

1450 Mission St, San Francisco, CA 94103, USA

SOURCE-CITED · report confidence 0.90 (publishing threshold > 0.80) · Proposed use: Medical office

Section	Status	Confidence
Property identity	Source-cited	0.99
Governing authority	Source-cited	0.97
Parcel facts	Source-cited	0.95
Zoning framework	Source-cited	0.90
Dimensional controls & use matrix	Source-cited	0.93
Hazards & constraints	Source-cited	0.95

Property identity

Field	Value
Address	1450 Mission St, San Francisco, CA 94103, USA
APN	3510-044
Matched by	Assessor parcel number
Coordinates	37.772600, -122.417800
Lot area	9,375 sq ft
Land-use authority	San Francisco
Incorporation	Incorporated
County	San Francisco County

Zoning framework

Base district: NCT-3 — Moderate-Scale Neighborhood Commercial Transit

<https://data.sfgov.org/Housing-and-Buildings/Zoning-Map-Zoning-Districts/3i4a-hu95>

Use matrix

Permitted by right	Conditional	Prohibited
Residential; Medical office; General retail; Restaurant	Hotel; Formula retail	Drive-up facility; Heavy industrial

Dimensional standards

Control	Value	Citation	Conf.
Front setback	0 ft	SF Planning Code §132	0.93
Side setback	0 ft	SF Planning Code §752	0.93
Rear setback	25% of lot depth	SF Planning Code §134	0.93
Maximum height	85 ft	Height & Bulk Map HT07 · §250	0.93
Maximum FAR	3.0 : 1	SF Planning Code §124	0.93

Control	Value	Citation	Conf.
Parking	None required; 1 : 500 sf max	SF Planning Code §151.1	0.88
Maximum lot coverage	Not determined		

Ordinance: https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-44713

Development potential (approximate)

Approximate buildable footprint: 7,031 sq ft; height limit 85 ft.

Does not account for: easements; bulk and massing controls; front-edge orientation; survey-grade boundary

Hazards & constraints

Overlay	Finding	Source
FEMA flood zone	Not present	https://hazards.fema.gov/
Seismic hazard zone	Liquefaction zone	https://maps.conservation.ca.gov/cgs/EQZApp/
Historic district	Not present	https://www.nps.gov/subjects/nationalregister/

Parcel facts

Fact	Value	Source · retrieved
Assessor parcel number	3510-044	SF Assessor-Recorder · Sep 20, 2026
Lot area	9,375 sq ft	SF Assessor-Recorder · Sep 20, 2026
Land use	Commercial — office	SF Assessor-Recorder · Sep 20, 2026
Year built	1924	SF Assessor-Recorder · Sep 20, 2026
Building area	21,400 sq ft	SF Assessor-Recorder · Sep 20, 2026

Sources & evidence register

Capability	Status	Source	Retrieved
authority	Source-cited	https://tigerweb.geo.census.gov/	Sep 20, 2026
zoning	Source-cited	https://data.sfgov.org/	Sep 20, 2026
parcel	Source-cited	https://data.sfgov.org/	Sep 20, 2026
controls	Source-cited	https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-44713	Sep 20, 2026
constraints	Source-cited	https://hazards.fema.gov/	Sep 20, 2026

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