

SUBDIVISION REGULATIONS

FOR THE INFORMATION AND GUIDANCE OF ALL  
SUBDIVIDERS, ENGINEERS AND SURVEYORS  
WITH REFERENCE TO THE  
SUBDIVISION OF LAND WITHIN THE  
CITY AND COUNTY OF SAN FRANCISCO  
AND TO SUPPLEMENT  
THE SUBDIVISION CODE

1982

BUREAU OF ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO

Adopted by Department of Public Works Order No. 124,677

Approved January 6, 1982

XIII.	RECOMMENDED STANDARDS OF DESIGN FOR SEWER SYSTEMS	Page 30 - 37
	General	
	Sewers	
	Manholes	
	Tapers and Junction Structures	
	Culverts	
	Catchbasins and Storm Water Inlets	
	Sewer Connections	
	Side Sewers	
XIV.	REQUIRED CAPACITY OF STORM AND COMBINED SEWERS	Page 37 - 41
	Design Basis	
	Minimum Size	
	Velocity and Invert Lining	
	Hydraulic Considerations	
	Run-off (Table I: Coefficients of	
	Run-off and Inlet Times)	
	Selection of Sewer Sizes (Table II: Coefficient	
	of Roughness "n")	
XV.	SANITARY FLOW CRITERIA IN THE CITY AND COUNTY OF SF	Page 42 - 44
	Design Basis	
	Velocity	
	Depth	
	Selection of Sewer Sizes	
	Quantity of Flow (Table III: Population Densities)	
XVI.	CONDOMINIUMS	Page 45 - 46
XVII.	REVISIONS AND CERTIFICATE OF CORRECTIONS	Page 47
XVIII.	SEVERABILITY	Page 47
XIX.	EFFECTIVE DATE	Page 47
APPENDIXES		
	Appendix A --- Standard Certificates for subdivision	
	and parcel maps	
	Appendix B --- Ordinances and Code applicable to the	
	submission of Subdivision Maps and	
	regulating the use of Lots for dwelling	
	purposes	
	Appendix C --- Reference Material	

Grades 17% to 0.5%, either of the following:

- (a) A pavement consisting of a 6-inch concrete base and a 2-inch asphalt concrete wearing surface, or
- (b) An asphalt concrete pavement consisting of 4 inches of asphalt concrete (Black base) and 2 inches of asphalt concrete wearing surface. When this type is used on a subgrade which cannot be compacted by rolling with a power roller, a 6-inch thick aggregate sub-base shall be constructed.
- (c) 3-inch asphalt concrete wearing surface on 5-inch of cement treated base.

Also, on grades 1.0% to 0.5%:

- X A concrete gutter at least 2 feet wide and of the same thickness as adjoining pavement must be provided.

#### FOR HEAVY TRAFFIC

On street likely to carry heavy loads or large volumes of traffic, pavements shall be designed accordingly.

#### FOR COMMERCIAL AREAS

- X A concrete parking strip 6 inches thick and at least 7 feet wide shall be provided adjacent to the curbs in all areas zoned for commercial purposes.

#### CURBS

Standard concrete curb shall be provided adjacent to all pavements.

### XIII. RECOMMENDED STANDARDS OF DESIGN FOR SEWER SYSTEMS

#### GENERAL

Provision shall be made for the removal of sewage and storm water

from each lot or parcel of land, and the storm water from all roads, streets, and sidewalks.

At all sumps or cul-de-sacs, in addition to normal sewer connections, surface drainage channels in dedicated easements shall be provided as relief overflows to prevent flooding of adjoining property.

### SEWERS

**Location** - Sewers shall be located in the center of streets, alleys, etc., unless otherwise permitted by the Director.

**Depth and Cover** - The minimum depth of sewers shall be 6 feet, except in unusual cases, when approved by the Director, in which event, the cover over sewers in street areas shall not be less than four feet in order to distribute surface loads and to provide space for utility service facilities.

For sewers located in the rear of lots or in easements not subject to surface traffic, the minimum depth of trench shall be four feet. Surface drainage in these areas shall be so designed that natural soil erosion does not result in a build-up of soil covering the manhole castings. This may be accomplished by designing the casting to rise slightly above the surrounding surface.

Sewers are designed to flow under surcharged conditions and, in the event of extreme storms, the surcharge may rise to the street for overland flow transport. In order to prevent backflow from

the sewer main into improvements below street grade, gravity line from low basements to sewer mains should not be made. Back flow preventors should be installed in all properties below street grade. Installation of automatic sewage ejectors is advisable for such drainage.

Types and Sizes - Sewers 6" to 21" diameter shall be of vitrified clay pipe (VCP) (ASTM C-700 Extra Strength). Sewers 24" to 36" diameter may be of VCP (ASRM C-700 Extra Strength) with construction modifications, or of reinforced concrete pipe subject to the approval of the Director. Sewers larger than 36" diameter may be of monolithic reinforced concrete or of reinforced concrete pipe subject to the approval of the Director.

In addition to circular shapes, egg-shaped, basket-handle, or rectangular sections may be required for particular flow conditions.

Standard plans for most monolithic types of sewer sections are available.

Alternative pipe material for specific purposes and situations will be considered by the Director.

#### Joints

VCP sewers shall have bell and spigot joints with factory fabricated compression-type fittings (ASTM-C425). Reinforced concrete sewer pipe (RCP) shall have bell and spigot or other approved joints.

Alignment and Curves - All pipe sewers, VCP and RCP, shall generally be laid on straight lines and grades between manholes.

In certain circumstances curved sewers may be permitted by the Director. No compound curves will be allowed. The degree of curvature shall conform with ASTM or other appropriate standards.

Monolithic concrete sewers may be laid on curves, provided the radius of curvature is made as large as practical and is not less than 4 times the diameter of the sewer.

Encasement, Bedding, and Piling. All 24" or larger diameter VCP sewers shall be encased in reinforced concrete, or placed on a reinforced concrete or crushed rock foundation, as required by the Director. All VCP sewers 15" or less in diameter, having 15 feet or more of cover, and all VCP sewer 18" or larger in diameter with 10 feet or more of cover shall be encased or cradled in concrete. Encasement and concrete foundations shall be in accordance with Standard Plans.

All VCP sewers on grades of 30% or greater shall be encased in reinforced concrete in accordance with Standard Plans, and concrete shall be placed against undisturbed ground.

Soil conditions may require sewers to be placed on concrete foundations, encasement, and or placement on pile foundations.

Encasement may be required in areas of possible root intrusion or extreme infiltration.

#### MANHOLES

Manholes shall be located preferably at intervals of 300 feet but not more

than 350 feet and shall be provided at every change in size, grade, or alignment, at all junctions of sewers (except side sewers), at ends of sewers, and where catchbasin culverts join pipe sewers. Manholes shall be placed at intervals approved by the Director on sewers with curved horizontal alignment.

Manholes shall be constructed in accordance with Standard Plans unless otherwise approved by the Director.

#### TAPERS AND JUNCTION STRUCTURES

Taper structures shall be provided where a concrete sewer changes in size or shape. Junction structures shall be provided where concrete sewers merge.

#### CULVERTS

Culverts shall be constructed of VCP 10" in diameter. Connections to VCF sewers, and ~~concrete pipe~~ having a diameter less than 42", shall be made at manholes only and in accordance with Standard Plans. Connections to brick sewers which are 3' x 5' or larger and to monolithic concrete sewers or concrete pipe sewers, 42" or more in diameter, may be made directly into the sewer in accordance with Standard Plans and current City practice.

Culvert inverts shall generally be laid at a depth of three to four feet below pavement grade at the CB, with a fall towards the manhole or sewer of approximately 12 inches, but in no case at a grade of less than two per cent.

### CATCHBASINS

Catchbasins (CB) shall be provided at all corners of an intersection except at summit corners and shall be so located in the gutter as to most effectively serve the adjacent drainage area.

CBs or SWIs\* be spaced not more than 600 feet apart. Closer spacing and additional CBs and SWIs\* may be required to effectively drain the pavement. Multiple inlets shall be installed where required by the Director.

Catchbasins and Storm Water Inlets\* shall be constructed in accordance with Standard Plans.

### SEWER CONNECTIONS

Y-and T-Branches or vitrified clay shall be installed on all VCP sewers in locations described under the "side Sewers" Section of these Regulations to provide connections for side sewers. In general they shall be 6 inches in diameter for residential districts, and 8 inches minimum in diameter for industrial and commercial districts.

\* If approved by the Director



## SIDE SEWERS

Unless otherwise permitted by the Director, side sewers shall be installed in conjunction with construction of the main sewer and shall be extended beyond the curb.

Side sewers shall be provided and spaced as herein described. They shall generally be 6" in diameter for residential areas and 8" minimum in diameter for industrial and commercial areas, and shall be laid on a uniform grade upward from the main sewer to a point 12 inches beyond the curb line. This grade shall in no case be less than  $\frac{1}{4}$  inch per foot.

The upper end of the side sewer, at the curb, shall be of sufficient depth to provide adequate drainage for the property served and in no case shall the invert at the curb be less than four feet below curb grade. Openings in the existing sewer shall be made with a sharp cutting tool; and an approved saddle of appropriate size shall be epoxyed or strapped to the existing sewer. Side sewers shall be located at the lowest elevation of the frontage of the property.

Where the street is to be paved before lot improvements are made, side sewers must be constructed beyond the curb before the paving is started. The upper end of each side sewer not in service when the work is backfilled shall be closed with a vitrified clay stopper, marked with a redwood post, and marked with the letter "S" on the curb, all as specified in the Standard Specifications.

#### XIV. REQUIRED CAPACITY OF STORM AND COMBINED SEWERS

##### DESIGN BASIS

Combined and storm water sewers shall have sufficient capacity, when flowing full or surcharged to carry the computed storm water runoff, based on the ultimate development of the area including the natural drainage from upstream areas.

In a combined sewer, sanitary flow and infiltration need not, in general, be included in computing sewer capacities. The ultimate sanitary flow shall be included, however, where a sanitary sewer diversion line, interceptor, or pump discharge enters a combined sewer.

### MINIMUM SIZE

Main sewers shall be a minimum of 12 inches in diameter unless otherwise permitted by the Director.

### VELOCITY AND INVERT LINING

Storm sewers shall be designed for a minimum velocity of three feet per second when flowing full.

Combined sewers shall be designed for a minimum velocity of two feet per second under average sanitary flow conditions (approximately four feet per second flowing full).

The inverts of monolithic concrete sewers shall be lined with vitrified brick or other approved material when the velocity under maximum sanitary flow conditions equals or exceeds ten feet per second (approximately 20 feet per second flowing full).

### HYDRAULIC CONSIDERATIONS

Sewer sizes shall be selected so that the hydraulic grade line shall, in general, be four feet below the pavement or ground surface, and at no point less than two feet.

The tidal elevation to be used in hydraulic computations, where applicable, shall be -3.5, City datum.

In large sewers hydraulic losses in bends shall be considered where the velocity is seven feet per second or more.

### RUN-OFF

Storm water run-off shall be computed by the Rational Formula, as herein described, or such other methods as may be determined by the Director to be City practice.

Rational Formula:  $Q=ACR$ , where

Q = Quantity of Run-off in cubic feet per second.

A = Drainage Area, tributary to the point under consideration, in acres.

C = Coefficient of Run-off = Ratio of Run-off to Rainfall.

R = Rate or Intensity of Rainfall in inches per hour

( = c.f.s. per Acre ) for the duration of rainfall corresponding to time of concentration.

Rainfall Rate (R), or intensity, used in design shall be taken from the tabulation entitled "San Francisco Rainfall Rate Table 1941," Plan L-3903.4 dated February 1941, or subsequent revisions thereof, and is defined as a 5-year storm. The intensity, or rate, to be used at any point along the sewer line, shall be the intensity corresponding to the total time of concentration at that point.

Area - The total area tributary to the point under consideration shall be used in design.

Coefficient of Run-off (C) for any area depends upon the type of development, character of the soil, slope and general topography, and the proportion of the area occupied by improvements. The coefficient used in design shall be in accordance with the values shown in Table I and shall be subject to the approval of the Director.

Time of Concentration and Inlet Time - Time of concentration at any given point is the time required for the runoff from the most remote point in the drainage area to reach that point, and is equal to the inlet time plus the time of flow in the sewer to the point under consideration.

Inlet time is the time required for the water from the most remote point of the drainage area to reach the uppermost inlet of the sewer system. The inlet times used in design shall be in accordance with the values shown in Table I. For inlet times of less than five minutes, the intensity of 3.13 inches per hour shall be used.

Coefficients of run-off and inlet times for various types of districts are shown in the following table. For those districts that do not fit into any of the categories below, proposed coefficients with rationale shall be submitted to the Bureau of Sanitary Engineering for review and approval.

TABLE I

COEFFICIENTS OF RUN-OFF AND INLET TIMES

<u>Type of District</u>	<u>Range of Values Run-Off Coeff. "C"</u>	<u>Inlet Time in Minutes</u>	
		<u>Slope 3% &amp; Over</u>	<u>Slope Under 3%</u>
Commercial	.80 to .95	3	5
Industrial	.60 to .90	3-5	4-6
Apts. & Flats	.60 to .80	3	5
Residential (Attached Homes)	.45 to .70	4	6
Residential (Detached Homes)	.40 to .65	5	7
Suburban	.25 to .35	6	10

SELECTION OF SEWER SIZES

Sewer sizes shall be computed by the Kutter, or the Manning, Formula. The values of the coefficient of roughness "n" to be used for different types of sewers shall be as indicated below in Table II.

TABLE II

COEFFICIENT OF ROUGHNESS "n"

<u>Type of Sewer</u>	<u>Coefficient "n"</u>
Vitrified Clay Pipe	.013
Monolithic Concrete	.013
Centrifugally cast concrete pipe	.012 - .013
Brick	.015
Corrugated Iron	.025

XV. SANITARY FLOW CRITERIA IN THE CITY AND COUNTY OF SAN FRANCISCO

DESIGN BASIS

Sanitary or interceptor sewers shall be designed to carry the ultimate maximum sanitary flow plus infiltration computed as hereinafter described. Sewers 12 inches to 18 inches in diameter shall have sufficient capacity to carry the computed design flow when running half full. Sewers larger than 18 inches shall have sufficient capacity to carry the computed flow when running  $3/4$  full.

MINIMUM SIZE

Sanitary main sewers shall be a minimum 12 inches in diameter unless otherwise permitted by the Director of Public Works.

VELOCITY

The grade of sanitary sewers shall be such as to produce a minimum velocity of 2 to 2.5 feet per second under average sanitary flow conditions.

DEPTH

Sanitary sewers shall be constructed at the minimum depths specified under "Recommended Standards of Design for Sewer Systems". (XIII)

## SELECTION OF SEWER SIZES

In determining sewer sizes the coefficient of roughness "n" to be used shall be as specified for various types of materials in Table II.

## QUANTITY OF FLOW

Where no water use records are available, the maximum ultimate sanitary flow to be used in design shall be computed on the basis of 180 gallons per capita per day or 0.278 cubic feet per second per 1000 population. This maximum flow is predicated on an average ultimate flow of 100 gallons per capita per day. Where it is known that the average ultimate flow exceeds or will exceed 100 gallons per capita per day, the maximum ultimate flow ~~used in design shall~~ be adjusted accordingly.

~~Areas which include~~ large water users or industries which discharge large quantities of industrial wastes, such as breweries, slaughter houses, canneries, etc., shall be given special consideration as to quantity and quality of sewerage.

Population - In the absence of actual census counts, or other data, population densities for purposes of ultimate sanitary flow computations shall be assumed within the limits shown in Table III and shall be subject to the approval of the City Engineer.



TABLE III

POPULATION DENSITIES

<u>Type of District</u>	<u>Persons Per Acre</u>
Industrial .....	100 - 150
Commercial .....	100 - 150
Apartment Houses .....	150 - 200
Flats .....	80 - 100
Residential - Attached Houses .....	50 - 60
Residential - Detached Houses .....	40 - 50
Suburban .....	35

Infiltration to be added to the sanitary flow of pipe sewers shall be estimated between the limits of 0.001 second feet per acre, in the fairly high areas of the City with moderately heavy soil and 0.003 second feet per acre, in the low areas of the City where sewers are below the soil-water plane. In high sandy districts infiltration may be disregarded.

Sanitary Diversions - In computing flows for sanitary diversion lines constructed to carry sanitary flow from a combined sewer to a treatment plant or pumping station, an allowance shall be made for the first rains which flush debris from the streets. This allowance shall be equal to a run-off of  $\frac{1}{4}$  inches per 24 hours ( = 0.01 inches per hour = 0.01 c.f.s per acre) and shall be added to the maximum ultimate sanitary flow.

## XVI. CONDOMINIUMS

### Annual Limitation on Conversion

The Director of Public Works may regulate the distribution of the 1,000 units allowable to be converted to condominiums during any one calendar year where specified in Section 1396 of the Subdivision Code, so as to prevent monopoly or a disproportionate allocation of such allowable annual conversions by or to any subdivider or group of subdividers. Conversions of more than 250 residential units during any one calendar year shall not be allowed in one single project, or in projects located within a 300-foot radius from each other and which are subject to interests owned by the same subdivider or group of subdividers.

Large conversion projects such as described above may be accomplished by converting in phases not to exceed 250 units a year in two or more consecutive years.

### In-lieu Payments to Housing Development Fund

If a subdivider chooses to satisfy the low and moderate housing requirement set forth in Section 1341 by making in lieu payments to the Housing Development Fund pursuant to Section 1341(g), then the subdivider shall present security for such payments to the Advisory Agency prior to recordation of an approved final or parcel map. The Advisory Agency shall not transmit an approved final or parcel map to the office of the County Recorder unless and until security for the payment of required in lieu fees, if any, has been submitted and approved.

Security deemed ~~sufficient~~ for the purposes of this requirement shall be either (1) payment in full, (2) a bond issued by a financially responsible and duly licensed bonding company, (3) a letter of credit issued by a bank, savings and loan association, or other chartered lending institution or (4) a fully executed contractual arrangement whereby:

- a. Any and all sales of the subdivided property are required to be made through an escrow authorized by the Advisory Agency;
- b. Escrow instructions embodying the arrangement must be signed, acknowledged and accepted by a financially responsible escrow agent;
- c. Notice of this arrangement must be made a matter of public record and must appear in the chain of title of each of the parcels of the subdivided property;
- d. The proceeds of any and all sales of the subdivided property must be immediately applied to the unpaid balance of the in-lieu fee. The Advisory Agency may allow a payment schedule which gives due consideration to the usual and customary closing costs, secured debt existing at the time application for the conversion is made, and taxes and other governmental assessments due and payable at the time of the prospective sale;

- e. All documents necessary to effectuate this arrangement shall be completed, approved and fully executed prior to recordation of the final or parcel map;
- f. Documents, including a qualified appraiser's statement of the estimated value of the project, a title report listing all encumbrances outstanding, and creditor statements setting forth the outstanding balance of any encumbrance, demonstrating that the net equity in the entire project is greater than 150% of the sum of the in-lieu fee required must be presented to the Advisory Agency prior to recordation of the final or parcel map; and
- g. Each unit, or group of units, sold in conformance with this arrangement shall be released from the effects and encumbrances of this arrangement.

An arrangement other than full payment, a bond, a letter of credit, or a suitably tailored escrow may be permitted if it provides security which, in the opinion of the Advisory Agency, is at least as sound and reliable as those specified above.

#### Tenant and Sub-tenant

In the case where a unit to be converted to condominium is sublet by the tenant of that unit to any sub-tenant, all tenants' rights shall be extended to the person or persons physically residing in the unit to be converted as tenant(s) or sub-tenant(s) to the exclusion of others as the case may be at the time of application for conversion.

#### Rent Increase Limitation

The rent increase limitations of Section 1390 of the Subdivision Code shall apply to buildings consisting four units or less which are exempted from the rent stabilization and arbitration ordinance of the City and County of San Francisco.

#### Subdivider to Provide Moving Expenses

Moving expenses due pursuant to Subdivision Code Section 1392 shall be paid no later than one week after presentation of a statement of charges to the subdivider, or one week after the date the unit is vacated, whichever is later.

#### Time-Share Projects

Apartments or other types of multiple-unit dwellings which include a time-sharing feature are not categorically exempt from application of the Subdivision Code or the Subdivision Map Act.

#### Procedures and Application Packet

The certain document entitled "Procedures Governing Condominium Conversion and Creation of New Condominiums" which includes application forms List "A" and List "B" of the Application Packet and appendices, as may be amended or revised from time to time, is hereby made a part of these Subdivision Regulations by reference thereto.

#### XVII. REVISIONS AND CERTIFICATE OF CORRECTIONS

A final subdivision map or parcel map, once submitted for recordation, may be recalled prior to recordation only when a written request, signed by the engineer or surveyor who prepared the map, is submitted, stating the reason for the recall and the nature and extent of the revisions to be made. There shall be a charge for each recall, based on actual cost of checking and processing the revised map.

No recorded final subdivision map or parcel map may be repeatedly amended with certificates of corrections. Where the extent and occurrence of such corrections are excessive in the opinion of the Advisory Agency, an amended map shall be filed, subject to approval by said Agency and, if necessary, the Department of City Planning. A fee shall be charged, based on actual cost, for checking and processing each certificate of corrections.

#### XVIII. SEVERABILITY

In any section, subsection, sentence or provision of these Regulations is ruled inconsistent with the provisions of other existing State or local statutes and declared void, such said section, subsection, sentence or provision shall not in any way invalidate or change any other portion or portions of these Regulations.

#### XIX. EFFECTIVE DATE

The provisions of these Regulations, as amended, shall become operative upon approval and adoption by the Director of Public Works.

APPENDIXES

APPENDIX A

Standard Certificates For Subdivision Maps and Parcel Maps

- \* Owner's Certificate
- \* Owner's Acknowledgement
- \*\*\* Trustee's Acknowledgement
- \* Surveyor's Certificate OR  
Engineer's Certificate
- \* City Engineer's Certificate
- \*\* Approved As To Form by City Attorney
- \*\* Approval By Director of Public Works
- \*\* Tax Statement
- \*\* Clerk of Board of Supervisors' Certificate  
(No dedication of street involved)
- \*\* Clerk of the Board of Supervisors' Certificate  
(Dedication of street involved)
- \* Recorder's Certificate
- \*\*\* Certificate of Compliance

- \* Required for both Subdivision and Parcel Maps
- \*\* Required for Subdivision Maps only
- \*\*\* Required for Subdivision Maps and Condominium Maps,  
whether new or conversion.

OWNER'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF AND HOLDER(S) OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED " \_\_\_\_\_", ALSO BEING A PORTION OF ASSESSORS BLOCK NO. \_\_\_\_\_, SAN FRANCISCO, CALIFORNIA".

OWNER(S):

TRUSTEE:

SUFFICIENT LINES LEFT FOR SIGNATURES OF ALL OWNERS, TRUSTEES, ETC.

\* \* \* \* \*

IF STREET DEDICATION IS INVOLVED, USE THE FOLLOWING VERSION:

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the parties having any record title interest in the land subdivided and shown enclosed within the red boundary lines upon this map and do hereby consent to the preparation and recordation of this final map entitled " \_\_\_\_\_", comprised \_\_\_\_\_ sheets and do hereby offer for dedication for public use as a street or highway the parcel of land delineated and designated hereon as " \_\_\_\_\_". The undersigned hereby grant to the City and County of San Francisco all their rights, title and interest in the above mentioned parcel of land, herein dedicated for public use as a street or highway and convey title thereto, without reservation as of \_\_\_\_\_, 19 \_\_\_\_\_.

\* \* \* \* \*

(IF SEWER EASEMENT IS INVOLVED, INCLUDE THE FOLLOWING:)

The undersigned also grant to the City and County of San Francisco an easement for sewer purposes over, under and upon the strip (those strips) of land designated hereon as "SEWER EASEMENT(S)".

OWNER(S):

TRUSTEE:

(Sufficient lines left for signatures of all owners, trustees.)

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_,

BEFORE ME, \_\_\_\_\_; A NOTARY

PUBLIC IN AND FOR SAID STATE AND COUNTY,

PERSONALLY APPEARED \_\_\_\_\_ (1)

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME AS OWNER(S)

MY COMMISSION EXPIRES \_\_\_\_\_

SIGNED: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF CALIFORNIA.

(1) NAMES OF OWNER(S) TO BE WRITTEN IN BY NOTARY PUBLIC OR PUT IN BY C.E. OR L.S.

TRUSTEE'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_,

BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC

IN AND FOR SAID STATE AND COUNTY, PERSONALLY

APPEARED \_\_\_\_\_ (1) AND \_\_\_\_\_ (1)

KNOWN TO ME TO BE THE \_\_\_\_\_ (2) AND

\_\_\_\_\_ (2) OF \_\_\_\_\_ (3)

THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ALSO KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED IT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, MY COMMISSION EXPIRES \_\_\_\_\_

SIGNED: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF CALIFORNIA

NOTARY PUBLIC WILL WRITE IN:

- (1) NAME(S) OF PERSON(S) AUTHORIZED TO SIGN.
- (2) TITLE(S) OF PERSON(S) AUTHORIZED TO SIGN.
- (3) NAME OF COMPANY OR CORPORATION

EITHER

SURVEYORS CERTIFICATE:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY (SEARCH OF OFFICIAL RECORDS) IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF \_\_\_\_\_

ON \_\_\_\_\_

SIGNED: \_\_\_\_\_

L.S. OR C.E. NO. \_\_\_\_\_

IN THE SURVEYORS CERTIFICATE THE WORDS "FIELD SURVEY" OR "SEARCH OF OFFICIAL RECORDS" WOULD BE CROSSED OUT, LEAVING ONLY THE ONES THAT ARE APPLICABLE.

OR

ENGINEER'S CERTIFICATE:

I DO HEREBY STATE ~~THAT~~ DURING THE YEAR OF \_\_\_\_\_ A SURVEY WAS MADE UNDER MY DIRECTION ~~AND THAT~~ THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS "NAME OR TITLE OF MAP", COMPRISING SHEET(S). I DO HEREBY STATE THAT THE BENCHMARKS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE WITHIN MAP AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED AND THAT THE BUILDING IS AS SHOWN.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
REGISTERED CIVIL ENGINEER  
(CERTIFICATE NO.)



CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED PRELIMINARY MAP AND THE CONDITIONS OF APPROVAL THEREOF.

SIGNED \_\_\_\_\_

CITY ENGINEER  
CITY AND COUNTY OF  
SAN FRANCISCO

APPROVED AS TO FORM:

GEORGE AGOST, CITY ATTORNEY

BY \_\_\_\_\_

DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

APPROVALS:

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_  
BY ORDER NO. \_\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS AND  
ADVISORY AGENCY, CITY AND COUNTY  
OF SAN FRANCISCO

ATTEST:

\_\_\_\_\_  
ASSISTANT DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO

TAX STATEMENT:

I, \_\_\_\_\_, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE SURDIVIDER HAS FILED A CERTIFICATE FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \_\_\_\_\_.

I ALSO HEREBY CERTIFY THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19

\_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS, CITY AND COUNTY OF SAN FRANCISCO,  
STATE OF CALIFORNIA

CERTIFICATE, CLERK OF THE BOARD OF SUPERVISORS  
(No Street Dedication involved)

I, \_\_\_\_\_, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT SAID BOARD OF SUPERVISORS BY MOTION, FILE NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_, 19 \_\_\_\_\_, APPROVED THIS MAP ENTITLED, " \_\_\_\_\_, SAN FRANCISCO, CALIFORNIA", COMPRISING \_\_\_\_\_ SHEETS. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

\_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

CERTIFICATE, CLERK OF THE BOARD OF SUPERVISORS  
(Street Dedication involved)

I, \_\_\_\_\_, Clerk of the Board of Supervisor  
of the City and County of San Francisco, State of California, do  
hereby certify that said Board of Supervisors by Motion File  
No. \_\_\_\_\_ adopted \_\_\_\_\_ 19\_\_\_\_, approved  
this map entitled, " \_\_\_\_\_, San Frandiso, Cali-  
fornia" composed of \_\_\_\_\_ sheets, and accepts on behalf of  
the public the parcels of land delineated and designated hereon  
as \_\_\_\_\_ street ( \_\_\_\_\_ avenue  
\_\_\_\_\_ way), etc., and declares same to be open  
public streets or highways dedicated to public use.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and  
caused the Seal of this office to be affixed.

\_\_\_\_\_  
Clerk, Board of Supervisors  
City and County of San Francisco

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ .M. IN \_\_\_\_\_  
MAP BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_ TO \_\_\_\_\_, INCLUSIVE,  
OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF  
CALIFORNIA, AT THE REQUEST OF \_\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO

CERTIFICATE OF COMPLIANCE

I (We), the undersigned, subdivider(s) of the real property shown on this map, hereby certify that we have agreed to, and will comply with all conditions of approval of said map as specified in the resolutions of the City Planning Commission and the Board of Supervisors. I (We) further certify that all applicable provisions of the Subdivision Map Act of the State of California and the Subdivision Code of the City and County of San Francisco governing approval of this map will be adhered to.

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(Signed)

APPENDIX B

ORDINANCES AND CODE APPLICABLE TO THE SUBMISSION OF SUBDIVISION  
MAPS AND REGULATING THE USE OF LOTS FOR DWELLING PURPOSES

ORDINANCE NO. 2250 (Series 1939)

CITY PLANNING CODE (Chapter II, Part II, Article 1.2, Section 1.2)

DESIGNATING THE DIRECTOR OF PUBLIC WORKS AS "THE ADVISORY AGENCY" AS THE OFFICIAL CHARGED BY THIS ORDINANCE WITH THE DUTY OF MAKING INVESTIGATIONS AND REPORTS ON THE DESIGN AND IMPROVEMENT OF PROPOSED SUBDIVISIONS OF REAL ESTATE IN THE CITY AND COUNTY OF SAN FRANCISCO AND REPEALING BILL NO. 1459, ORDINANCE NO. 12,012, CODE 12.01.

BE IT ORDAINED BY THE PEOPLE OF THE CITY AND COUNTY OF SAN FRANCISCO, as follows:

SECTION 1. Pursuant to the provisions of Section 11509, Chapter 2, and Section 11552, Chapter 3 of Part 2, Division 4 of the Business and Professions Code of the State of California for the year 1943, the Director of Public Works is hereby designated by this ordinance "The Advisory Agency" of said City and County and Charged hereby with the duty of making investigations and reports on the design and improvement of proposed subdivisions of real estate within the City and County of San Francisco.

SECTION 2. The Director of Public Works may call upon the City Engineer, the City Planning Commission, and/or any other official of the City and County of San Francisco to aid him in making the necessary investigations and to make such reports as may be required on the design and improvement of any proposed subdivision of real estate in the City and County of San Francisco, and before the Director of Public Works shall approve or disapprove any tentative map as defined in Section 11503 of said Chapter 2, said map or report shall be submitted to the City Engineer and to the City Planning Commission for their investigation and report upon the design and improvement of said proposed subdivision, which report shall be made in writing by said City Engineer and said City Planning Commission to the said Director of Public Works, who may approve or disapprove said tentative map.

SECTION 3. Pursuant to the provisions of said Section 1155 the Director of Public Works is hereby authorized to make his report on tentative maps of all proposed subdivisions directly to the subdivider.

SECTION 4. Before any final map or record of survey map of any subdivision is submitted to the Board of Supervisors for its approval, the same shall be approved by the City Engineer and by the Director of Public Works, and the certificate of said City Engineer shall be attached thereto in conformity with Section 11593 of said Chapter 3, and upon said map being presented to the Director of Public Works, duly approved by said City Engineer and containing the certificates and information provided for in Section 11585 to 11593, inclusive of said Chapter 3, the Director of Public Works shall approve and transmit the same to the Board of Supervisors for approval.

SECTION 5. Bill No. 1459, Ordinance No. 12.012, Code 12.01 passed by the Board of Supervisors, October 18, 1937, is hereby repealed.

FINALLY PASSED July 26, 1943.

## CITY PLANNING CODE

(Chapter II, Part II, Article 1.2 of the  
San Francisco Municipal Code)  
Adopted December 1946, Amended July 1979

SEC. 121. Minimum Lot Width and Area. The following requirements for minimum lot width and area shall apply to all properties in the city, regardless of the use of the property, regardless of the zoning district in which the property is located, and regardless of whether the ownership or use is public or private. The provisions of Article 1.7 of this Code, and especially Sections 173, 180 and 189 thereof, shall also be applicable with respect to lot width and area.

(a) Frontage. Every newly created lot shall have and maintain frontage on a public street or alley as defined by this Code, or on some other permanent right-of-way from which there shall be vehicular access to such lot, and in each case such frontage shall have a minimum width of sixteen (16) feet. Where an existing lot of ~~record~~ does not have such frontage, but has other access from a street or alley, such other access shall be maintained for such lot.

(b) Subdivisions and lot splits. Subdivisions and lot splits shall be governed by the Subdivision Code of the City and County of San Francisco and by the Subdivision Map Act of California. In all such cases the procedures and requirements of said Code and said Act shall be followed, including the requirement for consistency with the Master Plan of the City and County of San Francisco. Where the predominant pattern of residential development in the immediate vicinity exceeds the minimum standard for lot width or area, or the minimum standards for both lot width and area, set forth below in this Section, any new lot created by a subdivision or lot split under the Subdivision Code shall conform to the greater established standards, provided that in no case shall the required lot width be more than thirty-three (33) feet or the required lot area be more than four thousand (4,000) square feet.



(c) Measurement. The lot width shall be measured as a horizontal distance between the side lot lines. The lot area shall be measured as a horizontal plane enclosed by the lot lines. Where a lot is not in the form of an ordinary rectangle, the specified minimum lot width shall be maintained for a sufficient depth on the lot to enable the minimum lot area requirement to be satisfied within the portion of the lot having such minimum lot width.

(d) Minimum lot width. The minimum lot width shall be as follows:

1. In RH-1(D) districts: thirty-three (33) feet.
2. In all other zoning use districts: twenty-five (25) feet.

(e) Minimum lot area. The minimum lot area shall be as follows:

1. In RH-1(D) districts: four thousand (4,000) square feet.
2. In all other zoning use districts: twenty-five hundred (2,500) square feet; except that the minimum lot area for any lot having its street frontage entirely within one hundred twenty-five (125) feet of the intersection of two streets that intersect at an angle of not more than one hundred thirty-five (135) degrees shall be seventeen hundred fifty (1,750) square feet.

(f) Conditional uses. Notwithstanding the foregoing requirements of this Section 121 as to lot width, lot area and width of lot frontage, in any zoning use district other than an RH-1(D) district the City Planning Commission may permit one or more lots of lesser width to be created, with each lot containing only a one-family dwelling and having a lot area of not less than fifteen hundred (1,500) square feet, according to the procedures and criteria for conditional use approval in Section 303 of this Code.

APPENDIX C

Reference Material

San Francisco Rainfall Rate Table

Standard Grade Symbols

1970 Land Use Survey Data

# SAN FRANCISCO RAINFALL RATE TABLE 1941

5 to 38 minutes inclusive  $R = \frac{44.7}{T+9.30}$

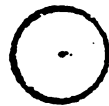
38 " 90 " " "  $R = \frac{8}{T-58.7}$

Rate = Intensity in Inches per hour = Cubic feet per second per acre.

TIME	RATE	TIME	RATE	TIME	RATE	TIME	RATE	TIME	RATE
5 00	3.1258	9 30	2.3777	14 40	1.8651	25 15	1.2933	56	0.7531
06	3.1041	36	2.3651	50	1.8522	30	1.2845	57	0.7454
12	3.0827	42	2.3526	15 00	1.8395	45	1.2753	58	0.7378
18	3.0616	48	2.3403	10	1.8307	26 00	1.2663	59	0.7305
24	3.0408	54	2.3281	20	1.8146	15	1.2574	60	0.7233
30	3.0203	10 00	2.3161	30	1.8024	30	1.2486	61	0.7163
36	3.0000	06	2.3041	40	1.7904	45	1.2399	62	0.7095
42	2.9800	12	2.2923	50	1.7785	27 00	1.2314	63	0.7029
48	2.9602	18	2.2806	16 00	1.7668	15	1.2230	64	0.6964
54	2.9408	24	2.2690	15	1.7495	30	1.2147	65	0.6901
6 00	2.9216	30	2.2576	30	1.7325	45	1.2065	66	0.6839
06	2.9026	36	2.2462	45	1.7159	28 00	1.1984	67	0.6779
12	2.8833	42	2.2350	17 00	1.6996	15	1.1904	68	0.6720
18	2.8653	48	2.2238	15	1.6836	30	1.1825	69	0.6663
24	2.8471	54	2.2128	30	1.6679	45	1.1748	70	0.6607
30	2.8291	11 00	2.2020	45	1.6525	28 00	1.1671	71	0.6553
36	2.8115	06	2.1912	16 00	1.6374	15	1.1595	72	0.6499
42	2.7938	12	2.1805	15	1.6225	30	1.1521	73	0.6446
48	2.7764	18	2.1699	30	1.6079	45	1.1447	74	0.6395
54	2.7593	24	2.1594	45	1.5936	30 00	1.1374	75	0.6345
7 00	2.7423	30	2.1490	15 00	1.5795	31	1.1092	76	0.6296
06	2.7256	36	2.1388	15	1.5657	32	1.0823	77	0.6247
12	2.7091	42	2.1286	30	1.5521	33	1.0570	78	0.6201
18	2.6925	48	2.1185	45	1.5387	34	1.0323	79	0.6154
24	2.6766	54	2.1085	20 00	1.5256	35	1.0090	80	0.6109
30	2.6607	12 00	2.0986	15	1.5127	36	0.9868	81	0.6065
36	2.6450	06	2.0888	30	1.5000	37	0.9654	82	0.6021
42	2.6294	12	2.0791	45	1.4875	38	0.9450	83	0.5979
48	2.6140	18	2.0694	21 00	1.4752	39	0.9246	84	0.5936
54	2.5988	24	2.0599	15	1.4632	40	0.9176	85	0.5895
8 00	2.5838	30	2.0505	30	1.4513	41	0.9045	86	0.5855
06	2.5690	36	2.0411	45	1.4396	42	0.8919	87	0.5816
12	2.5543	42	2.0318	22 00	1.4281	43	0.8795	88	0.5776
18	2.5398	48	2.0226	15	1.4168	44	0.8677	89	0.5735
24	2.5254	54	2.0135	30	1.4057	45	0.8563	90	0.5701
30	2.5112	13 00	2.0045	45	1.3947	46	0.8454		
36	2.4972	10	1.9956	23 00	1.3839	47	0.8348		
42	2.4833	20	1.9755	15	1.3733	48	0.8225		
48	2.4696	30	1.9605	30	1.3625	49	0.8126		
54	2.4560	40	1.9463	45	1.3525	50	0.8050		
9 00	2.4426	50	1.9323	21 00	1.3423	51	0.7957		
06	2.4293	14 00	1.9185	15	1.3323	52	0.7872		
12	2.4162	10	1.9048	30	1.3225	53	0.7779		
18	2.4032	20	1.8914	45	1.3125	54	0.7694		
24	2.3904	30	1.8782	25 00	1.3032	55	0.7618		

L-5905

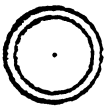
M.A. 2-20-41



OFFICIAL GRADE.



CALCULATED OFFICIAL GRADE.



PROPOSED GRADE.



ABOLISHED OFFICIAL GRADE.

### PROFILES OF EXISTING GROUND

SYMBOL	COLOR
-----	EAST & NORTH PROPERTY LINE.   RED
— — — —	WEST & SOUTH PROPERTY LINE.   BLUE
— • — —	CENTER LINE   PURPLE

CITY AND COUNTY OF SAN FRANCISCO  
 DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING

### STANDARD GRADE SYMBOLS.

APPROVED <i>John J. Casey</i> CIVIL ENGINEER	DRAWN BY G.C. CHECKED BY G.C. CITY ENGINEER	DATE APRIL 1941	FILE L-72152	CHANGE
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LAND USE CATEGORY	ACRES	PERCENT OF CITY NET AREA
GROSS AREA	30500.36	
NET AREA	23101.68	
RESIDENCE TOTAL	9114.31	39.45
SINGLE FAMILY DETACHED	1844.08	7.98
SINGLE FAMILY ROW	4234.88	18.33
TWO FAMILY	1174.57	5.08
THREE TO FOUR FAMILY	584.30	2.52
FIVE TO NINE FAMILY	362.75	1.57
TEN TO 49 FAMILY	443.22	1.91
FIFTY FAMILY AND OVER	106.75	.46
ROOM OR BOARD HOUSES	31.31	.13
HOTEL AND MOTEL	43.08	.18
PUBLIC HOUSING	289.37	1.25
COMMERCE TOTAL	1477.09	6.39
RETAIL AND OFFICE	919.57	3.98
GAS STATION	109.47	.47
PARKING GARAGE	32.01	.13
USED CAR OR PARKING LOT	399.72	1.73
OTHER OPEN AIR COMMERCE	16.31	.07
INDUSTRY TOTAL	1360.55	5.88
STRUCTURAL LIGHT	598.92	2.59
STRUCTURAL INTERMEDIATE	238.32	1.03
STRUCTURAL HEAVY	269.90	1.16
OPEN AIR LIGHT	82.07	.35
OPEN AIR INTERMEDIATE	77.53	.33
OPEN AIR HEAVY	93.82	.40
UTILITY TOTAL	563.31	2.43
TRUCK OR BUS TERMINAL	83.59	.36
RAILROAD TRACKS OR TERM	361.42	1.56
OTHER UTILITY	118.30	.51
INSTITUTION TOTAL	595.68	2.57
PRIVATE OR PAROC. SCHOOL	150.43	.65
REST HOME	24.14	.10
HOSPITAL	166.40	.72
CHURCH	158.27	.68
OTHER	96.45	.41
PUBLIC TOTAL	7594.72	32.87
FEDERAL	2184.99	9.45
STATE	561.92	2.43
CITY	4729.01	20.47
INTERNATIONAL	1.73	
REDEVELOPMENT AGENCY	103.98	.45
BAY AREA RAPID TRANSIT	13.09	.05
PRIVATE RECREATION TOTAL	311.62	1.34
VACANT TOTAL	2084.40	9.02
OPEN VACANT	1022.35	4.42
TIDELANDS	949.76	4.11
BEACH	112.29	.48

CITY PLANNING CODE DISTRICT DATA		
ZONE	ACRES	VACANT
R1D	1630.51	98.60
R1	4426.25	249.74
R2	1319.82	38.35
R3	2514.63	123.03
R35	.55	
R4	969.26	47.82
R4C	11.95	.03
R5	185.16	7.46
R5C	78.42	.07
C1	66.85	4.23
C2	1072.39	49.29
C3G	147.88	.79
C3D	130.71	3.59
C3R	46.44	1.08
C3S	143.97	2.65
CM	202.31	7.05
M1	1070.46	170.36
M2	2085.70	803.78
P	6979.02	364.13



**LAND USED FOR RESIDENCE**

SOURCE 1970 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING



## LAND USED FOR COMMERCE

SOURCE 1970 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING



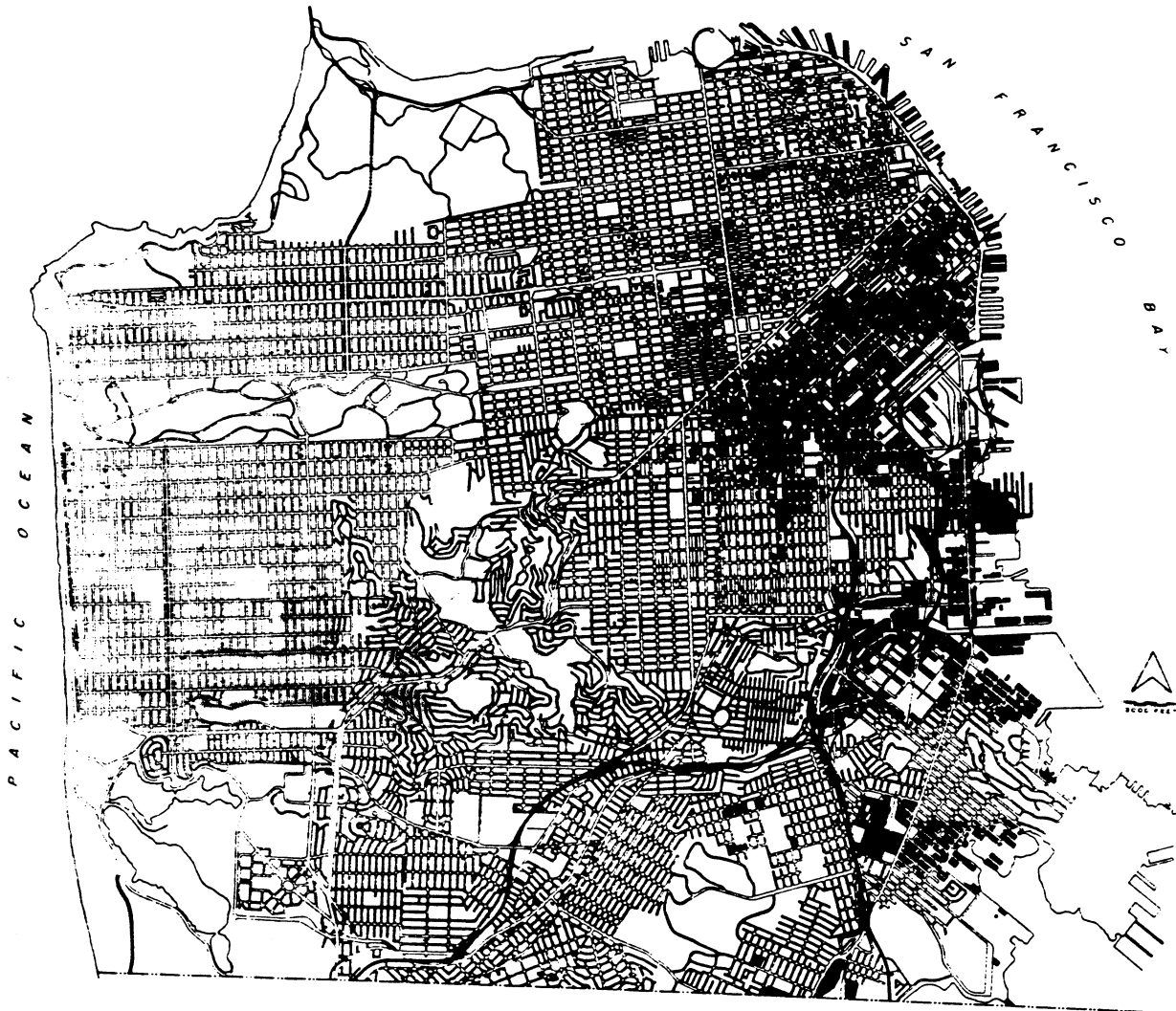
## VACANT LAND

(EXCLUDING TIDELANDS AND BEACHES)

SOURCE 1970 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING





## LAND USED FOR INDUSTRY

SOURCE 1970 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING