



City and County of San Francisco

Meeting Agenda

Land Use and Transportation Committee

Members: Myrna Melgar, Chyanne Chen, Bilal Mahmood

Clerk: John Carroll

(415) 554-4445 ~ john.carroll@sfgov.org

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Monday, October 6, 2025

1:30 PM

City Hall, Legislative Chamber, Room 250

Regular Meeting

ROLL CALL AND ANNOUNCEMENTS

COMMUNICATIONS

AGENDA CHANGES

REGULAR AGENDA

1. [250716](#) **[Planning Code - Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD]**
Sponsor: Chan
Ordinance modifying the Geary Boulevard Neighborhood Commercial District (NCD) to authorize outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use in certain Automotive Service Stations; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1 and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

7/1/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

7/3/25; REFERRED TO DEPARTMENT.

7/3/25; RESPONSE RECEIVED.

9/25/25; RESPONSE RECEIVED.

9/29/25; AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE.

9/29/25; CONTINUED AS AMENDED.

2. **250834** **[Commemorative Street Name Designation - “Jim Marshall Way” - 16th Street between Noe Street and Castro Street]**
 Sponsor: Mandelman
 Resolution adding the Commemorative Street Name “Jim Marshall Way” on 16th Street between Noe Street and Castro Street, in recognition of his contributions to capturing the cultural and music history of San Francisco.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

The Chair may request that File Nos. 250835, 250836, 250837, 250838, 250839, 250840, 250841, 250842, 250843, 250844, 250845, 250846, 250847, 250848, 250849, and 250850 be heard together, and that public comment for these 16 resolutions be taken simultaneously.

3. **250835** **[Initiating Landmark Designation - Firehouse : Hose Company No. 30]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for Firehouse : Hose Company No. 30, located at 1757 Waller Street, Assessor's Parcel Block No. 1250, Lot No. 029.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

4. **250836** **[Initiating Landmark Designation - Maud's]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for Maud's, 929-941 Cole Street, Assessor's Parcel Block No. 1272, Lot No. 003.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

5. **250837** **[Initiating Landmark Designation - St. Matthew's Church]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for St. Matthew's Church, located at 3281-16th Street, Assessor's Parcel Block No. 3567, Lot No. 034.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

6. **250838** **[Initiating Landmark Designation - St. Nicholas Cathedral]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for St. Nicholas Cathedral, 2005 15th Street, Assessor's Parcel Block No. 3558, Lot No. 074.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

7. **250839** **[Initiating Landmark Designation - St. Paul's Church]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for St. Paul's Church, located at 1660 Church Street, Assessor's Parcel Block No. 6619, Lot No. 001.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

8. [250840](#) **[Initiating Landmark Designation - 102 Guerrero Street]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for 102 Guerrero Street, Assessor's Parcel Block No. 3534, Lot No. 068.

 7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
9. [250841](#) **[Initiating Landmark Designation - Bank of Italy Branch Building]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for Bank of Italy Branch Building, located at 400-410 Castro Street, Assessor's Parcel Block No. 2647 Lot No. 035.

 7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
10. [250842](#) **[Initiating Landmark Designation - Bob Ross House]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for the Bob Ross House, 4200 20th Street, Assessor's Parcel Block No. 2696 Lot No. 014A.

 7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
11. [250843](#) **[Initiating Landmark Designation - Castro Rock Steam Baths]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for the Castro Rock Steam Baths, located at 578-582 Castro Street, Assessor's Parcel Block No. 2695, Lot No. 013.

 7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
12. [250844](#) **[Initiating Landmark Designation - San Francisco AIDS Foundation]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for the San Francisco AIDS Foundation, 514-520 Castro Street, Assessor's Parcel Block No. 2695, Lot No. 002.

 7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
13. [250845](#) **[Initiating Landmark Designation - Full Moon Coffeehouse]**
 Sponsor: Mandelman
 Resolution initiating a landmark designation under Article 10 of the Planning Code for the Full Moon Coffeehouse, located at 4416-18th Street, Assessor's Parcel Block No. 2650, Lot No. 017.

 7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

14. [250846](#) **[Initiating Landmark Designation - Most Holy Redeemer Church Complex]**
Sponsor: Mandelman
Resolution initiating a landmark designation under Article 10 of the Planning Code for the Most Holy Redeemer Church Complex, consisting of 110 Diamond Street (Church), 100 Diamond Street (Rectory), 115 Diamond Street (Convent), 117 Diamond Street (School); Assessor's Parcel Block No. 2693, Lot No. 002 (Church), Assessor's Parcel Block No. 2693, Lot No. 001 (Rectory), Assessor's Parcel Block No. 2694, Lot No. 033 (Convent), Assessor's Parcel Block No. 2694, Lot No. 028 (School).

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
15. [250847](#) **[Initiating Landmark Designation - Sha'ar Zahav (Historic Location)]**
Sponsor: Mandelman
Resolution initiating a landmark designation under Article 10 of the Planning Code for Sha'ar Zahav (Historic Location), located at 220 Danvers Street, Assessor's Parcel Block No. 2702, Lot No. 019.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
16. [250848](#) **[Initiating Landmark Designation - 361 San Jose Avenue]**
Sponsor: Mandelman
Resolution initiating a landmark designation under Article 10 of the Planning Code for 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 021A.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
17. [250849](#) **[Initiating Landmark Designation - Chautauqua House]**
Sponsor: Mandelman
Resolution initiating a landmark designation under Article 10 of the Planning Code for The Chautauqua House, located at 1451 Masonic Avenue, Assessor's Parcel Block No. 1270, Lot No. 002.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.
18. [250850](#) **[Initiating Landmark Designation - Engine Company No.13]**
Sponsor: Mandelman
Resolution initiating a landmark designation under Article 10 of the Planning Code for Engine Company No.13, 1458 Valenica Street, Assessor's Parcel Block No. 6531, Lot No. 011.

7/29/25; RECEIVED AND ASSIGNED to the Land Use and Transportation Committee.

SPECIAL ORDER 2:00 P.M.

19. [250682](#) **[Planning Code; Zoning Map - Consolidating the North Beach Special Use and Neighborhood Commercial Districts and Expanding Allowable Uses and Use Size Limits in Certain Zoning Districts]**
Sponsor: Sauter
Ordinance amending the Planning Code to: 1) eliminate the North Beach Special Use District and consolidate certain controls into the North Beach Neighborhood Commercial District, expand allowable uses and increase use size limits in the North Beach Neighborhood Commercial District, 2) expand allowable uses and increase use size limits in the Polk Street Neighborhood Commercial District, 3) expand allowable uses in the Pacific Avenue Neighborhood Commercial District, 4) expand allowable uses and increase use size limits in the Nob Hill Special Use District, and 5) reduce limitations on Restaurants and Bars in the Jackson Square Special Use District; amending the Zoning Map to reflect removal of the North Beach Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code, Section 302.
- 6/17/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.
- 6/25/25; REFERRED TO DEPARTMENT.
- 7/3/25; RESPONSE RECEIVED.
- 8/8/25; RESPONSE RECEIVED.
- 9/26/25; NOTICED.

ADJOURNMENT

NOTE: Pursuant to Government Code Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

LEGISLATION UNDER THE 30-DAY RULE

NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.

250925

[Public Works Code - Pollution Liability Insurance Requirements for Excavators]

Sponsors: Mayor; Mahmood

Ordinance amending the Public Works Code to authorize the Department of Public Works to determine the circumstances under which contractors performing excavation in the public right-of-way shall be required to obtain a pollution liability insurance policy; and affirming the Planning Department's determination under the California Environmental Quality Act. (Public Works)

9/9/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/18/25; REFERRED TO DEPARTMENT.

250926

[Planning, Administrative Codes - Tenant Protections Related To Residential Demolitions and Renovations]

Sponsors: Chen; Fielder, Walton, Chan, Dorsey and Sauter

Ordinance amending the Planning Code to require property owners seeking to demolish residential units to replace all units that are being demolished; require relocation assistance to affected occupants of those units, with additional assistance and protections for lower-income tenants; modify the criteria for approval of such projects, with a 36-month prohibition on such approvals after owner move-in evictions and tenant harassment; amending the Administrative Code to require landlords to provide additional relocation assistance to lower-income tenants who are being required to vacate temporarily due to capital improvements or rehabilitation work; update the standards and procedures for hearings related to tenant harassment; and making various non-substantive changes and clarifications; affirming the Planning Department's determination under the California Environmental Quality Act; making public necessity, convenience, and welfare findings under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

(September 15, 2025 - Pending further review for Economic Impact)

9/9/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

9/18/25; REFERRED TO DEPARTMENT.

250955 [Plumbing Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Plumbing Code in its entirety and enacting a 2025 Plumbing Code consisting of the 2025 California Plumbing Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

9/15/25; RECEIVED FROM DEPARTMENT.

9/30/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

250956 [Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

9/15/25; RECEIVED FROM DEPARTMENT.

9/30/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

250957 [Electrical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Electrical Code in its entirety and enacting a 2025 Electrical Code consisting of the 2025 California Electrical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

9/15/25; RECEIVED FROM DEPARTMENT.

9/30/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

250958 [Green Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Green Building Code in its entirety and enacting a 2025 Green Building Code consisting of the 2025 California Green Building Standards Code as amended by San Francisco; adopting environmental findings, findings of local conditions under the California Health and Safety Code, and findings under the California Public Resources Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

9/15/25; RECEIVED FROM DEPARTMENT.

9/30/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

250959 [Existing Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Existing Building Code in its entirety and enacting a 2025 Existing Building Code consisting of the 2025 California Existing Building Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law. (Building Inspection Commission)

9/15/25; RECEIVED FROM DEPARTMENT.

9/30/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

250960 [Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Edition]

Ordinance repealing the 2022 Building Code in its entirety and enacting a 2025 Building Code consisting of the 2025 California Building Code and the 2025 California Residential Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law. (Building Inspection Commission)

9/15/25; RECEIVED FROM DEPARTMENT.

9/30/25; ASSIGNED UNDER 30 DAY RULE to the Land Use and Transportation Committee.

250975 [Housing Code - 2025 Triennial Code Update]

Ordinance amending the Housing Code to update references to provisions of the 2025 Building Inspection Codes; providing an operative date of January 1, 2026; and affirming the Planning Department's determination under the California Environmental Quality Act. (Building Inspection Commission)

9/29/25; RECEIVED FROM DEPARTMENT.

The Levine Act

Pursuant to California Government Code, Section 84308, Members of the Board who have received campaign contributions totaling more than \$500 may be required to disclose that fact on the record of the proceeding. Parties and their paid agents may also be required to disclose on the record any campaign contributions made to a Member of the Board that meets the following qualifications for disclosure. A Member of the Board of Supervisors is disqualified and must recuse themselves on any agenda item involving business, professional, trade, and land use licenses or permits and all other entitlements for use, if they received more than \$500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant within the 12 months prior to the final decision; and for 12 months following the date of the final decision, a Member of the Board shall not accept, solicit, or direct a campaign contribution of \$500 or more from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant. The foregoing statements do not constitute legal advice. Parties, participants, and their agents are urged to consult their own legal counsel regarding the requirements of the law. For more information about these disclosures, visit www.sfethics.org.

Agenda Item Information

Each item on the Consent or Regular agenda may include the following 1) Legislation; 2) Budget and Legislative Analyst report; 3) Department or Agency cover letter and/or report; 4) Public correspondence. These items are available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244 or at www.sfbos.org/legislative-research-center-lrc.

Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where legislation is the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) vocal or audible support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones or electronic devices; 3) bringing in or displaying signs in the meeting room; or 4) standing in the meeting room. Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives; except that public speakers using interpretation assistance will be allowed to testify for twice the amount of time. Members of the public who want to display a document should place it on the overhead during their public comment and remove the document when they want the screen to return to live coverage of the meeting.

IMPORTANT INFORMATION: The public is encouraged to testify at Board and Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding agenda items for the official public record. Written communications should be submitted to the Clerk of the Board or the Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or the Clerk of the Committee and will be shared with the Members.

COPYRIGHT: All system content that is broadcasted live during public proceedings is secured by High-bandwidth Digital Content Protection (HDCP), which prevents copyrighted or encrypted content from being displayed or transmitted through unauthorized devices. Members of the public who wish to utilize chamber digital, audio and visual technology may not display copyrighted or encrypted content during public proceedings.

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact bos@sfgov.org or call (415) 554-5184.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務。將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見。如需更多資訊或請求有關服務, 請發電郵至 bos@sfgov.org 或致電 (415) 554-5184 聯絡我們。

INTÉRPRETES DE IDIOMAS: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

Americans with Disabilities Act (ADA) and Reasonable Accommodations

Title II of the ADA requires that all programs offered through the state and local government such as the City and County of San Francisco be accessible and usable to people with disabilities. The ADA and City policy require that people with disabilities have equal access to all City services, activities, and benefits. If you believe your rights under the ADA are violated, contact the ADA Coordinator. Ordinance No. 90-10 added Section 2A.22.3 to the Administrative Code, which adopted a Citywide Americans with Disabilities Act Reasonable Modification Policy.

Meetings are real-time captioned and cablecast open-captioned on SFGovTV (www.sfgovtv.org) or Cable Channels 26, 28, 78 or 99 (depending on your provider). Board and Committee meeting agendas and minutes are available on the Board's website www.sfbos.org and adhere to web development Federal Access Board's Section 508 Guidelines. For reasonable accommodations, please email Board.of.Supervisors@sfgov.org, or call (415) 554-5184 or (415) 554-5227 (TTY). Board of Supervisors' Rules of Order 1.3.3 does not permit remote public comment by members of the public at meetings of the Board and its committees, except as legally required to enable people with disabilities to participate in such meetings. If you require remote access as a means of reasonable accommodation under ADA, please contact the Clerk's Office to request remote access, including a description of the functional limitation(s) that precludes your ability to attend in person. Requests made at least two (2) business days in advance of the meeting will help to ensure availability. For further assistance, please contact Wilson Ng, ADA Coordinator, at Wilson.L.Ng@sfgov.org.

Know Your Rights Under The Sunshine Ordinance

Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at sotf@sfgov.org. Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at www.sfbos.org/sunshine.

Ethics Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (Campaign & Governmental Conduct Code, Section 2.100) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; (415) 252-3100; fax (415) 252-3112; website www.sfgov.org/ethics.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit www.sfethics.org.