



TENTATIVE MAP APPEAL

3333 Mission St, 190 Coleridge St.

Date: December 8, 2025
To: Angela Calvillo, Clerk of the Board of Supervisors
From: Sarah Dennise-Phillips, Planning Director – Planning Department (628) 652-7600
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Re: **Board File No. 251138, Planning Case No. 2024-005634SUB**
Appeal of Tentative Map for 3333 Mission St. and 190 Coleridge St. (PID No. 12259)

Hearing Date: December 16, 2025
Project Sponsor: Ben Ron, Martin M. Ron Associates Inc., 859 Harrison St., Suite 200, San Francisco, CA 94107
Appellants: Don Lucchesi

Introduction

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (“Board”) regarding the Department of Public Works approval of the Tentative Map Application No. 12259 for a total of 3 Lot Vertical Subdivision, 5 Residential and 10 Commercial Unit Mixed-Use Condominium Project at 3333 Mission St. and 190 Coleridge St.

This memorandum addresses the appeal to the Board, filed on November 17, 2025, by Don Lucchesi.

The decision before the Board is whether to uphold, overturn, or amend the Department of Public Work’s approval of a Tentative Map Application to allow the proposed subdivision at the subject property.

Project Description

The proposal is for a subdivision to create a total of 3 Lot Vertical Subdivision, 5 Residential and 10 Commercial Unit Mixed-Use Condominium under Tentative Map Application No. 12259.

Site Description & Present Use

The subject property is a through lot fronting on both Mission St. and Coleridge St. that is developed with a three-story 49-unit senior housing complex, a one-story parking garage, and “Coleridge Park”. “Coleridge Park” is not owned by the City nor maintained by the Department of Recreation and Parks.

Development History

In 1987, the Planning Commission approved a Conditional Use Authorization (CUA No. 1986.480C) under Motion No. 10941 for a Planned Unit Development to construct a three-story “U-shaped” senior housing complex with 49 dwelling units, a parking structure with 23 off-street parking spaces, and mini-park later named “Coleridge Park” located along Coleridge Street. The mini-park was estimated to be 6,000 square feet in size and was not required to be a minimum size.

In 1988, the subject property was approved by the Department of Public Works for a three Lot Vertical Subdivision creating the existing lots, Lots 099, 100, and 101. “Coleridge Park” is located within the boundaries of Lot 101.

On October 20, 2024, the Planning Department ministerially approved a development application (PRJ No. 2023-011158PRJ) under Senate Bill No. 35 (SB-35) for the demolition of portions of the existing parking structure and construction of a 100% affordable housing for seniors with 70 dwelling units.

On April 16, 2025, the Planning Department approved a revision to the previously ministerially approved development application (PRJ No. 2024-011564PRJ) under SB-35 to add five additional dwelling units to the proposal for a total of 75 dwelling units.

Appellant Issues and Planning Department Responses

ISSUE 1: The appellant claims that the subdivision will reduce the size of “Coleridge Park”.

RESPONSE 1: The subdivision will not reduce the size of “Coleridge Park” rather will match the already approved reconfiguration and decrease in size under previously ministerially approved SB-35 development applications.

As mentioned above, the park was originally approved as part of Planned Unit Development in 1987 and was constructed in 1989 in its current configuration. In the last year, the Planning Department has approved development applications under SB-35 to reconfigure the park and decrease the size of the park to accommodate the proposed 100% affordable housing development. The reconfigured “Coleridge Park” will be approximately 4,089 square feet in size.

The approved Tentative Map Application No. 12259 will revise the lot boundaries of existing Lot 101 to match the already approved reconfiguration and decrease in size of “Coleridge Park” under SB-35 development applications Nos. 2023-011158PRJ and 2024-011564PRJ.

Summary Response

In summary, the approved Tentative Map Application No. 12259 will revise the lot boundaries of existing Lot 101 to match the already ministerially approved reconfiguration and decrease in size of “Coleridge Park”. Denial of the Tentative Map Application No. 12259 will not alter the already approved reconfiguration and decrease in size of the park.

Conclusion

For the reasons stated in this document, in the attached Resolution, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Department of Public Works’s decision in approving the Tentative Map application for the Project.