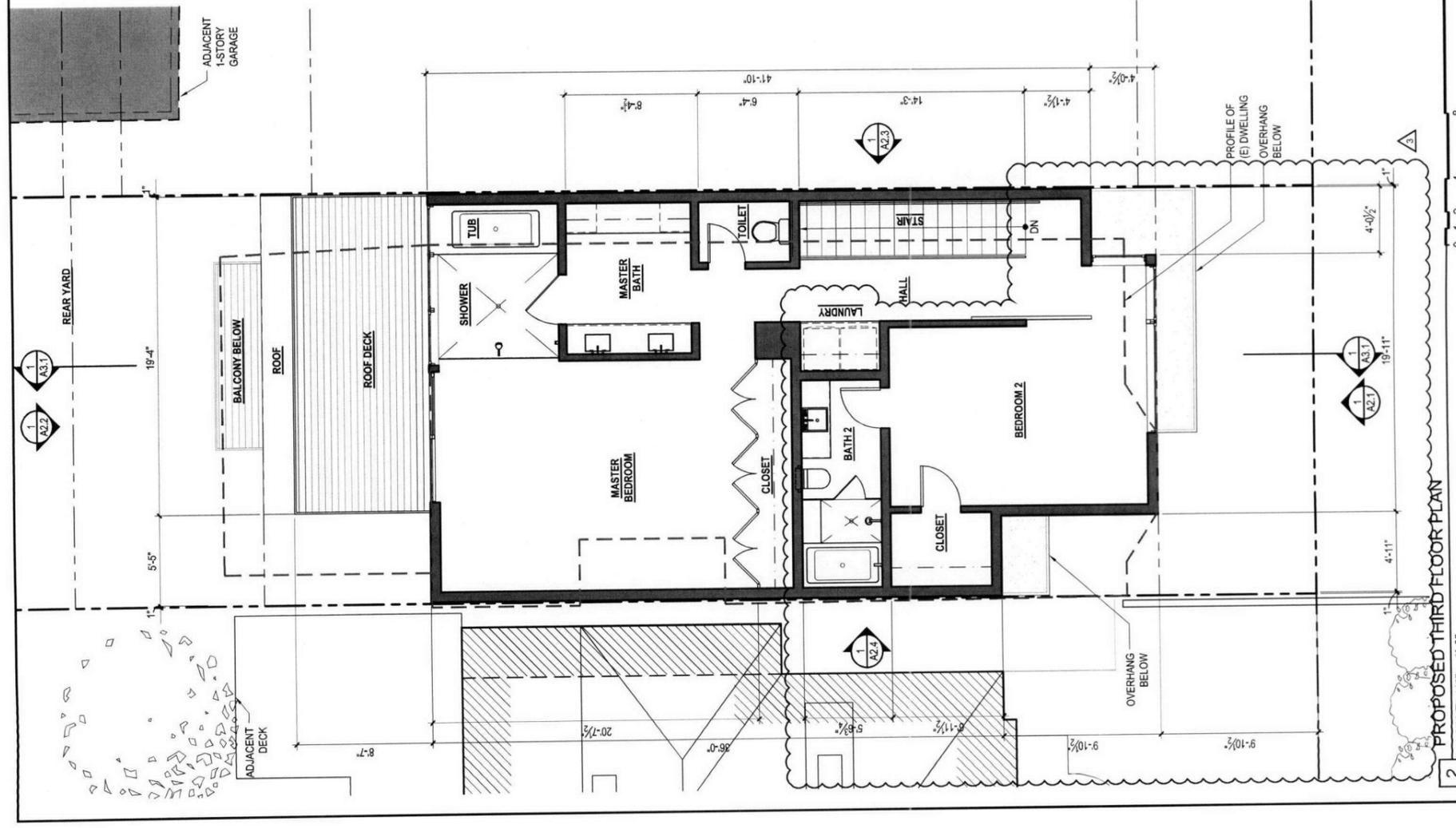
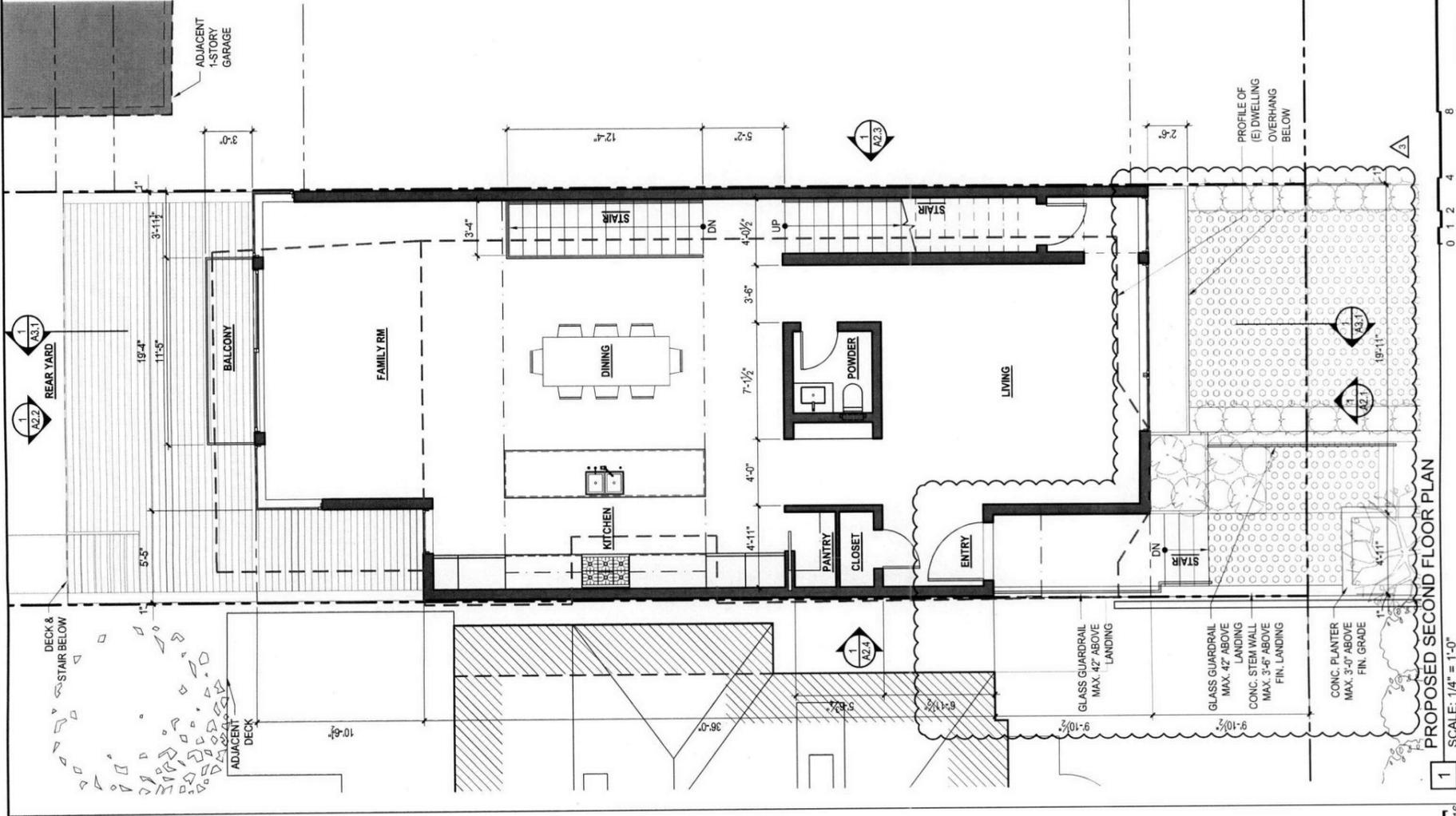
PROJECT: EQUILIBRIUM HOUSE AT
2123 CASTRO STREET
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027
OWNER: EWEN LUTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131
APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE:
PROPOSED SECOND \$
THIRD FLOOR PLANS

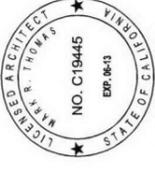
A1.2

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT



HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T: 415.543.5005 WWW.HOODTHOMAS.COM F: 415.495.3338

NOTES/KEYS:

NO.	DESCRIPTION	BY	DATE
1	DATE: 12.02.13		
2	SITE PERMIT REV3	DF	12.02.13
3	SITE PERMIT REV2	DF	10.08.13
4	SITE PERMIT REV1	DF	05.06.13
5	SITE PERMIT	DF	03.01.13
6	NEIGHBOR MTG	DF	02.01.13

NO.	DESCRIPTION	BY	DATE
1	DATE: 12.02.13		

PROJECT: EQUILIBRIUM HOUSE AT 2123 CASTRO STREET
JOB NO.: NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027
OWNER: EWEN UTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

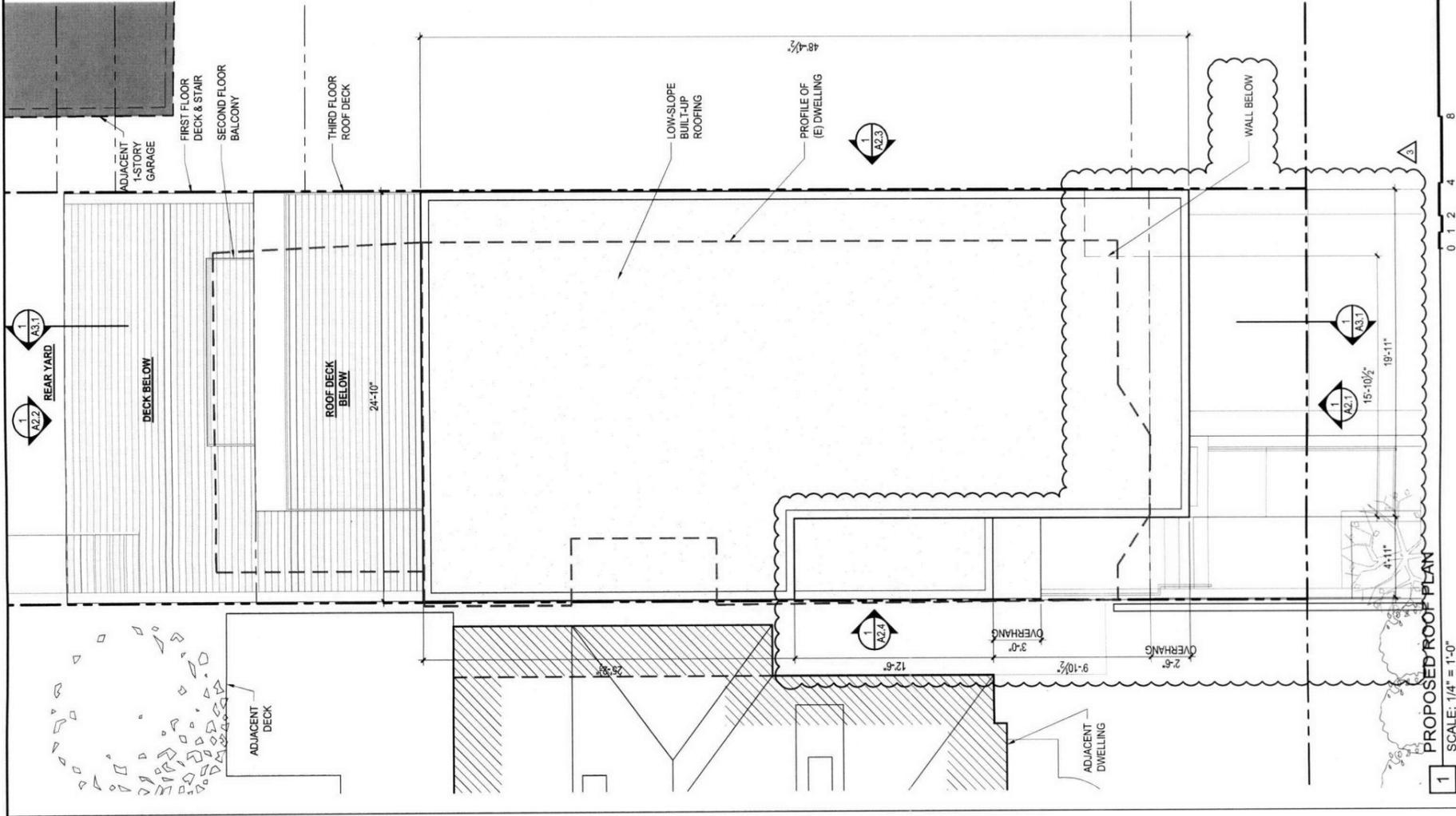
APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE:
PROPOSED ROOF PLAN

A1.3

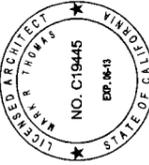
SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T 415 543 5005 WWW.HOODTHOMAS.COM F 415 492 3336

NOTES/KEYS

NO	DESCRIPTION	BY	DATE
1	DATE: 12.02.13		
2	REVISIONS		

NO	DESCRIPTION	BY	DATE
1	SITE PERMIT REV3	DF	12.02.13
2	SITE PERMIT REV2	DF	10.06.13
3	SITE PERMIT REV1	DF	05.06.13
4	SITE PERMIT	DF	03.01.13
5	NEIGHBOR MITG	DF	02.01.13

DATE: 12.02.13

PROJECT: EQUILIBRIUM HOUSE AT 2123 CASTRO STREET
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131

OWNER: EWEN UTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY

SHEET CONSULTANT:

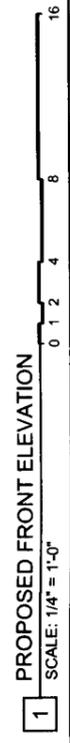
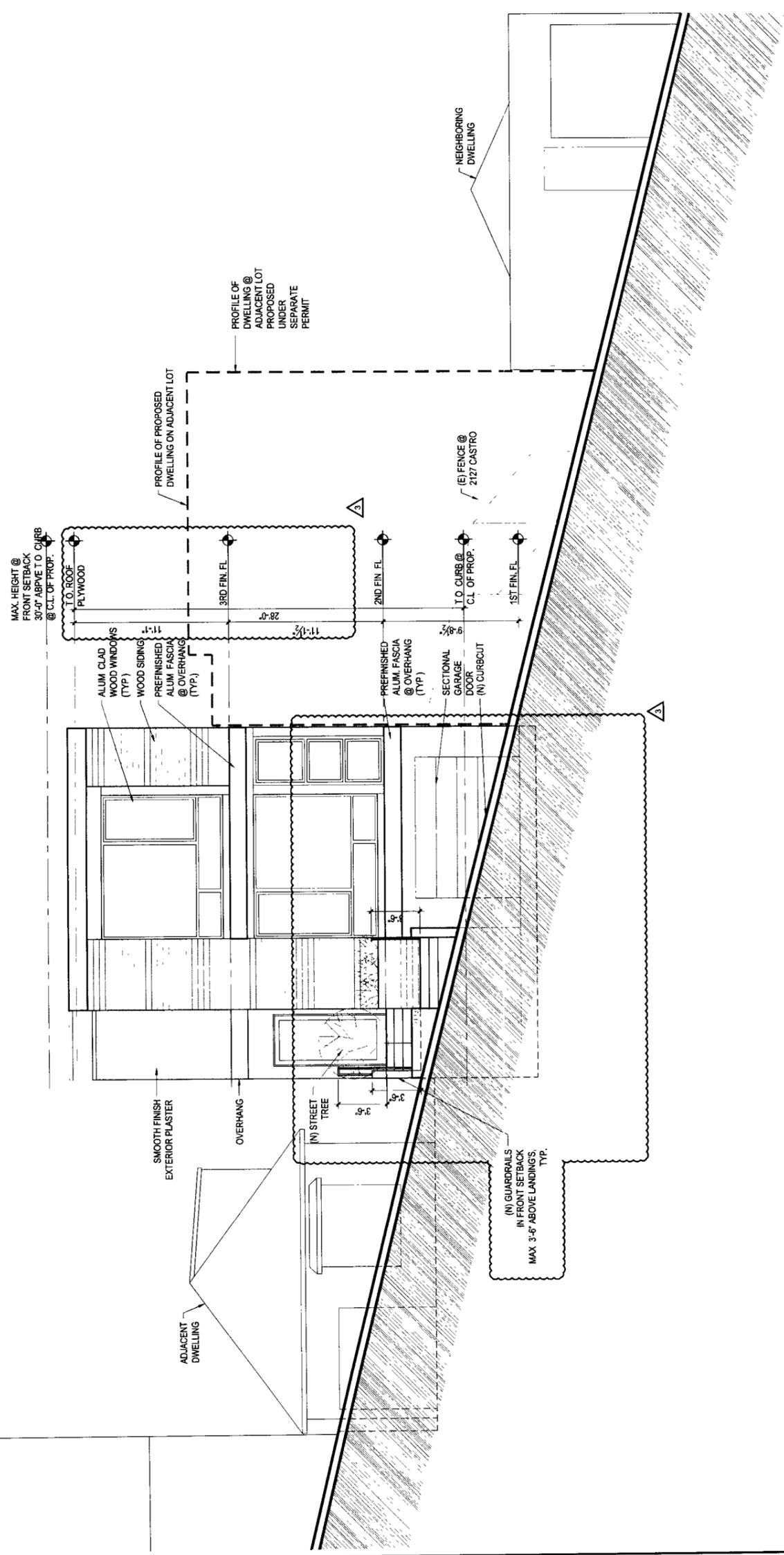
SHEET TITLE:
PROPOSED
FRONT ELEVATIONS

A2.1

SCALE: AS NOTED
DRAWN BY: DF
CHECKED BY: MT



MAX. ALLOWABLE
BLDG HEIGHT
40'-0" ABOVE TO
CURB @ C.L. OF PROP.





NOTES/KEYS

NO	DESCRIPTION	BY	DATE
1	DATE: 12.02.13	DF	12.02.13
2	SITE PERMIT REV3	DF	10.08.13
3	SITE PERMIT REV2	DF	05.06.13
4	SITE PERMIT REV1	DF	03.01.13
5	SITE PERMIT	DF	02.01.13
6	NEIGHBOR MTG	DF	

NO	DESCRIPTION	BY	DATE
1	DATE: 12.02.13	DF	12.02.13

PROJECT: EQUILIBRIUM HOUSE AT 2123 CASTRO STREET
 NEW NET ZERO RESIDENCE
 2123 CASTRO STREET
 SAN FRANCISCO, CA 94131

OWNER: EWEN UTTING
 369 DUNCAN STREET
 SAN FRANCISCO
 CALIFORNIA 94131

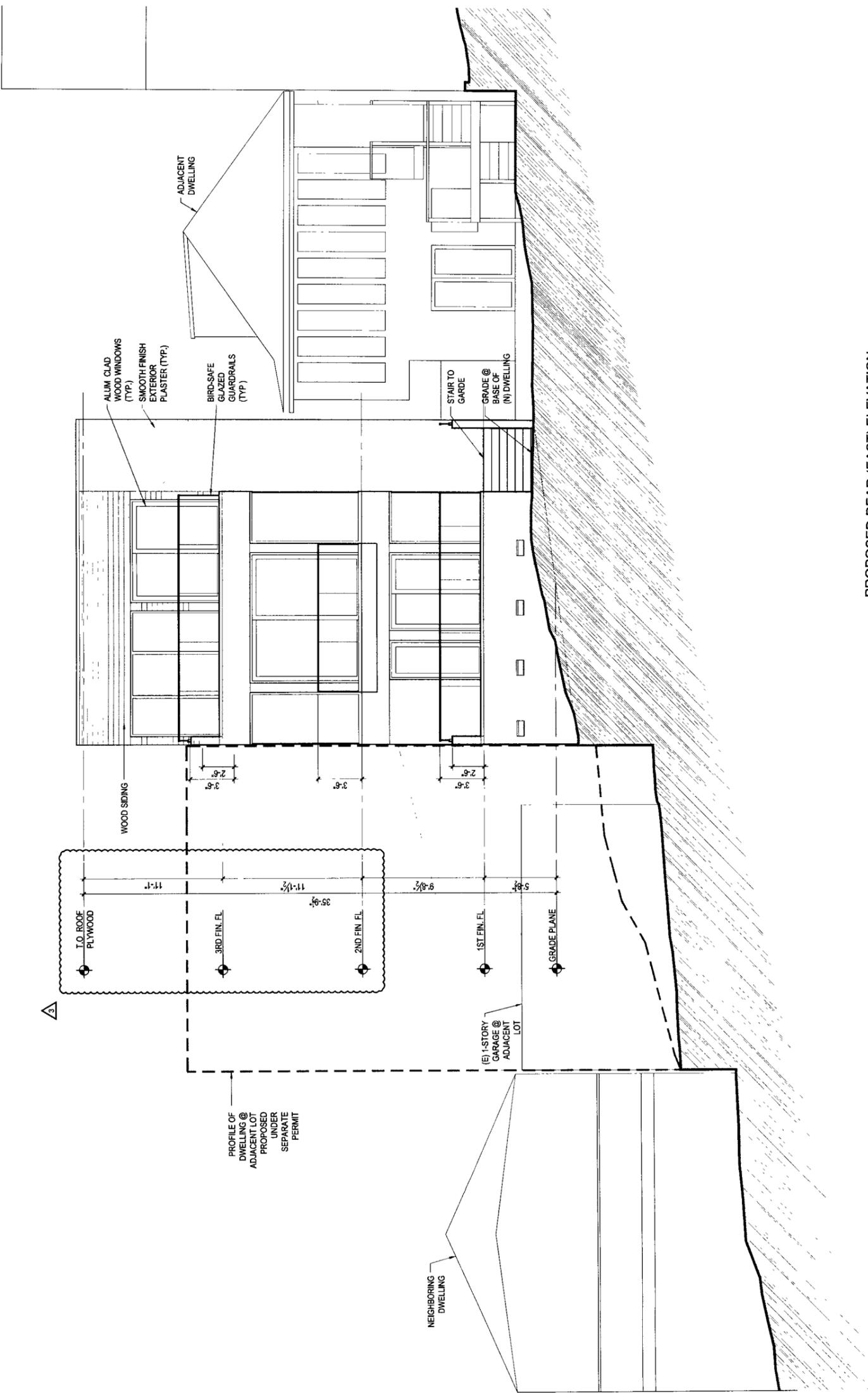
APPROVED FOR OWNER BY

SHEET CONSULTANT.

SHEET TITLE: PROPOSED REAR ELEVATIONS

A2.2

SCALE AS NOTED
 DRAWN BY DF
 CHECKED BY MT

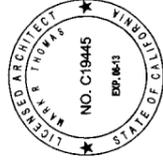


1 PROPOSED REAR (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"



HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T 415 543 5085 WWW.HOODTHOMAS.COM F 415 496 3338

NOTES/KEYS

NO.	DESCRIPTION	BY	DATE
1	(SITE PERMIT REV3) DF	DF	12.02.13
	SITE PERMIT REV2	DF	10.08.13
	SITE PERMIT REV1	DF	05.06.13
	SITE PERMIT	DF	03.01.13
	NEIGHBOR MTG	DF	02.01.13

REVISIONS

DATE: 12.02.13

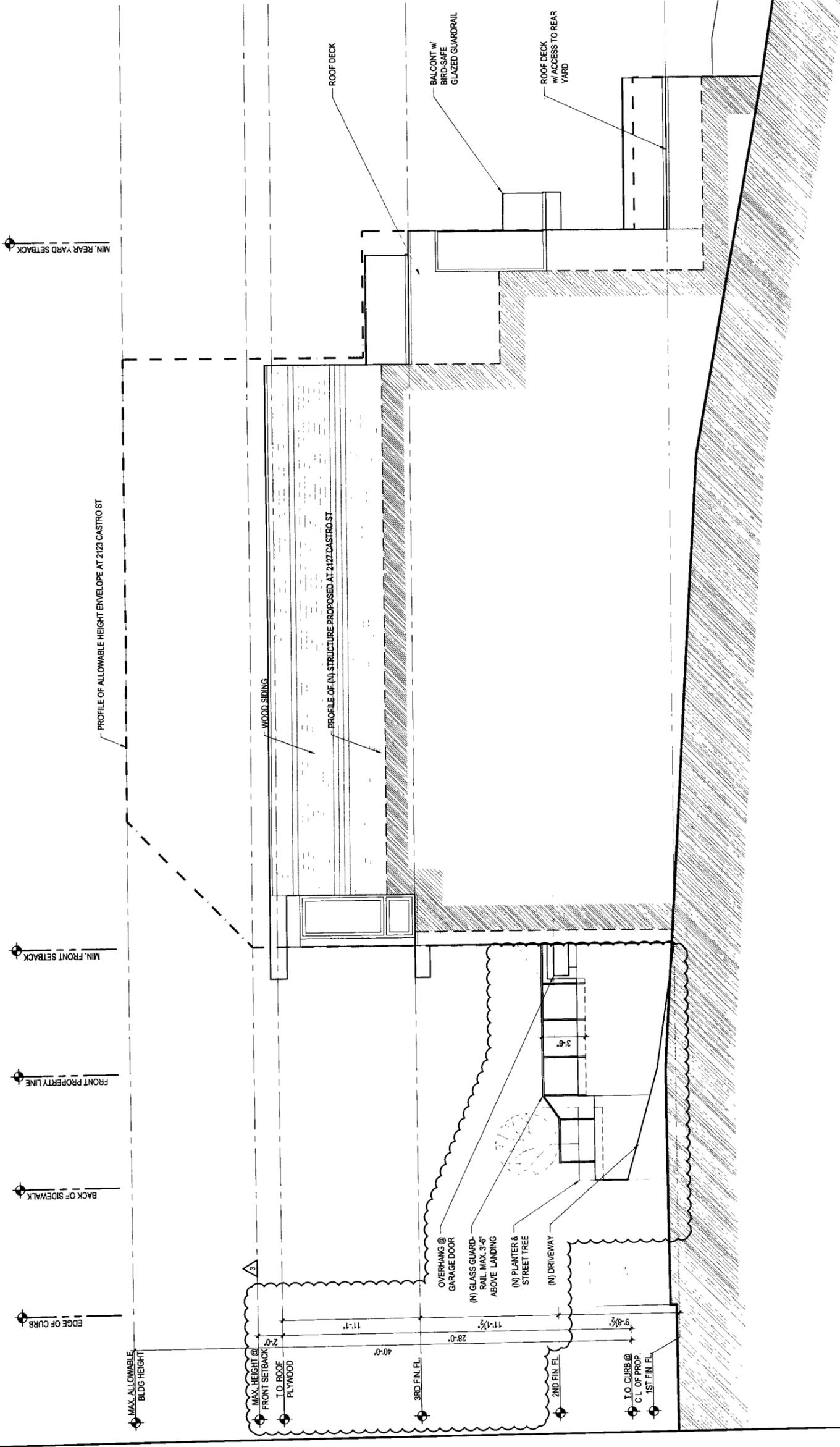
PROJECT: JOB NO.:
**EQUILIBRIUM HOUSE AT
2123 CASTRO STREET**
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027
OWNER: EWEN LITTING
368 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131
APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE
**PROPOSED
SIDE ELEVATION**

A2.3

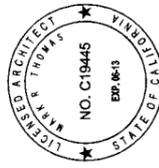
SCALE AS NOTED
DRAWN BY DF
CHECKED BY: MT



1 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"
0 1 2 4 8 16

HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T 415 543 5005 WWW.HOODTHOMAS.COM F 415 495 3396

NOTES/KEYS

NO	DESCRIPTION	BY	DATE
1	SITE PERMIT REV3	DF	12.02.13
2	SITE PERMIT REV2	DF	10.08.13
3	SITE PERMIT REV1	DF	05.06.13
4	SITE PERMIT	DF	03.01.13
5	NEIGHBOR MTG	DF	02.01.13

NO	DESCRIPTION	BY	DATE
1	REVISIONS		

DATE: 12.02.13

PROJECT: JOB NO.
**EQUILIBRIUM HOUSE AT
2123 CASTRO STREET**

NEW NET ZERO RESIDENCE
2123 CASTRO STREET 94131
SAN FRANCISCO, CA 94131

BLOCK: 6612 LOT: 027

OWNER: EWEN LUTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY:

SHEET CONSULTANT.

SHEET TITLE:

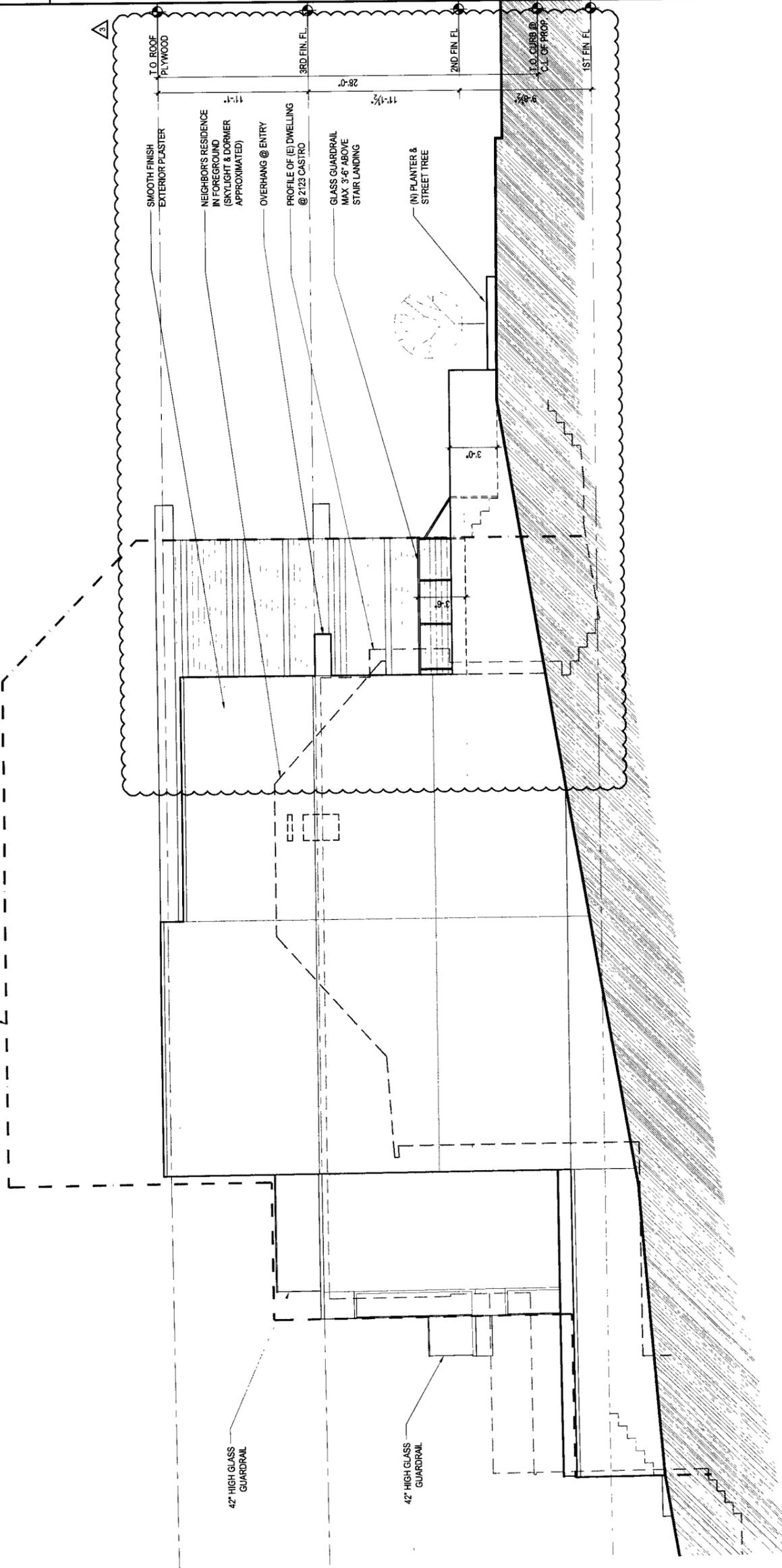
**PROPOSED
SIDE ELEVATION**

A2.4

SCALE: AS NOTED
DRAWN BY DF
CHECKED BY: MT



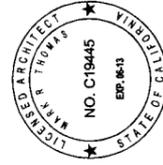
PROFILE OF ALLOWABLE HEIGHT ENVELOPE AT 2123 CASTRO ST



1 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T 415 543 5905 WWW.HOODTHOMAS.COM F 415 495 3338

NOTES/KEYS:

NO	DESCRIPTION	BY	DATE
1	REVISIONS		
1	DATE	12.02.13	

NO	DESCRIPTION	BY	DATE
1	REVISIONS		
1	DATE	12.02.13	

PROJECT: EQUILIBRIUM HOUSE AT 2123 CASTRO STREET

JOB NO.: NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131
BLOCK: 6612 LOT: 027

OWNER: EWEN UTTING
369 DUNCAN STREET
SAN FRANCISCO
CALIFORNIA 94131

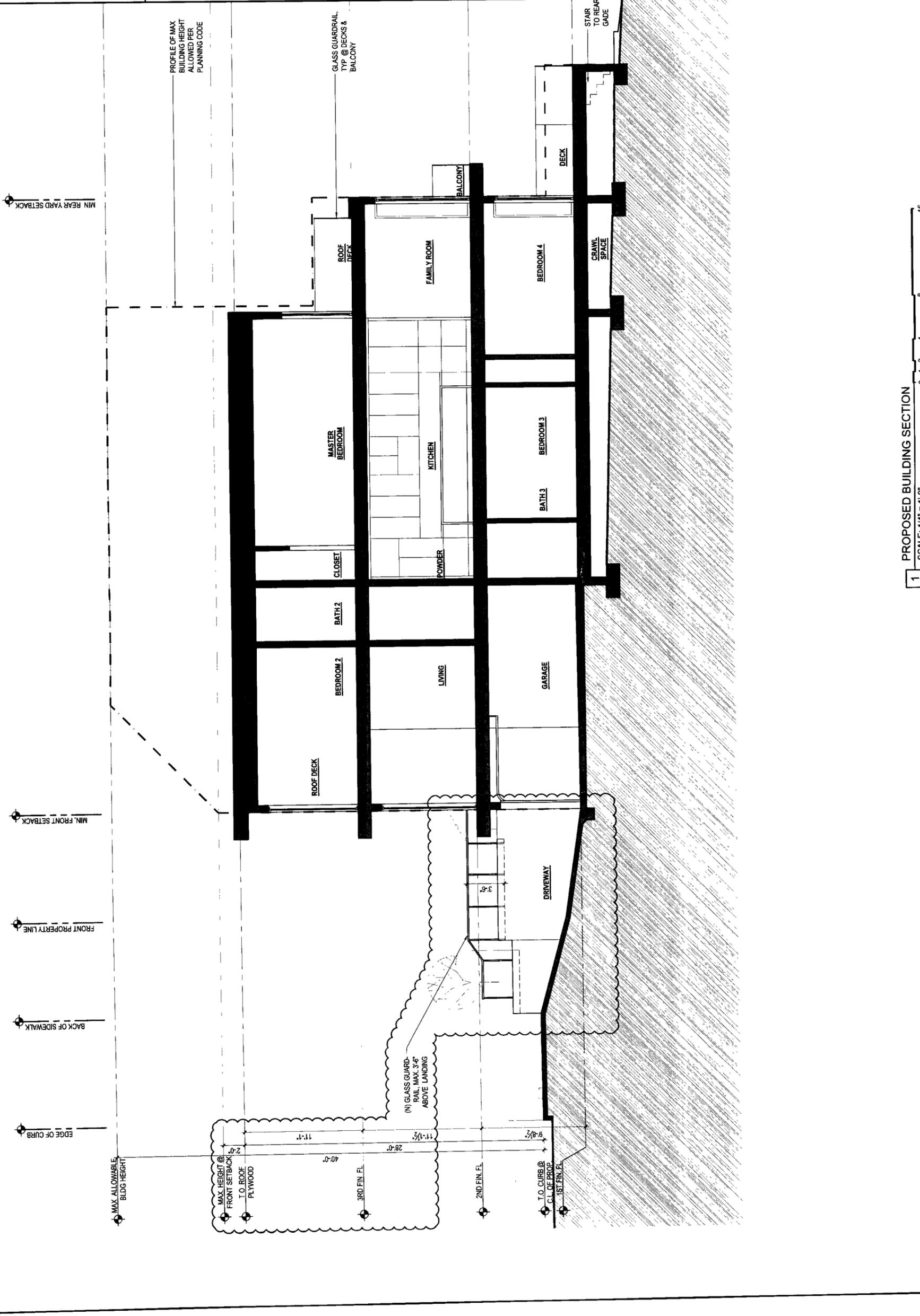
APPROVED FOR OWNER BY

SHEET CONSULTANT:

SHEET TITLE
PROPOSED
BUILDING SECTION

A3.1

SCALE AS NOTED
DRAWN BY DF
CHECKED BY: MT



1 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 16

Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot
2123 CASTRO STREET	6612 / 027
Gross Building Area	Primary Occupancy
3,028 S.F.	SINGLE FAMILY RESIDENCE
# of Dwelling Units	Height to highest occupied floor
ONE	THREE
	Address
	2123 CASTRO STREET SAN FRANCISCO, CA 94131
	Design Professional/Applicant: Sign & Date
	Number of occupied floors
	THREE

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing 25,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 085 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- New residential projects of 76+ or greater must use the "New Residential High-Rise" column; New residential projects with <3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes (Mid-Rise rating system); if so, you must use the "New Residential Mid-Rise" column.
- LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS

Type of Project Proposed (Indicate at right)	LEED PROJECTS			
	New Large Commercial	New Residential Mid-Rise	New Residential High-Rise	Residential Alteration
Overall Requirements:				
LEED certification level (includes prerequisites):	GOLD	SILVER	GOLD	GOLD
Base number of required points:	60	50	60	60
Adjustment for retention / demolition of historic features / building:		n/a		
Final number of required points (base number +/- adjustment)			50	
Specific Requirements: (n/r indicates a measure is not required)				
Construction Waste Management - 75% Diversion (n/r, comply with San Francisco Construction & Demolition Debris Ordinance)	●	●	●	●
LEED MR 2.2 points				
15% Energy Reduction (Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points)	●	●	●	LEED prerequisite only
Renewable Energy or Enhanced Energy Efficiency (Effective 1/1/2012: Generate energy on-site ≥1% of total annual energy (LEED EA-2). OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-6)	●	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems (LEED EA 3)	●			
Water Use - 30% Reduction (LEED WE 3, 2 points)	●	n/r	●	Meet LEED prerequisite
Enhanced Refrigerant Management (LEED EA 4)	●	n/r	n/r	n/r
Indoor Air Quality Management Plan (LEED IEQ 3.1)	●	n/r	n/r	n/r
Low-Emitting Materials (LEED IEQ 4.1, 4.2, 4.3, and 4.4)	●	n/r	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total parking capacity each. Meet LEED credit SS-04.2 (13C.5.106.4), whichever is greater, or meet LEED credit SS-04.2 (13C.5.106.4)	●	n/r	●	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●	See San Francisco Planning Code 155	●	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gpd/day, or more than 100 gpd/day / ft in building over 50,000 sq. ft. (13C.5.503.1)	●	n/r	n/r	n/r
Air Filtration: Provide at least MERV-6 filters in regularly occupied spaces or mechanically ventilated buildings (or LEED credit IEQ 5) (13C.5.504.5.3)	●	n/r	●	n/r
Air Filtration: Provide MERV-15 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5) (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	n/r	n/r
Acoustical Control: wall and roof-ceiling STC 50, exterior windows STC 30; party walls and floor-ceiling STC 40 (13C.5.507.4)	●	See CBC 1207	●	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

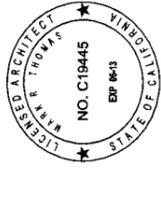
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or later.	Other New Non-Residential	Alteration
Type of Project Proposed (Check box if applicable)		X
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS-04.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gpd/day, or >100 gpd/day / ft in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash basins, water closets, and urinals. (13C.5.503.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required. (13C.5.504.3)	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program (Specification 01360) 2. California Department of Public Health Standard Practice for the testing of VOCs (NSF/ANSI 140 at the Gold level) 3. Scientific Communications Systems Sustainable Choice 4. Carpet certification must meet CRI GreenGuard AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with VOC-emission limits defined in the 2009 Collaborative Covering Institute (CCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smokes: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	● (Limited exceptions See CA Title 11 Section 5.714.7)
Acoustical Control: Wall and roof-ceiling STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C.5.507.4)	●	● (See CA Title 11 Section 5.714.7)
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance	●	● (Meet CAD ordinance only)
Renewable Energy or Enhanced Energy Efficiency (Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA-2); OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-6))	●	n/r

SHEET TITLE
GREEN BUILDING
SITE PERMIT CHECKLIST

A6.1

SCALE AS NOTED
DRAWN BY DF
CHECKED BY MT

HTA!
HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T: 415 543 5006 WWW.HOODTHOMAS.COM F: 415 495 3306

NOTES/KEYS:

SITE PERMIT REV1	DF	06.06.13
SITE PERMIT	DF	03.01.13
NEIGHBOR MTG	DF	02.01.13
NO DESCRIPTION	BY	DATE

REVISIONS

DATE

05.06.13

PROJECT
EQUILIBRIUM HOUSE AT
2123 CASTRO STREET

JOB NO.
NEW NET ZERO RESIDENCE
2123 CASTRO STREET
SAN FRANCISCO, CA 94131

OWNER
EMEN LUTTING
369 DUNICAN STREET
SAN FRANCISCO
CALIFORNIA 94131

APPROVED FOR OWNER BY

SHEET CONSULTANT.

Attachment C-2 -
Green Building:
Site Permit Submittal