

SAN FRANCISCO

"THE NATION'S WESTERN CAPITAL"

(Prepared by the San Francisco Chamber of Commerce
Research Department)



Photo by R. L. Copeland, released by
San Francisco Chamber of Commerce
Aerial View of Downtown San Francisco

SITUATION

San Francisco, "City by the Golden Gate," whose City Hall is situated at 37 degrees 47 minutes north latitude and 122 degrees 25 minutes west longitude, on a hilly peninsula with altitudes ranging from sea level to 933.6 feet U. S. Base, is bounded on three sides by water. Of a total of 129 square miles, only 46.38 are land. It is among the few world cities with the distinction of having more than half of its entire area washed daily by the ocean's tidal currents.

San Francisco has within its boundaries three islands—Yerba Buena, Treasure and Alcatraz—besides the Farallon Islands group some 32 miles west, which has been included in the City and County of San Francisco since 1872.

POPULATION

July 1, 1963, population estimate for San Francisco was 749,900.

The 1960 U. S. Census gave San Francisco a population of 740,316, representing a loss from 1950 of about 4.5%. Even though several cities in the Bay Area lost population in the decade, the losses were countered by sizeable gains in the newer, outlying cities of the metropolitan area. Many of the older areas in the city have become less congested, and in most dwellings the total number of occupants has dwindled. Predominating nationalities of foreign-born residents: Italian, German, Irish, Canadian, Chinese, Japanese, Russian, Mexican.

AREA, ALTITUDE, CITY FINANCES

Area—43.45 square miles (land, 46.38 including islands).

Altitude—Sea level to 933.6 feet city datum.

Assessed Valuation—\$2,261,549,439 (1963-64), all property, including \$36,309,100 veteran and welfare exemptions. Tax rate of \$8.82 per \$100 assessed valuation (1963-64) included \$0.017 levied by Rapid Transit District, but collected by City.

Bonded Debt—\$249,000,000 (June 30, 1963).

CLIMATE

San Francisco's unique location at the northern end of a narrow peninsula which separates San Francisco Bay from the Pacific Ocean and forms the southern shore of the Golden Gate—the only sea level entrance through the coastal Mountains into the Great Valley—causes this to be known as the air-conditioned city, with cool, pleasant summers and mild winters. Flowers bloom throughout the year, and warm clothing is needed in every month.

As a result of the steady sweep of air from the Pacific, there are few extremes of heat or cold. During the entire 90 years of temperature records in San Francisco, temperatures have risen to 90 degrees or higher on an average of but once a year and dropped below freezing less than once a year. As a rule, abnormally warm or cool periods last but a few days.

Pronounced wet and dry seasons are another characteristic of this climate. On the average, 84% of the total annual precipitation falls during the five-month period November to March, leaving but 16% for the remaining seven months of the year. Long-time records of the Weather Bureau reveal that the sun shines in San Francisco during 65 of every 100 possible hours.

CONSTRUCTION

In 1963, construction in San Francisco scored its fifth consecutive year of \$100 million or more in projects authorized by building permits. The total of \$187.7 million was a 20.2% increase from 1962's record of \$156 million, and the number of permits issued was a new record at 15,118. A total of 4,224 dwelling units was authorized, having a value of over \$64 million.

Some of the major projects authorized in 1963 were:

Pacific Telephone & Telegraph—	
12-floor office building	\$12,300,000
Wells-Fargo Building—43 floors	
(Dillingham Corp.)	20,000,000
University of California—	
medical school expansion	13,710,000
Eichler Central Towers—	
363 rental units (Eichler Homes, Inc.)	6,000,000
San Francisco Wholesale Produce Market	4,707,000

Over \$379 million worth of construction was authorized or was under way at the end of 1963.

Work on the Federal Office Building was completed. This 20-story structure is the West's largest office building.

Redevelopment in several areas made significant progress in 1963.

Western Addition Area One—Several buildings are completed, and re-population is under way. Most of the building permits in this area have now been issued, and most projects are nearly complete. Projects yet to start are those by Dworman Associates and the Japanese Cultural Center.

Western Addition Area Two—Virtually surrounding the initial project area, this land has been defined and approved, and plans are under way for selective redevelopment, with emphasis