

SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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

DATE:

November 15, 2013

Reception:

TO:

Kevin Stephans

415.558.6378

FROM:

Julian J Bañales, Planning Department

Fax:

Planning

RE:

PPA Case No. 2013.1330U for 1900 Mission Street

415.558.6409

Information: 415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Diego R Sánchez, at (415) 575-9082 or diego.sanchez@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

Julian J Bañales Senior Planner

Preliminary Project Assessment

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

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Reception:

Fax:

Planning Information:

Date:

November 15, 2013

Case No.:

2013.1330U

Project Address:

1900 Mission Street

Block/Lot:

3554/001

Zoning:

Mission Street NCT

80-B

Area Plan:

Eastern Neighborhood Area Plan

Project Sponsor:

Kevin Stephans

415-509-5661

Staff Contact:

Diego R Sánchez - (415) 575-9082

diego.sanchez@sfgov.org

DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposal is to demolish an existing automotive repair use and to construct a six-story, 68-foot tall mixed use building. The proposed new building would include nine dwelling units, eight off-street parking spaces, 650 square feet of ground floor retail and 1,670 square feet of office use at the second floor.

ENVIRONMENTAL REVIEW:

The project initially requires environmental review, which must be completed before any project approval may be granted. In order to facilitate environmental review and comply with the California Environmental Quality Act (CEQA), the applicant should submit an **Environmental Evaluation Application** (EEA).¹ The Planning Department will investigate the following issues as part of the environmental review process.

¹ Refer to http://www.sf-planning.org/index.aspx?page=1886 for latest "Environmental Evaluation Application."

- **1. Archeological Resources.** The project site lies within the Mission Dolores Archeological District as identified in the Eastern Neighborhoods FEIR, and is sensitive for Hispanic-period archeological resources. Any soils disturbance greater than 2.5 feet resulting from the project would trigger the *Eastern Neighborhoods FEIR Archeological Mitigation Measure J-3: Mission Dolores Archeological District.* As such, the proposed project requires a Preliminary Archeological Review (PAR) which would be conducted inhouse by the Planning Department archeologist. During the PAR it will be determined what type of soils disturbance/modification would result from the project, such as excavation, installation of foundations, soils improvement, site remediation, etc. Any available geotechnical/soils or Phase II hazardous materials report prepared for the project site will be reviewed at this time. Upon completion of the PAR, the Department would determine what further site evaluation would be necessary including field investigations or preparation of an archeological study under *Archeological Mitigation Measure J-3*, if any.
- **2. Hazardous Materials.** The proposed project is located on a site with known or suspected soil and/or groundwater contamination. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: http://www.sfdph.org/dph/EH/Fees.asp#haz.

Please provide a copy of the submitted Maher Application and Phase I ESA with the EE Application.

3. Noise. Based on the Eastern Neighborhoods FEIR, the project site is located in an area where traffic-related noise exceeds 60 dBA Ldn (a day-night averaged sound level). *Eastern Neighborhoods FEIR Noise Mitigation Measure F-3: Interior Noise Levels* requires that the project sponsor conduct a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. *Noise Mitigation Measure F-3* would not apply to the proposed project as the project would be subject to the California Noise Insulation Standards.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes residences, a noise-sensitive use. Noise Mitigation Measure F-4 requires that a noise analysis be prepared for new development including a noise-sensitive use, prior to the first project approval action. Such an analysis shall include, at a minimum: 1) a site survey to identify potential noise-generating uses within two blocks of the project site; and 2) one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes). The

analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses would not apply to the proposed project because the project would not include commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity.

Finally, Eastern Neighborhoods FEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments would apply to the proposed project as it includes new development of a noise-sensitive use. This mitigation measure requires that open space required under the Planning Code be protected from existing ambient noise levels. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.

Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. Detailed information related to construction equipment, phasing, and duration of each phase may be required as part of environmental evaluation to assess construction noise levels and methods to reduce such noise, as feasible.

- **4. Transportation.** Based on a review of the PPA Application, Planning staff determined that a transportation study is not likely to be required. However, an official determination will be made subsequent to submittal of the EE Application. In order to facilitiate that determination, Planning staff propose the following recommendations:
 - Clearly illustrate existing and proposed curb cuts in project plans (proposed curb cut should be 10 feet wide);
 - Remove existing curb cuts along 15th Street;
 - Provide parking lift illustrations and specifications, if applicable;
- **5. Air Quality.** Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Control Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

In addition to construction dust, demolition and construction activities would require the use of heavy-duty diesel equipment which emit diesel particulate matter (DPM). DPM is a designated toxic air contaminant, which may affect sensitive receptors located up to and perhaps beyond 300 feet from the project site. Additional analysis and/or measures may be required to reduce DPM emissions from construction vehicles and equipment.

Lastly, the proposed project is likely to require a diesel back-up generator which would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors.

During the environmental review process, the proposed project will be reviewed to determine whether mitigation measures in the form of either construction emissions minimization measures or air filtration and ventilation mitigation measures will be required. Should the project include stationary sources of air pollutants including, but not limited to, diesel boilers or back-up generators, an Air Quality Technical Report may be required for additional air pollutant modeling. If an Air Quality Technical Report is required, the project sponsor must retain a consultant with experience in air quality modeling to prepare a scope of work that must be approved by Environmental Planning prior to the commencement of any required analysis and/or modeling determined necessary.

- **6. Greenhouse Gas Emissions.** The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with this strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a GHG Analysis Compliance Checklist.² The project sponsor would be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the Environmental Planner during the environmental review process to determine if the project would comply with San Francisco's GHG Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the GHG Reduction Strategy.
- 7. Stormwater. The project proposes approximately 12,501 square feet of new construction, exceeding the 5,000 square-foot new construction or redevelopment threshold for preparation of a Stormwater Control Plan (SCP). Prior to issuance of a building permit, the project sponsor is required to prepare and submit an SCP to the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program; the SCP shall demonstrate compliance with the City's Stormwater Design Guidelines. The project's environmental review would generally evaluate how and where implementation of the required stormwater management and low-impact design approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, City sewer collection system, and receiving body water quality. For more information on the SFPUC's stormwater management requirements see http://stormwater.sfwater.org.
- **8. Tree Planting and Protection Checklist.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public

² http://sfmea.sfplanning.org/GHG_Checklist_T1.doc. GHG Checklist Cover Sheet: http://sfmea.sfplanning.org/GHG_Checklist.doc.

property. Any tree identified in the Tree Planting and Protection Checklist³ must be shown on the site plans with size of the trunk diameter, tree height, and accurate canopy dripline. The project sponsor is required to submit a completed Tree Planting and Protection Checklist with the EE Application.

9. Notification of a Project Receiving Environmental Review. Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site at the initiation of the environmental review process. Please provide these mailing labels at the time of the EE Application submittal.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

- 1. **Conditional Use authorization** is required from the Planning Commission for proposing off-street parking in excess of 0.5 off-street parking space for each dwelling unit.
- 2. A **Rear Yard Modification** or **Variance** from the Zoning Administrator is required per Planning Code Section 134 for a rear yard that does not meet the minimum dimensional and locational requirements.
- 3. A **Variance** from the Zoning Administrator is required per Planning Code Section 145.1 for the above grade parking setback requirement.
- 4. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
- 5. A **Building Permit Application** is required for the proposed new construction on the subject property.

Conditional Use authorization and Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

³ http://sf-planning.org/modules/showdocument.aspx?documentid=8321

This project is required to conduct a **Pre-application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

- 1. Rear Yard. Planning Code Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth at the level of the first proposed dwelling unit. Please submit a revised set of plans that indicates a rear yard of at least 21 feet, nine inches or submit a Variance application for a Rear Yard Modification pursuant to Planning Code Section 134(e). Specific criteria must be met to justify either process. Please note that the Planning Department encourages you to provide a Planning Code complying rear yard.
- 2. **Useable Open Space Residential**. Section 135 requires 80 square feet of useable open space for each dwelling unit, if private, or 106.4 square feet of useable open space if common. Additionally, any such open spaces must meet the dimensional requirements of Subsections (f) or (g), depending if the space is provided in private or in common. On a subsequent submission please indicate the area proposed to serve as residential useable open space.
- 3. **Street trees**. Planning Code Section 138.1 requires one street tree for every 20 feet of frontage for new construction. Given the existing conditions, a total of four trees are required along 15th Street.
- 4. **Bird Safety.** Planning Code Section 139 outlines feature related bird safety standards for all structures. Please review those standards and incorporate any necessary changes into the façade of the building.
- 5. **Rooftop Screening**. Planning Code Section 141 requires that all rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building be arranged so as not to be visible from any point at or below the roof level of the subject building. On a subsequent submission, please submit a roof plan that indicates the location of all rooftop mechanical equipment and appurtenances and confirm compliance with this Planning Code Section.
- 6. **Street Frontages in Neighborhood Commercial Districts**. Planning Code Section 145.1 requires off-street parking at street grade to be set back at least 25 feet on the ground floor from any facade facing a street at least 30 feet in width. As proposed, the project requires a Variance.
- 7. **Off-Street Parking.** Planning Code Section 151.1 allows up to five off-street parking spaces for the proposed nine dwelling units and up to two off-street parking spaces for the proposed office use and ground floor retail uses. A maximum of seven off-street parking spaces for the residential uses may

be included; however, Conditional Use authorization is required for any off-street parking spaces proposed for the residential uses in excess of five spaces.

- 8. Arrangement of Off-Street Parking. Planning Code Section 155 requires the provision of adequate reservoir space for the entrance of vehicles to off-street parking and loading spaces. Section 155 also requires that the internal layout of off-street parking and loading spaces, driveways, aisles and maneuvering areas be according to acceptable standards, and all spaces shall be clearly marked. On a subsequent submission, please indicate the number of off-street parking spaces provided as well as the means for the automobiles to be parked.
- 9. **Bicycle Parking**. Planning Code Section 155.2 requires the proposed project provide Class 1 and Class 2 bicycle parking. For the residential uses, a total of nine Class 1 bicycle parking spaces are required. For the non-residential uses, at least two Class 2 bicycle parking spaces are required. On a subsequent submission please indicate the location of each class of bicycle parking.
- 10. **Dwelling Unit Mix**. Planning Code Section 207.6 requires that the proposed project provide either no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms or that no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms. At least four units must be two bedroom units. On a subsequent submission please indicate compliance with this requirement.
- 11. **Height**. The proposed project is within an 80-B height and bulk district. On a subsequent submission please provide a longitudinal section indicating the proposed height of the building in accordance with Planning Code Sections 102.12 and 260(b).
- 12. **Shadow Analysis**. Section 295 requires that a shadow analysis must be performed to determine whether the project has the potential to cast shadow on properties under the jurisdiction of the San Francisco Recreation and Park Commission. Department staff has prepared a shadow fan that indicates the project will not cast new shadow on any property under the jurisdiction of the Recreation and Parks Department.
- 13. **Transportation Impact Development Fee.** The project is subject to the Transportation Impact Development Fee as outlined in Planning Code Section 411. The exact fee is determined by the final area of each use subject to the Fee and rate in effect at the time of building permit issuance.
- 14. **Eastern Neighborhoods Impact Fees**. This project is subject to the applicable fees outlined in Section 423. The exact fee is determined by the final area of each use subject to the Fee and rate in effect at the time of building permit issuance. Fees would be assessed at a Tier 1 rate.

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project:

- 1. Site Design, Open Space, and Massing. The Planning Department finds that, in general, the site design, open space and massing are appropriate as proposed.
- 2. Street Frontage. The Planning Department appreciates the height given to the ground floor, and suggests that more could be done to allow that to be apparent. A means of achieving this may include reducing the depth of the horizontal band and adding height to the storefront.

The horizontal banding at the top of the ground floor provides a strong base defining feature, however to augment the articulation of the facades, the ledge should not project further than approximately 6 inches.

The Planning Department recommends providing a more gracious and identifiable main residential entrance that is augmented by architectural details, landscaping, signage and greater transparency.

3. Architecture. In general, the repetitive elements along the Mission street façade should be executed with exceptional materials and detailing. While the bay spacing is extremely rigorous, some thought should be given to alternative spacing and groupings of the bays. The detailing should serve to further the architectural themes and impart scale and texture to all visible facades. Windows should be recessed from the exterior by a minimum of 2 inches.

The Planning Department expects the design to include and incorporate intermediate texture and scale elements.

Please consider adding functional aspects that contribute to the façade composition and details, such as Juliette balconies, and brise-soleils.

Please consider using the bay projections to help terminate the building at the roof, perhaps incorporating the rhythm into the parapet system.

More should be made of the corner. The corner should receive an improved treatment other than the proposed opaque wall. The Planning Department recommends the corner be expressed with a distinct design treatment, differentiated from the body of the building, while still relating to the massing, proportions, and scale of the rest of the building. It may be desirable to combine the bays at the corner to achieve this effect. Alternatively, consideration could be given to emphasizing the Mission Street height and façade as a distinct architectural element, perhaps with more transparency and less austerity, which could achieve a similar effect.

It is expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to the success of approval of this project. At this point the architecture is assumed to be preliminary and the Planning Department will provide further detailed design review on the subsequent submission of materials and details to insure that a high-quality and compatible design is achieved.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **May 15**, **2015**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure:

Neighborhood Group Mailing List

Shadow Fan Analysis

cc: Emilia E Gapoff, Property Owner
Diego R Sánchez, Current Planning
Erik Jaszewski, Environmental Planning
Paolo Ikezoe, Citywide Planning and Analysis
Jerry Robbins, MTA
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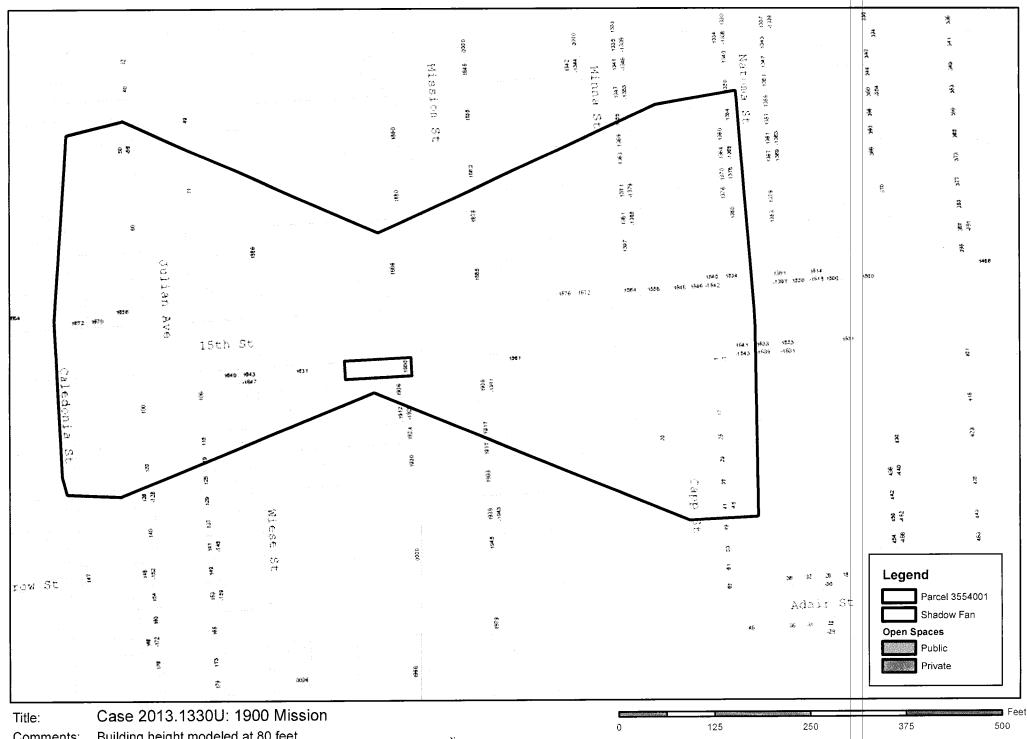
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Comments:

Printed:

Building height modeled at 80 feet

Slopes taken into account

22 October, 2013



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