

December 16, 2025

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File Number: 73NN-373712

VIA EMAIL ONLY

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Email: bos.legislation@sfgov.org

**Re: Applicant's Statement for the Continuance of the Appeal of Tentative Final Map
Subject Property: 3333 Mission Street and 190 Coleridge Street
Appeal No: 251138
Hearing Date: December 16, 2025**

Dear President Mandelman and Honorable Supervisors:

Our office represents Elevate Housing Partners L.P. (the "Applicant"), owner of 3333 Mission Street and project partner with the owners of 190 Coleridge Street (the "Project Site"), located in the Bernal Heights neighborhood of the City and County of San Francisco (the "City"). This letter is a statement to Appeal No. 251138 (the "Appeal"), filed by a neighbor who lives adjacent to the Project Site on Virginia Avenue (the "Appellant"). We submit this letter to formally provide the Applicant's consent to continuing the hearing on the Appeal to February 3, 2026. However, we are not supportive of any continuance beyond that date.

We also want to reiterate our position that the Appeal is without merit. The Applicant will be requesting that the Board of Supervisors (the "Board") uphold state law and reject the Appeal. The City already approved this 70-unit, 100% affordable senior-housing project (the "Project") under the streamlined ministerial approval process mandated by Government Code Section 65913.4. The time to appeal the Project has long elapsed.

Furthermore, your Planning Department and Public Works hit the nail on the head with their letters stating that the Project, including the reduction in park space, was already approved by the City in October 2024 and again in April 2025, the Tentative Final Map ("Tentative Map") only modifies the existing lot lines to reflect the already-approved Project. The Tentative Map does not in itself modify the size of Coleridge Park. Public Works further states that the Tentative Map satisfies the technical requirements necessary and complies with the Planning Code and General Plan.

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We also want the Board to understand that the Applicant is in the process of applying for the Affordable Housing and Sustainable Communities grant ("AHSC"). This grant is a critical funding source for the Project. Each day that passes further delays the Project and puts this funding in jeopardy.

We appreciate your time and consideration.

Sincerely,



Lauren K. Chang
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4934-6024-4353.4

cc: Brad Russi, Deputy City Attorney
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