



**Office of the City and County Surveyor** | Project Delivery: Bureau of Surveying & Mapping  
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December 16, 2025

Subject: Board of Supervisors file No. 251138  
Appeal of Tentative Map Approval  
Address: 3333 Mission Street and 190 Coleridge Street  
Assessor's Parcel Number: 5615-099, 100, 101  
Public Works Project ID: 12259

Dear Ms. Calvillo and members of the Board of Supervisors,

San Francisco Public Works Bureau of Surveying & Mapping issues this letter in response to the letter from Don Lucchesi dated November 17, 2025, appealing the approval of a Tentative Final Map at the above property for a three lot vertical subdivision, Lot One being a condominium project for up to 10 commercial units and 5 residential units. The subject application was properly reviewed and approved.

Below is a summary of this project within The Office of the County Surveyor:

- May 30, 2024: The Office of the County Surveyor received a Final Map Subdivision Application for the above-referenced property.
- June 18, 2024: The application was deemed submittable and complete. Acting City and County Surveyor William E. Blackwell, Jr. referred it to the Department of City Planning and city agencies.
- June 11 – July 16, 2025: The Office of the County Surveyor received a revised Tentative Final Map which increased the commercial condominium unit count from six to ten and the residential condominium unit count from one to five, and required fees and documents.
- July 23, 2025: City and County Surveyor Elias W. French circulated the revised Tentative Map to Department of City Planning and other city agencies.
- October 28, 2025: Department of City Planning issued approval of the subdivision.
- November 7, 2025: City & County Surveyor Elias W. French issued Conditional Approval of the Tentative Final Map. Our Office mailed notice of the Tentative Map Approval to the addresses of the owners of property within 300 feet of the site based on the Assessor's records.
- November 17, 2025: The appeal letter was submitted by Mr. Lucchesi.
- November 26, 2025: The Clerk of the Board of Supervisors scheduled the hearing date for the Tentative Map Appeal for December 16, 2025.

The existing site consists of three vertical subdivision parcels corresponding to the existing senior housing building, park, and commercial space and garage.

The proposed subdivision would reconfigure the existing parcels to match the approved new development structures. The existing senior housing building would be in Lot 2, new Coleridge Park in Lot 3, and the new housing building, remodeled commercial space, and remodeled garage in Lot 1. The map also entitles up to 5 residential and 10 commercial condominiums to within Lot 1.

Based on our office's review of the Tentative Final Map, I find that the map satisfies the technical requirements necessary for approval by Public Works.

The Department of City Planning also reviewed and approved the Tentative Final Map, finding the proposed subdivision complies with the Planning Code and General Plan.

The appellant's letter raises concerns about a reduction in area of the park on the site. The size of the park is not controlled by the map being appealed but rather has already been reviewed and approved by Department of City Planning during the development application approval process. It is not within our office's authority to overturn or alter Department of City Planning's earlier approval of the park.

California Government Section 66474 (a-g) of the Subdivision Map Act lists seven findings a legislative body of a city or county may make to deny the approval of a Tentative Map. Following my office's review of the subdivision application in question, I have determined that there are no grounds for denial of this subdivision application under Section 66474 of the Subdivision Map Act.

In conclusion, the appeal in question fails to identify any concern related to the proposed vertical subdivision that would be grounds for reversing the approval of this Tentative Map.

Sincerely,

*Eli F.*

Elias W. French, PLS #9406  
City and County Surveyor  
City and County of San Francisco