

From: [Starr, Aaron \(CPC\)](#)
To: [Calvillo, Angela \(BOS\)](#); [French, Elias \(DPW\)](#)
Cc: [Somera, Alisa \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Appeal Response for BF 250735
Date: Monday, July 21, 2025 11:48:07 AM
Attachments: [1979 Mission Street Subdivision Appeal .pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dear Ms. Calvillo,

Attached, please find the Planning Department's response for the tentative map appeal at 1979 Mission Street , Board File 250735.

Sincerely,

Aaron Starr, Manager of Legislative Affairs
Legislative Affairs

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[San Francisco Property Information Map](#)





TENTATIVE MAP **APPEAL**

1979 Mission Street

Date: July 21, 2025
To: Angela Calvillo, Clerk of the Board
From: Sarah Dennis Phillips, Planning Director – Planning Department (628) 652-7600
Aaron Starr, Manager of Legislative Affairs – Planning Department (628) 652-7533

Re: **Board File No. 250735, Planning Case No. 2025-002304SUB**
Appeal of 3-Lot Subdivision at 1979 Mission Street

Hearing Date: July 29, 2025
Project Sponsor: Melissa Iris Garcia, Herman Coliver Locus Architecture, 423 Tehama Street,
San Francisco, CA 94103
Appellants: Ali Gilmore, San Francisco, CA

Introduction

On July 3, 2025, the appellant filed an appeal of the Tentative Approval for a three-lot subdivision at 1979 Mission Street [APN 3553-052]. In reviewing the appeal, the Planning Department found that the appellant's issues raised in the appeal fall under the purview of the Planning Department. As a result the Department has prepared the following response to the tentative map appeal.

Project Description

The proposal is for subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services. The new lots will measure approximately 24,700, 18,737, and 13,888 square feet in size.

Background

- Applicant submitted an AB 2162 Development Application on March 20, 2025.
- Department staff deemed the AB 2162 application complete on April 2, 2025
- Notice of Eligibility for AB 2162 was issued on April 8, 2025

- The Planning Department approved the proposed project pursuant to Government Code Section 65650 et seq., commonly known as AB 2162 on May 27, 2025. AB 2162 requires the ministerial approval of eligible supportive housing projects.
- On May 28, 2025, the Planning Department determined that that proposed tentative map complied with the Planning Code and approved a Tentative Map referral from DPW.

Planning Code Criteria for Lot Subdivisions

When the Planning Department reviews tentative map referrals from the Department of Public Works (DPW), we evaluate whether the proposed subdivision complies with the requirements of Planning Code Section 121.

Planning Code Section 121 establishes minimum standards for lot area, width, and frontage. These standards apply to all newly created lots in San Francisco—regardless of the property's use, zoning designation, or whether the ownership is public or private.

Specifically, Section 121 requires that:

- Every newly created lot must have frontage on a public street or alley, as defined in the Planning Code.
- The minimum frontage must be at least 16 feet.
- The minimum lot width must be at least 20 feet.
- The minimum lot area must be at least 1,200 square feet.

These objective standards form the basis for the Planning Department's review of proposed subdivisions.

Appellant Issues and Planning Department Responses

ISSUE 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).

RESPONSE 1: The proposed subdivision does *not* increase the development potential of the lot.

Subdividing the lot does not change the allowable density. The subject property is located within the Mission Street Neighborhood Commercial Transit (NCT) District, which uses a form-based zoning approach. This means there is no maximum residential density based on lot area or a per-lot basis. Instead, development is regulated through standards related to height, bulk, open space, unit mix, and Building Code requirements for life and safety.

Subdivision of the lot does not alter the allowable height on the resulting parcels. The property is subject to a 105-foot height limit under the Planning Code. While the State Density Bonus Law permits an additional three stories (approximately 30 feet) beyond that limit, the proposed project is only 84 feet in

height. This not only is well below the 105-foot maximum, but also the project does *not* utilize the additional height allowed under the State Density Bonus Law.

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

RESPONSE 2: The subject of this appeal is the tentative map and proposed subdivision—not the development project itself.

The tentative map would divide one parcel into three to facilitate the construction of an affordable housing project on one of the resulting lots. Traffic and parking impacts are associated with future development and not with the act of subdividing land. Subdivision alone does not generate traffic or parking demand. Moreover, these issues are not criteria the Planning Department evaluates when reviewing tentative maps for compliance with the Planning Code.

ISSUE 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.

RESPONSE 3: The subject of this appeal is the proposed tentative map—not the development project.

Putting aside the unsupported premise that supportive housing increases homelessness or crime, the subdivision of a parcel does not itself result in such outcomes. Further, these concerns are not criteria for evaluating a tentative map under the Planning Code. The appellant's concerns relate to the broader development project, which is a matter outside of the tentative map under appeal.

Summary Response

The appellant's concerns focus on the proposed development, not on whether the City's tentative map approval was in error. The development itself is not subject to this appeal and the Planning Department previously reviewed and approved the development in accordance with State and local requirements.

The Planning Department correctly determined that the tentative map complies with the Planning Code and the City's General Plan, including minimum lot size and frontage requirements outlined in Planning Code Section 121. The appellant has not provided evidence that the Planning Department erred in issuing its approval of the tentative map or that Public Works erred in its tentative map approval.