

CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS

Tuesday, February 3, 2026

File No. 251138

TENTATIVE MAP

3333 MISSION STREET + 190 COLERIDGE STREET

COMMUNITY OUTREACH



BERNAL HEIGHTS
Neighborhood Center

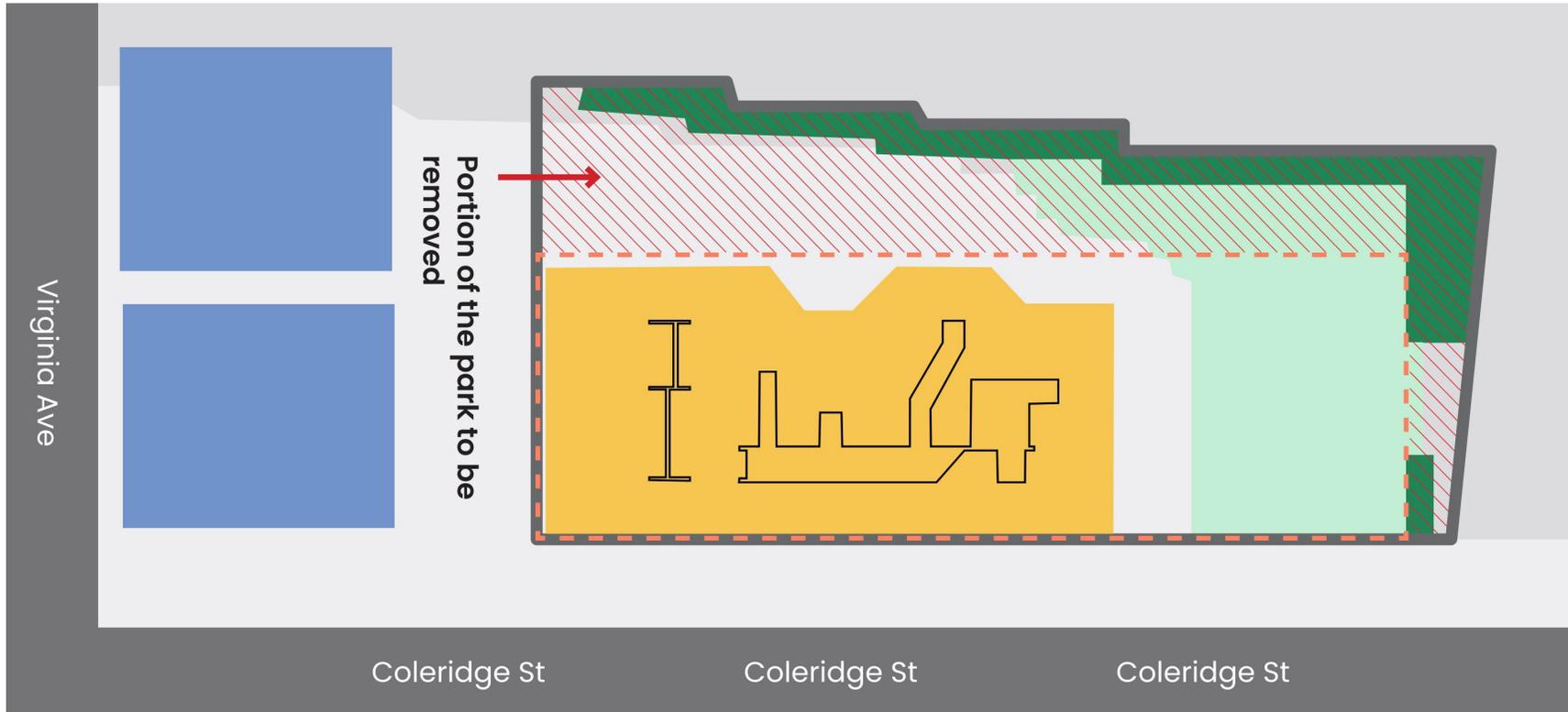
- BHNC voluntarily initiated a proactive community engagement effort
- Established a dedicated email for community inquiries and launched a Project-specific website
- Sent notices and open house invitations to Virginia neighbors
- Hosted Coleridge Park Homes Resident Meeting and four additional meetings with neighbors on Virginia Avenue
- Conducted an online survey to collect community votes and comments on the proposed park design
- Hosted two large community meetings to present updated plans
- Multiple in-person meetings at homes on Coleridge Street and Virginia Avenue

COLERIDGE PARK REIMAGINED



TENTATIVE MAP

CHANGES TO THE PARK AREA



- Current Play Structure Area
- Grass
- Concrete
- Bushes
- Residences
- Proposed Park Dimensions
- Current Park Dimensions
- Area of Park to be Annexed

PROJECT TIMELINE



OCT
30, 2024

Original Project Approval

APR
16, 2025

Updated Project Approval

JULY
14, 2025

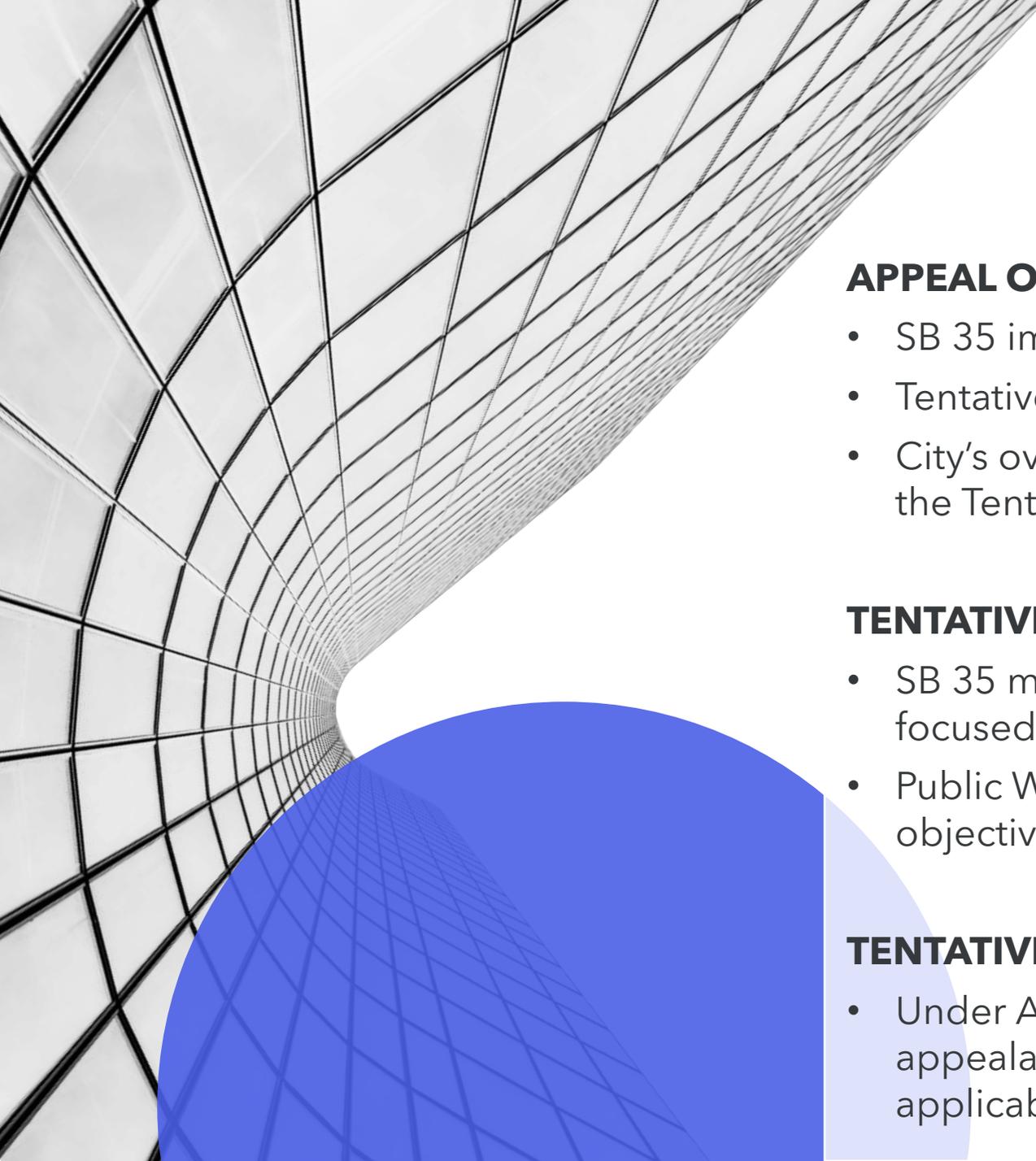
Tentative Map Application
submitted to Public Works

OCT
12, 2025

City's 90-day Period to Review,
under SB 35, Expired

NOV
7, 2025

Tentative Map Approved



TENTATIVE MAP APPROVAL

APPEAL OF THE TENTATIVE MAP IS TIME BARRED

- SB 35 imposes strict public oversight timelines - 90 days
- Tentative Map application was received on July 14, 2025
- City's oversight period expired on October 12, 2025 and the Tentative Map was approved on November 7, 2025

TENTATIVE MAP MEETS ALL OBJECTIVE STANDARDS

- SB 35 mandates that the subdivision review must be "strictly focused" on compliance with objective design standards
- Public Works confirmed the Tentative Map complies with all objective standards

TENTATIVE MAP IS A POSTENTITLEMENT PERMIT

- Under AB 1114, a postentitlement phase permit is not appealable once it is determined to comply with all applicable standards

THANK YOU

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