

July 3, 2025

Clerk of the Board  
Angela Calvillo  
San Francisco Board of Supervisors

RECEIVED AK  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2025 JUL 03 PM02:47

Re: 1979 Mission sub-division permit appeal

Dear Ms. Calvillo:

I hereby file a permit appeal of the Department of Public Works approval of a 3-lot subdivision on the parcel at 1979 Mission [**Tentative Parcel Map 12492 APN: 3553-052**].

I represent a group of Capp Street neighbors of the **Tentative Parcel Map 12492** exercising our right of appeal out of strong concerns that the subdivision will negatively impact the quality of life and safety for the families and individuals who reside in the immediate vicinity as well as the students and teachers at Marshall Elementary School.

This appeal addresses issues that up until now have had limited and restricted opportunities for community input during meetings held by the Mission Economic Development Agency (MEDA) in recent months:

- 1.) **We are concerned that the proposed height, massing, and overall building footprint coverage of the buildings enabled by the subdivision far exceed the currently allowable height, massing, and footprint coverage (which is already much higher than the current state of buildings in the areas).**
  - a. By sub-dividing the lot into three super-scale buildings from one, the sub-division is substantially increasing the overall density on the original lot. The current proposal of three excessively dense and tall buildings with zero setbacks at front, minimal setbacks at back and sides, is already much denser than the original single tower that was previously planned on this site.
  - b. The proposed height of this building is far taller than that of any other building in the Mission and proposes to significantly change the character of the neighborhood in numerous ways. This area of the Mission is predominantly two-story residential buildings and two-to-five story commercial buildings. The proposed height (up to 16 Floors) approaches building heights of downtown San Francisco and is unlike anything in this area. As such, the proposed buildings enabled by this subdivision will be two to eight times higher than our current built environment.

Buildings of this scale in a residential context will negatively impact the quality of life for the residents by reducing light and privacy. These three dense and massive buildings will cast excessive shadow on Marshall Elementary's active schoolyard and those living along Capp, Adair and 15<sup>th</sup> Streets. In addition to its height, the footprint of the subdivision fails to include open space and trees facing

Capp Street and more appropriate to the scale and mix of the neighborhood. Moreover, the 9- to 16- story facades of these buildings are planned to be built with no front setbacks. Open spaces would provide some offset for the density of the residents in the buildings themselves and knit the new development into the existing character of the neighborhood.

- c. We encourage the Board to look at affordable housing projects with similar goals to this like Casa Adelante (1298 Shotwell Street) which is 9-stories high and successfully incorporates outdoor spaces, maintaining setbacks of more than 80 feet from the surrounding streets to achieve a more balanced density for its urban context. (The setbacks mitigate the imposing quality of a 9-story building rising directly from the curbside/sidewalk.)

**2.) We are concerned that subdevelopment will generate excessive traffic and street parking loads with a negative impact on surrounding streets.**

There has been no discussion or study about the increase in traffic and parking congestion along the mission street corridor and surrounding small neighborhood streets during the proposed construction at this site. Additionally, there has been no discussion or plan to reduce the traffic congestion or increase parking capacity in the immediate area surrounding 1979 Mission once the building(s) is operational and in use.

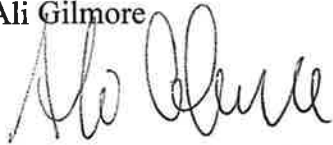
- 3.) We are concerned that the addition of 300+ units, led by a building dedicated to supportive housing, will amplify issues of homelessness, drug use, and crime on a block that the city is currently unable to keep clean and safe. We would like to see the analysis that demonstrates how this additional housing will improve conditions.** Has a study been produced to understand the aggregate burden on this neighborhood and whether there is equity with other city neighborhoods? We believe that the density of homeless services, supportive housing, and city-owned and private SRO hotels in the two-block area surrounding this block is already saturated and far exceeds other parts of the Mission. Moreover, the placement of Phase 1, a 9-story, Permanent Supportive Housing building so close to Marshall Elementary once disregards the safety concerns of families with kids going to school daily. Adding so much more supportive housing to the challenges already experienced by a neighborhood will negatively affect safety and quality of life for those who live and work in the area.

The few neighborhood meetings held to discuss the design of the building, the issues of height and shadow problems were downplayed and never fully discussed until well into the planning process.

We support the goal of affordable housing for this site to host families, including homeless families, starting with the many hard-working families who attend the adjacent Marshall Elementary School. But we believe the subdivision merits further study and considered alterations to improve the experience for all involved and maintain the character and quality of life of the neighborhood. It is for these reasons that we, the residents living in the immediate area, as well as the parents of children at Marshall Elementary are filing this appeal to development permit [Tentative Parcel Map 12492 APN: 3553-052] in order to have the

**city suspend the sub-division approval and hold a full environmental impact report, on this proposed project at 1979 Mission. Additionally, all appellants, especially parents of Marshall Elementary students and neighbors in the immediate vicinity, should have the opportunity to present our case and concerns to the Board of Appeals** so that they may reconsider the issues related to the number of sub-divided lots, the height and massing of those buildings, the maintenance of a more appropriate inter-building green space, as well as adhering to rules regarding proper setbacks to allow natural light, ventilation and privacy between the proposed design and its surrounding, existing residences and elementary school.

Sincerely,  
Ali Gilmore

A handwritten signature in dark ink, appearing to read 'Ali Gilmore', written in a cursive style.

510-213-0758



Date: June 25, 2025  
PID: 12492

RECEIVED AK  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2025 JUL 03 PM02:47

## THIS IS NOT A BILL.

Daniel Lurie,  
Mayor

This is a notice regarding the approval of a subdivision of real property at the following location:

Address: 1979 Mission Street  
APN: 3553-052

Carla Short,  
Director of Public Works

Public Works has conditionally approved Tentative Parcel Map 12492, being a 3 Lot Subdivision project on stated parcel.

Project Delivery:  
Bureau of Surveys and  
Mapping

This notification letter is to inform you of your right to appeal this conditional Tentative Map approval. If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$417.00, payable to SF Public Works.

Office of the  
City and County Surveyor

The Clerk of the Board is located at: City Hall of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-5184  
<http://sfbos.org/>

Bureau of Surveys and Mapping  
49 South Van Ness Ave.,  
Suite 900,  
San Francisco, CA 94103  
Phone: (628)271-2000

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Additional information for filing an appeal may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:  
<http://sfbos.org/appeal-information>

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:  
<http://propertymap.sfplanning.org/>

If you have any further questions on this matter, our email address is:  
[Subdivision Mapping@sfdpw.org](mailto:Subdivision Mapping@sfdpw.org)

Sincerely,

K. Anderson

Katharine S. Anderson PLS 8499  
Assistant City and County Surveyor  
City and County of San Francisco



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[publicworks.org](http://publicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
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K. Anderson

Katharine S. Anderson PLS 8499  
Assistant City and County Surveyor  
City and County of San Francisco

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City and County of San Francisco

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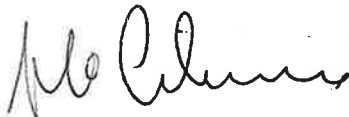
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Sincerely,  
Ali Gilmore

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510-213-0758





## Appeal Filing to the Board of Supervisors Tentative Subdivision Map Appeal Subdivision Code, Sections 1313-1315

The decision of the Director of Public Works approving, conditionally approving, or disapproving a Tentative Parcel Map may be appealed to the Board of Supervisors, pursuant to Subdivision Code, Sections 1313-1315. In case of a conflict between these paragraphs and the Subdivision Code, the Subdivision Code provisions control.

### **Who May File An Appeal:**

The proposed subdivider, or any interested party, may appeal to the Board from a final decision of the Director approving, conditionally approving, or disapproving a Tentative Parcel Map, or a Parcel Map for which a Tentative Map is not required.

### **Filing Deadline:**

The notice of appeal must be filed within 10 days of release of the decision of the Director of Public Works.  
Subdivision Code, Section 1314

*NOTE: If the 10th day falls on a Saturday, Sunday or holiday, the appeal may be filed before 5:00 p.m. on the next business day.*

### **What to File:**

The following shall be filed with the Clerk of the Board of Supervisors:

(1 original and 2 hard-copies)

- ✓1) Notice of original signed letter of appeal, addressed to the Clerk of the Board, containing the detailed factual and legal basis for the claim;
- ✓2) A copy of the Director of Department of Public Works' Decision;
- ✓3) Any documentation to be included as evidence to support the appeal; and
- ✓4) \$417 Appeal Fee, payable to the Department of Public Works.<sup>1</sup>  
Subdivision Code, Section 1314(a)

*NOTE: Any materials will become public records, therefore, if any private information is included, Appellant is responsible for redacting such information prior to submission.*

### **Where to File:**

Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

<sup>1</sup> Appeal Fee is subject to annual Consumer Price Index adjustment, as determined by the Controller. Contact the Clerk's Office at (415) 554-5184 or [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) to confirm current Appeal Fee.



## **Appeal Filing to the Board of Supervisors Tentative Subdivision Map Appeal Subdivision Code, Sections 1313-1315**

### **Hearing Date:**

Upon receipt, the Clerk shall set a time and place for hearing.

The appeal will be scheduled at a regular meeting of the full Board of Supervisors within 30 days of the appeal filing. Appeals are scheduled on the last Tuesday within the 30 day period at 3:00 p.m., or at the next regularly scheduled Board meeting should such timeframe fall within a Board recess. If more than one appeal is scheduled the Clerk of the Board may consolidate and/or schedule the second or later appeals at a specified time later than 3:00 p.m.

No Committee hearing is held.

### **Hearing Notice:**

The Clerk sends notices to the appellant, owners of the subject property, owners of all properties within 300 feet, and other interested persons who request notification from the Clerk of the Board of Supervisors.

The Clerk will publish the hearing notice in at least one newspaper of general circulation.

### **Decision:**

The Board of Supervisors may overrule the decision of the Director of Public Works by a majority vote of all its members.

### **Next Steps:**

Once the Appeal is determined ripe and timely, the Clerk will notify the appellant of the date, time, and place for the hearing before the Board of Supervisors.

Additionally, 11 days prior to the hearing, the appellant shall provide the names and addresses of the interested parties to be notified in label format.

Any additional documentation the appellant would like the Board Members to consider must be delivered to the Clerk no later than eight days prior to the hearing.

### **Contact:**

Office of the Clerk of the Board  
(415) 554-5184

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BOARD OF SUPERVISORS  
SAN FRANCISCO  
2025 JUL 03 PM02:48

25 CAPP ST  
SAN FRANCISCO, CA 94103-3616

1143

54-49/114 NH  
1563

July 3 2025  
Date

Pay To The  
Order Of

SF DEPT Public Works \$ 417<sup>00</sup>

FOUR HUNDRED AND SEVENTEEN Dollars

Photo  
Safe  
Deposit  
Details on back

**BANK OF AMERICA**

ACH R/T 011400495

For

M. Malone