

File No. 251138

Committee Item No. _____

Board Item No. 33

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: February 3, 2026

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
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| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
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OTHER

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Appeal Letter 11/17/25 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Applicant Response 1/29/26 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Project Petition Signatures |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Applicant Statement 12/16/25 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Works Response 12/16/25 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Department Response 12/8/25 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Works Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Hearing Notice 12/5/25 |
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Prepared by: Lisa Lew

Date: December 12, 2025

Prepared by: Jocelyn Wong

Date: January 30, 2026

Department of Public Works
November 17, 2025

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 NOV 17 PM03:31 

Dear Clerk,
I received a notice that property at 3333 Mission St & 190 Coleridge St was approved for subdivision. I understand that an affordable, senior housing project was going to be built there. Currently, it's a parking lot and a children's playground and open space for the neighborhood (the park has been closed since 2020 due to lack of funds to maintain it).

It is my understanding that with this subdivision, the open space will now be reduced to almost half of its current size. There is currently no open park space in the neighborhood and when this information reached the neighbors, a petition was filed that the park space be re-opened to its original size. As of today, that petition has received over 358 signatures just from a two-to-three block radius of the park. That petition can be found at www.change.org/p/save-our-park-help-reopen-coleridge-st-park-and-still-add-senior-housing

This appeal is on behalf of the 358 signatures and over 40 concerned neighbors that live adjacent to the development, to please reconsider this

subdivision before you hear from the concerns
of the neighborhood.

Thank you for your time.

Sincerely,

Don Lucchesi

This letter is a handwritten copy of the ~~one~~
letter that was sent by e-mail on Nov. 17th.

From: [zazie7](#)
To: [BOS Legislation. \(BOS\)](#)
Subject: Appeal for submission at 190 Coleridge
Date: Monday, November 17, 2025 12:44:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Clerk,

I received a notice that property at 3333 Mission St and 190 Coleridge Street was approved for subdivision. I understand that an affordable, senior housing project was going to be built there. Currently, it's a parking lot and a children's playground and open space for the neighborhood (the park has been closed since 2020 due to lack of funds to maintain it).

It is my understanding that with this subdivision, the open space will now be reduced to almost half of it's current size. There is currently no open park space in the neighborhood and when this information reached the neighborhood, a petition was filed that the park be reopened to it's original size. As of today, that petition has received over 358 signatures just from a two to three block radius of the park. That petition can be found at

<https://www.change.org/p/save-our-park-help-reopen-coleridge-st-park-and-still-add-senior-housing>

This appeal is on behalf of the 358 signatures and over 40 concerned neighbors that are adjacent to the development to please reconsider this subdivision before you hear from the concerns of the neighborhood. I will be dropping off a check today for the amount of \$429 at City all to make sure I am within my 10 days to appeal.

Thank you for your time.

Sincerely yours,

Don Lucchesi



Daniel Lurie,
Mayor

Carla Short,
Director of Public Works

Project Delivery:
Bureau of Surveys and
Mapping

Office of the
City and County Surveyor

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

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Lisa

Date: Nov 7, 2025
PID: 12259

THIS IS NOT A BILL.

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

Address: 3333 Mission, 190 Coleridge Street
APN: 5615-099-100-101

Public Works has approved Tentative Final Map 12259, being a 3 Lot Vertical Subdivision, 5 Residential and 10 Commercial Mixed use Condominium project on stated parcel.

This notification letter is to inform you of your right to appeal this 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 \$429.00, payable to SF Public Works.

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/>

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.

Sincerely,

Elias W. French

Elias W. French, PLS 9406
City and County Surveyor
Bureau of Surveying and Mapping

Digitally signed by Elias W.
French
Date: 2025.11.07
08:31:31-08'00'

Parcel No 5615099 (3333)
5615100 (190)

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
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RECEIVED
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HEATHER KAUFMAN DON LUCCHESI		132 11-4288/1210-4952
Pay to the Order of	Department of Public Works	Date <u>Nov 17, 2025</u>
<u>Four Hundred Twenty Nine & 49/100ths</u>		
429-		
WELLS FARGO Wells Fargo Bank, N.A. California wellsfargo.com		Photo State Duplicate Date of issue
For	<i>Don Lucchesi</i>	

From: [BOS Legislation, \(BOS\)](#)
To: ["zazie7@comcast.net"; "ASLee@sheppardmullin.com"; lchang@sheppardmullin.com; gdacus; lchang@sheppardmullin.com](#)
Cc: [RUSSI, BRAD \(CAT\); TOM, CHRISTOPHER \(CAT\); CROSSMAN, BRIAN \(CAT\); YANG, AUSTIN \(CAT\); MALAMUT, JOHN \(CAT\); Short, Carla \(DPW\); Schneider, Ian \(DPW\); French, Elias \(DPW\); Anderson, Kate \(DPW\); Tse, Bernie \(DPW\); Crooms, Michael \(DPW\); Dennis Phillips, Sarah \(CPC\); Teague, Corey \(CPC\); Tam, Tina \(CPC\); Gibson, Lisa \(CPC\); Navarrete, Joy \(CPC\); Switzky, Joshua \(CPC\); Sider, Dan \(CPC\); Merlone, Audrey \(CPC\); Gluckstein, Lisa \(CPC\); Watty, Elizabeth \(CPC\); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela \(BOS\); Somera, Alisa \(BOS\); Mchugh, Eileen \(BOS\); BOS Legislation, \(BOS\)](#)
Subject: APPLICANT STATEMENT: Appeal of Tentative Map - Proposed 3333 Mission Street and 190 Coleridge Street Project - Appeal Hearing February 3, 2026
Date: Thursday, January 29, 2026 5:02:54 PM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board is in receipt of a response from Lauren Chang of Sheppard, Mullin, Richter & Hampton LLP, on behalf of Applicant, Elevate Housing Partners L.P., for the appeal of a Tentative Map for the proposed project at 3333 Mission Street and 190 Coleridge Street, scheduled for Special Order on February 3, 2026, at 3:00 p.m.

Please find the following links to the documents for the matter:

[Applicant Response - January 29, 2026](#)

[Public Correspondence \(Received after 12/16/25\)](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 251138](#)

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: [Amanda Lee](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Wong, Jocelyn \(BOS\)](#); [Lauren Chang](#)
Subject: Tentative Map Appeal (Appeal No. 251138) - 3333 Mission Street and 190 Coleridge - Applicant's Response
Date: Thursday, January 29, 2026 4:49:43 PM
Attachments: [Applicant's Response \(Tentative Map Appeal\) - 3333 Mission Street and 190 Coleridge.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi All,

On behalf of the Project Applicant for 3333 Mission Street/190 Coleridge Street, and in response to the Tentative Map Appeal (Appeal No: 251138) scheduled on February 3, 2026, enclosed is the Applicant's response letter.

Please confirm receipt and that you are able to access the document. If you have any questions or require additional information, please let us know. Thank you.

Amanda S. Lee | Associate
+1 213-617-4228 | direct
ASLee@sheppardmullin.com | [Bio](#)

SheppardMullin

350 South Grand Avenue, 40th Floor
Los Angeles, CA 90071-1422
+1 213-620-1780 | main
www.sheppardmullin.com | [LinkedIn](#)

Attention: This message is sent by a law firm and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.

Lauren K. Chang
213.617.5588 direct
lchang@sheppardmullin.com

January 29, 2026

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 Response Letter to Appeal of the Tentative Final Map
Subject Property: 3333 Mission Street and 190 Coleridge Street
Appeal No: 251138
Hearing Date: February 3, 2026

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 (collectively, the "Project Site"), located in the Bernal Heights neighborhood of the City and County of San Francisco (the "City"). This letter responds to Appeal No. 251138 (the "Appeal"), filed by a neighbor who lives adjacent to the Project Site on Virginia Avenue (the "Appellant"). We respectfully request that the Board of Supervisors (the "Board") uphold state law and reject the Appeal for the reasons set forth in this letter. The issues raised by the Appellant are frivolous and a blatant attempt to obstruct a 70-unit, 100% affordable senior-housing project (the "Project") that the City already approved under the streamlined ministerial approval process mandated by the State of California under Government Code Section 65913.4, *i.e.*, Senate Bill 35 or as updated by Senate Bills 423 and 3122 (collectively, "SB 35").

We further urge the Board to acknowledge that this Appeal does not challenge the already-approved SB 35 entitlements and is limited solely to the tentative final map ("Tentative Map") for the Project, which was also applied for and processed under SB 35. As Public Works confirmed in its letter dated December 16, 2025 ("Public Works Letter"), attached as Exhibit A, in response to the Appeal, the size and configuration of the park were previously approved as part of the SB 35 entitlements and are not within the scope of this Appeal. Similarly, Planning reiterated in its letter dated December 8, 2025 ("Planning Letter"), attached as Exhibit B, that denial of the Tentative Map will not alter the already approved reconfiguration and decrease in size of the park. The City approved the entitlements for the Project originally on October 30, 2024 ("Original Approval"), and approved the redesign on April 16, 2025 ("Updated Approval"),

pursuant to SB 35 and State Density Bonus Law ("Density Bonus").¹ As such, the Planning Department has already determined that the Project is eligible for SB 35 and complies with the objective standards in the Planning Code (Planning Record No. 2024-011564PRJ). The Tentative Map only modifies the existing parcels lines at the Project Site to reflect the new uses of the Project, as they were approved by the City in the Original Approval and Updated Approval. The scope of the Project, including the reduction in park space, is final and cannot be subject to an appeal process under state law. The timeline for the City to determine whether the Project is in conflict with objective standards has long elapsed.² And SB 35 does not provide a second opportunity for Planning to review the Project or for Appellant, neighbors, or any individuals to appeal a project that has been deemed compliant with SB 35.

The appeal of the Tentative Map is time barred under SB 35, which requires local governments to follow statutory "public oversight timelines." Specifically, a subdivision request under SB 35 must be completed within 90 days of submittal of the application.³ And a local government may not "in any way" "inhibit, chill, or preclude" this ministerial approval request. Here, in the typical sequencing at the City, the Applicant submitted the Tentative Map application to Public Works after the SB 35 entitlements were approved. The application was submitted on July 14, 2025, and 116 days later Public Works approved the Tentative Map on November 7, 2025. Processing or even considering the appeal of the Tentative Map further inhibits, chills, and precludes the Project from proceeding forward. The approval of the Tentative Map already went beyond the 90-day timeline, and this appeal will not be heard by the Board until 204 days after the Applicant submitted its application, which is well beyond the statutorily mandated 90-day timeline.

Even if this appeal were timely, the scope of the Board's oversight is limited. SB 35 requires the subdivision review to be "strictly focused" on assessing compliance with criteria required for streamlined projects and reasonable objective design standards.⁴ Public Works found that the Tentative Map complied with applicable objective standards and provided no documentation or comments indicating which objective standards or standards the development conflicts with.⁵ And the Appellant has provided no evidence demonstrating any inconsistencies with objective standards either.

Accordingly, we respectfully request that the Board reject the Appeal and uphold the approval of the Tentative Map for the Project. The remainder of this letter provides the Board with the following: (1) a description of the Project as well as a brief history of the Project Site; (2) a summary of the neighborhood outreach efforts completed to date, including specific outreach efforts to the Appellant; (3) an assessment of why this appeal is time barred under SB 35; (4) an assessment of how the Tentative Map is a postentitlement phase permit and this appeal is unlawful under Assembly Bill 1114 ("AB 1114"); and (5) responses to the arguments raised by the Appellant.

¹ See Exhibit C for the cover letters of the Notice of Final Approval, dated October 30, 2024, and the Notice of Final Approval, dated April 16, 2025.

² Gov. Code, §§ 65913.4.

³ *Id.* at (d)(1) and (2).

⁴ *Ibid.*

⁵ *Id.* at (d)(3).

I. Property History and Project Description

The Project Site is subdivided by an existing parcel map with three vertical subdivisions ("Existing Parcel Map"). Parcel 1 consists of all the ground area below elevation 113.5 feet, which has historically been a commercial retail space, parking garage, and parking lot. Parcel 2 is an airspace parcel containing the area above 113.5 feet that includes the existing 49 deed-restricted senior-housing units at 190 Coleridge Street ("Existing Units"). Parcel 3 is an airspace parcel for Coleridge Park, which is privately-owned and operated by Bernal Heights Neighborhood Center ("BHNC").

The arrangement of parcels in the Existing Parcel Map separates the individual uses and allows for separate ownership and financing at the Project Site. The Tentative Map for the Project is no different. The Tentative Map will continue to be a three-lot vertical subdivision that follows the uses of the Project, including the Existing Units, Coleridge Park, and the new senior-housing units and existing commercial parking areas. Given the mix of uses, the Applicant requested (and the City approved) residential and commercial condominium units for the Project on one of the three parcels. The CC&Rs and condominium plan for that parcel will be prepared and recorded at a later date.

The Original Approval for the Project included one residential building, with six stories fronting Mission Street and three stories fronting Coleridge Street, containing 70 affordable senior-housing units, while preserving the ground-floor commercial space. In response to community feedback, including the Appellant, the Applicant voluntarily redesigned the Project, which added substantial delay and cost. The Updated Approval maintains the 70 affordable senior-housing units while reducing the height and approved floors from the new building on Mission Street to four stories, increasing the number of floors to four stories on Coleridge Street, and integrating five loft units in the existing ground floor commercial space. The Updated Approval does not confer any benefit to the Applicant but was undertaken solely as a good-faith response to community feedback. The Applicant was under no obligation to modify the Project from the Original Approval.

As part of the Original Approval and Updated Approval, the size of Coleridge Park was reduced from 6,720 square feet to 3,885 square feet, removing of a portion of the concrete area and bushes, making room for thirty-six (36) affordable housing units and adding a new community room for multigenerational use by residents and neighbors alike. Coleridge Park sits on an existing podium. For the initial community outreach, the architects generated concept plan options to get feedback from the community. The next phase of the design process will involve multiple programming meetings with the community, stakeholders, and design team to finalize the program and design of the park. BHNC, a general partner of the Applicant, held numerous design meetings with the neighborhood and purposely discussed conceptual designs for a new park that optimized the layout of open space, improves circulation, upgrades landscaping and amenities, and ensures that all areas of the park are safe, accessible, and usable by the public. For example, in June 2024, a Coleridge Park Survey was made available in three (3) languages on the Project website. A QR code linking to the survey was also included on the Open House postcard, which was mailed to over 2,000 local residents, to ensure that the general public, meeting attendees, and residents were able to share their input. In July 2024, the Project's

architects presented multiple conceptual designs at the Project's Open Houses and members of the community were able to place votes on their preferred designs. Open dialogue was encouraged throughout this process, allowing community members to raise concerns, ask questions, and engage directly with the architects and development team. In direct response to community input and feedback, the Applicant team incorporated a publicly accessible community room to support programming that community members identified as meaningful and enriching to the neighborhood. In addition, the Applicant prioritized park design concepts that intentionally include intergenerational elements designed to serve and benefit residents of all ages.

The redesigned park will offer a meaningful benefit to the community compared to the existing park, which has been closed since 2020 because the City deemed the park unsafe as the trees off of Coleridge Avenue lifted the concrete on the sidewalk adjacent to the park and within the park, creating a trip hazard, rendering the park unsafe. BHNC has already undertaken its own concrete repairs to the surrounding areas and continues to have discussions with the San Francisco Recreation and Park department to explore ways to collaborate on the repair of Coleridge Park. The conceptual design presented to the community builds on that commitment by delivering a safer, more accessible, and vibrant open space that the community can once again use and enjoy. Once the Project reaches the appropriate design phase, the Applicant team will work with the community to finalize the park's design, while incorporating the feedback received to date.

II. Neighborhood Outreach

While not required by law, BHNC voluntarily undertook a significant and proactive effort to solicit feedback from residents and the community on the Project. These efforts included developing a comprehensive communication plan to inform the community and local businesses about the Project and create multiple opportunities for community input.

In February 2024, BHNC established a dedicated email for community inquiries, and in April 2024, launched a Project-specific website. These platforms provided avenues for the public to submit comments and questions about the Project. BHNC received various emails from the public, including inquiries on when the park would be reopened, requests for project updates, and enthusiastic support for the Project. Additionally, in April 2024, initial notices were mailed to the neighbors located on Virginia Avenue with Project information and invitations to participate in upcoming individual in-person meetings.

At the end of April 2024, BHNC hosted a Coleridge Park Homes Resident Meeting to inform the tenants of the Existing Units about the planned construction activities. In May 2024, postcard mailers were sent out to households within a one-mile radius of the Project Site inviting them to a June 2024 open house. A second round of notices was sent later that month. Throughout May and June 2024, BHNC also held four additional meetings with neighbors located on Virginia Avenue to address questions and gather further feedback.

As the design was being finalized, BHNC posted an online survey from May through June 2024 to allow the community to vote on and comment on the proposed park design. Two

larger community meetings were also held in June and July 2024 to present the updated plans and discuss feedback.

BHNC conducted multiple in-person meetings at neighbors' homes, including the Appellant's home/backyard, on Coleridge Street and Virginia Avenue following the Project's open house. BHNC assessed neighbors' and Appellant's concerns related to shadow impacts, height impacts, views of San Francisco, and other concerns relevant to individual neighbors' homes.

III. Legal Arguments

a. The Appeal of the Tentative Map is Time Barred.

This appeal is time barred and unlawful. The State of California included strict public oversight timelines under SB 35. Specifically, Government Code Sections 69514.3(d)(1) and (2), mandate the review of a subdivision request be conducted within 90 days of submittal of the application. This 90-day timeline includes appeals because our lawmakers expressly state the length of time allowed for public oversight and notes that it cannot inhibit, chill, or preclude the ministerial approval process allowed under SB 35. Allowing a separate appeal period outside of the 90-day timeline would be incongruous with that intent and the plain language of the statute. Here, the Tentative Map application was received by Public Works on July 14, 2025. Public Works provided no documentation or comments indicating which objective standards or standards the development conflicts with. As such, July 14, 2025 is the date when the 90-day timeline started and October 12, 2025 is when the City's 90-day oversight timeline expired. Despite this, Public Works went beyond the 90-day public oversight timeline and did not approve the Tentative Map until 26 days after the 90-day timeline expired, on November 7, 2025. This appeal will not be heard by the Board until 204 days after the Applicant submitted its application, which is 114 days beyond the 90-day timeline allowed in SB 35. Reading into SB 35, a new public oversight timeline is not permissible. Therefore, consideration of this appeal is unlawful and unsupported by the law.

b. Tentative Map Review Under SB 35

The approval of the Tentative Map is governed by the ministerial framework established under SB 35. Government Code Section 65913.4(d)(2) provides that once a local government determines that a development is consistent with the SB 35 requirements and all applicable objective subdivision standards, the agency must approve the proposed project. Government Code Section 65913(i)(2)(A) further states that the issuance of subsequent permits, including final maps, "shall not inhibit, chill, or preclude the development."

This requirement is addressed in a Department of Housing and Community Development's technical assistance letter dated August 10, 2023, to the City ("HCD Letter"), attached as Exhibit D. The HCD Letter explains that public oversight for SB 35 projects is limited and that ministerial approvals "shall not in any way inhibit, chill, or preclude" qualifying projects. HCD further clarifies that where a project complies with the general plan and applicable objective standards, appeals of subsequent ministerial permits are not permitted. Here, both the

Planning Letter and Public Works Letter expressly confirm that the Tentative Map complies with the General Plan and other applicable objective design standards. Tentative maps are also considered ministerial permits under SB 35. Accordingly, approval of the Tentative Map is required under SB 35 and the appeal should not be heard.

Even if this appeal were not time barred and the typical review process for subdivision maps applied, the City has failed to make any findings required under Government Code Section 66474 that would mandate denial of the Tentative Map. Those findings are limited to: (i) inconsistency with the General Plan, (ii) physical unsuitability of the site, (iii) physical unsuitability for the proposed density, (iv) substantial environmental effect on fish, wildlife, or their habitat, (v) serious public health problems, (vi) conflict with public easements, and (vii) impacts on agricultural preserves and conservation easements. To the contrary, the City has affirmatively confirmed in the Original Approval, Updated Approval, Planning Letter, and Public Works Letter that the Project is consistent with the General Plan, that the site is physically suitable for the Project and the proposed density, and that the Project will not result in serious health impacts. In addition, the Project does not conflict with public easements and will not result in environmental impacts to wild life, agricultural preserves, or conservation easements. Accordingly, there is no legal basis for denial of the Tentative Map under Government Code Section 66474.

c. *The Tentative Map Meets All Objective Design Standards.*

Even if this appeal were timely, the scope of the Board's oversight is limited. SB 35 requires the subdivision review to be "strictly focused" on assessing compliance with criteria required for streamlined projects and reasonable objective design standards.⁶ Public Works provided no documentation or comments identifying any objective standards with which the development conflicts with.⁷ Rather, the Public Works Letter, expressly confirms that the Tentative Map complies with the Planning Code and General Plan. The Appellant has provided no evidence demonstrating any inconsistencies with objective standards either. The Applicant also intends to comply with all conditions of approval for the Tentative Map, as provided by Public Works. The City already confirmed that the Project is consistent with reasonable objective design standards in the Original Approval and Updated Approval. On this basis alone, the Board should deny the Appeal.

d. *The Tentative Map is a Postentitlement Phase Permit that Cannot be Appealed or Subjected to this Public Hearing under AB 1114.*

The Tentative Map is considered a postentitlement phase permit that is not appealable under AB 1114. Government Code Section 65913.3(k)(3)(A) defines "post entitlement phase permit" as "all nondiscretionary permits and reviews" required or issued by a local agency "after the entitlement process has been completed to begin construction of a development that is intended to be at least two-thirds residential."

⁶ Gov. Code, § 65913.4 (d)(3).

⁷ *Ibid.*

Here, the Tentative Map meets each aspect of this definition. The Tentative Map is considered a ministerial request under SB 35. The City does not allow applications of subdivision maps to be submitted until after the underlying entitlements for a project are approved, so a subdivision map submittal occurs after the entitlement process has been completed.

Local agencies are prohibited from processing appeals for postentitlement phase permits. Specifically, "[o]nce a local agency or state agency determines that a postentitlement phase permit is in compliance with applicable permit standards," the local agency "shall not subject the postentitlement phase permit to any appeals or additional hearings."⁸ Here, the City already approved the Tentative Map and thus determined that the Tentative Map, a postentitlement phase permit, is in compliance with applicable permit standards. As such, it is unlawful for the City to subject the Tentative Map to an appeal or additional public hearing. The City's own implementation memorandum states the same, attached as Exhibit E. The memorandum clearly states that postentitlement phase permits are not subject to any appeals or additional hearing requirements.⁹

VI. Response to Appellant's Appeal

As discussed above, the Tentative Map does not alter or revise the previously approved Updated Approval for the Project. Appellant's concerns mischaracterize the purpose and effect of the Tentative Map. The size and configuration of Coleridge Park were already approved through the Original Approval and the Updated Approval on October 30, 2024 and April 16, 2025, respectively.

As Appellant mentioned, the existing park remained closed since the COVID-19 pandemic due to a lack of funding to bring its deteriorated and unsafe condition back to code. As documented during site visits, the existing improvements outlived their live cycle and is currently in a dilapidated state, with large portions of the existing hardscape and landscaped areas not functional or accessible to the community. In particular, overgrown tree roots have uplifted significant sections of the concrete, creating uneven surfaces and multiple tripping hazards that pose clear safety risks. These conditions have rendered major portions of the park unusable and are irrespective of the subdivision.

To address these issues, the Applicant has been in ongoing discussions with the City and has proactively engaged a park consultant to assess the site conditions and outline safety concerns. This work has been undertaken to help resolve the unsafe conditions that have prevented reopening of Coleridge Park.

While the configuration of the park parcel will be reduced, through the removal of a portion of the concrete area and some bushes, the approved park redesign significantly enhances the usability, safety, and functionality of the park compared to the existing condition. The Updated Approval optimizes the layout of open space, improves circulation, upgrades

⁸ Gov. Code, § 65913.3(c)(3).

⁹ *Id.* at (c)(3).

landscaping and amenities, and ensures that all areas of the park will be safe, accessible, and usable by the public upon completion. For reference, images depicting the current conditions of the park, along with the renderings of the approved redesign are attached as Exhibit F.

BHNC has made extensive efforts to engage the community, including the Appellant, and has taken extensive steps to address all concerns raised. These efforts include multiple community meetings, mailed notices, direct communication, and an up-to-date Project website. BHNC has been responsive to all inquiries, addressed community questions, and has made substantial efforts, with Applicant, to incorporate community feedback into the Project. These efforts reflect the Applicant's ongoing commitment to a thoughtful, community-responsive design process rather than the unilateral elimination of open space as suggested in the appeal.

V. Conclusion

The Planning Department, Public Works, Department of Building Inspection and the other departments previously reviewed the Project and confirmed that it meets the requirements of SB 35, Density Bonus, Subdivision Map Act, and the Building Code. As such, we respectfully request that the City deny the appeal and uphold the approval of the Tentative Map for the Project.

Sincerely,



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

SMRH:4932-4941-0684.7

cc: Brad Russi, Deputy City Attorney
Christopher Tom, Deputy City Attorney
Brian Crossman, Deputy City Attorney
Austin Yang, Deputy City Attorney
John Malamut, Deputy City Attorney
Carla Short, Director, Public Works
Ian Schneider, Government Affairs Liaison, Public Works
Elias French, City and County Surveyor, Public Works
Katharine Anderson, Assistant City and County Surveyor, Public Works
Bernie Tse, Manager, Public Works
Michael Crooms, Public Work

Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department

Exhibit A

Public Works Letter

(Attached)



Office of the City and County Surveyor | Project Delivery: Bureau of Surveying & Mapping
T. 628.271.2000 | 49 South Van Ness Ave. Suite 9th Floor, San Francisco, CA 94103

December 16, 2025

Subject: Board of Supervisors file No. 251138
Appeal of Tentative Map Approval
Address: 3333 Mission Street and 190 Coleridge Street
Assessor's Parcel Number: 5615-099, 100, 101
Public Works Project ID: 12259

Dear Ms. Calvillo and members of the Board of Supervisors,

San Francisco Public Works Bureau of Surveying & Mapping issues this letter in response to the letter from Don Lucchesi dated November 17, 2025, appealing the approval of a Tentative Final Map at the above property for a three lot vertical subdivision, Lot One being a condominium project for up to 10 commercial units and 5 residential units. The subject application was properly reviewed and approved.

Below is a summary of this project within The Office of the County Surveyor:

- May 30, 2024: The Office of the County Surveyor received a Final Map Subdivision Application for the above-referenced property.
- June 18, 2024: The application was deemed submittable and complete. Acting City and County Surveyor William E. Blackwell, Jr. referred it to the Department of City Planning and city agencies.
- June 11 – July 16, 2025: The Office of the County Surveyor received a revised Tentative Final Map which increased the commercial condominium unit count from six to ten and the residential condominium unit count from one to five, and required fees and documents.
- July 23, 2025: City and County Surveyor Elias W. French circulated the revised Tentative Map to Department of City Planning and other city agencies.
- October 28, 2025: Department of City Planning issued approval of the subdivision.
- November 7, 2025: City & County Surveyor Elias W. French issued Conditional Approval of the Tentative Final Map. Our Office mailed notice of the Tentative Map Approval to the addresses of the owners of property within 300 feet of the site based on the Assessor's records.
- November 17, 2025: The appeal letter was submitted by Mr. Lucchesi.
- November 26, 2025: The Clerk of the Board of Supervisors scheduled the hearing date for the Tentative Map Appeal for December 16, 2025.

The existing site consists of three vertical subdivision parcels corresponding to the existing senior housing building, park, and commercial space and garage.

The proposed subdivision would reconfigure the existing parcels to match the approved new development structures. The existing senior housing building would be in Lot 2, new Coleridge Park in Lot 3, and the new housing building, remodeled commercial space, and remodeled garage in Lot 1. The map also entitles up to 5 residential and 10 commercial condominiums to within Lot 1.

Based on our office's review of the Tentative Final Map, I find that the map satisfies the technical requirements necessary for approval by Public Works.

The Department of City Planning also reviewed and approved the Tentative Final Map, finding the proposed subdivision complies with the Planning Code and General Plan.

The appellant's letter raises concerns about a reduction in area of the park on the site. The size of the park is not controlled by the map being appealed but rather has already been reviewed and approved by Department of City Planning during the development application approval process. It is not within our office's authority to overturn or alter Department of City Planning's earlier approval of the park.

California Government Section 66474 (a-g) of the Subdivision Map Act lists seven findings a legislative body of a city or county may make to deny the approval of a Tentative Map. Following my office's review of the subdivision application in question, I have determined that there are no grounds for denial of this subdivision application under Section 66474 of the Subdivision Map Act.

In conclusion, the appeal in question fails to identify any concern related to the proposed vertical subdivision that would be grounds for reversing the approval of this Tentative Map.

Sincerely,

Eli F.

Elias W. French, PLS #9406
City and County Surveyor
City and County of San Francisco

Exhibit B

Planning Letter

(Attached)



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
Aaron Starr, Manager of Legislative Affairs– Planning Department (628) 652-7533
Gabriela Pantoja, Case Planner – Planning Department (628) 652-7380

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.

Exhibit C

**Notice of Final Approval dated October 30, 2024
and Notice of Final Approval dated April 16, 2025**

(Attached)



PLANNING APPROVAL LETTER

Date: 10/30/2024
Planning Record No. **2023-011158PRJ**
Project Address: **3333 MISSION ST**
Zoning: MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT (NCD), RESIDENTIAL- HOUSE,
TWO FAMILY (NCD,RH-2)
40-X Height and Bulk District
Bernal Heights Special Use District
Block/Lot: 5615 / 099
Project Sponsor: Andre J White
Mitchelville Real Estate Group CA
Bernal Heights Neighborhood Center
515 Cortland Ave, San Francisco, CA 94110
Staff Contact: Kalyani Agnihotri
Kalyani.Agnihotri@sfgov.org | 628-652-7454

Project Description

The proposed project includes demolition of the existing parking structure and new construction of a six-story, 58-foot tall residential building containing 70 dwelling units of 100% affordable senior housing, residential support and management areas on the ground floor, including offices and other support areas, resident amenity spaces including a community room, reading room, fitness room, family room, and co-working space, seven Class 1 and four Class 2 bike parking spaces. The Project will provide 100% of the dwelling units at 30% to 120% Area Median Income (AMI). The project also proposes a new podium, grade level courtyards for tenant use as well as a public park along Coleridge Street (under a separate permit).

The Project site contains an existing building at the front of the lot, with one story of commercial space and three stories of residential use consisting of 49 dwelling units that are also dedicated to senior housing. The existing building was entitled as a Planned Unit Development under the Planning Record No. 1986.480C.

Project Approval

This project is approved pursuant to Government Code section 65913.4, commonly known as **SB 35**. SB 35 requires the ministerial approval of certain projects that restrict at least 50% of units as affordable to households earning less than 80% of Area Median Income (AMI). For details on SB 35, please see Director's Bulletin 5, or Government Code section 65913.4.

The Department has determined that the project is eligible for SB 35 and has concluded its design review of the project, including that it complies with the objective standards of the Planning Code. The Department therefore approves the project in accordance with the provisions of Government Code section 65913.4 (SB 35), as recorded in Planning Record No. 2023-011158PRJ. The project shall comply with the standard conditions of approval for an SB 35 project, attached as **Exhibit A**. The property owner shall record Exhibit A in a Notice of Special Restrictions prior to the issuance of a site or building permit for the project. The plans for the approved project are attached to this approval as **Exhibit B**. The approval also includes compliance with a tribal cultural resources agreement attached to this approval as **Exhibit C**. When the project is ready to begin implementing the requirements pursuant to this agreement, please email CPC.TribalCulturalResources@sfgov.org.

Project Timeline

Action	Date
Applicant submitted a Notice of Intent	12/28/2023
Planning Department sent a 30 day notification to the California Native American tribes that are traditionally and culturally affiliated with the geographic area.	2/22/2024 On the dates the tribal groups requested consultation, the Department worked with the requestors to develop mitigation measures intended to reduce impacts on tribal cultural resources at the site. The owners, agreed to implement these measures, which are included as Exhibit C of this approval.
Scoping consultation requested by Ohlone Indian Tribe	2/22/2024
Scoping consultation requested by the Indian Canyon Mutsun Band of Costanoan	4/1/2024
Scoping consultations completed.	4/30/2024
Applicant submitted a Development Application for SB-35	4/30/2024
Department staff deemed Application Complete (CAN)	6/3/2024
Department staff determined that the proposed project was eligible for SB35	6/12/2024
Department staff issued Plan Check Letter No. 1 (PCL)	6/28/2024
Applicant responded to PCL No. 1	9/6/2024
Department staff issued Plan Check Letter No. 2 (PCL)	9/24/2024
Applicant responded to PCL No. 2	10/15/2024
Department staff deemed the project code-compliant	10/17/2024

Compliance with the State Density Bonus Law

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the “State Law”). Under subsection 65915(b)(1)(G) of the State Law, a housing development that provides 100 percent of the total units for lower income households, except that up to 20 percent of the total units in the development may be for moderate-income households and exclusive of a manager’s unit(s), is entitled to four concessions and incentives that result in identifiable and actual cost reductions to provide for affordable housing costs. Such project, when located within one-half mile of a major transit stop, shall be relieved of maximum density controls and shall also receive a height increase of up to three additional stories, or 33 feet, and unlimited waivers from development standards that might otherwise preclude the construction of the project are permitted under this subsection of the State Law.

The Project Sponsor is providing 70 units of housing affordable to low- and very low-income households, and the project is located within one-half mile of a major transit stop; therefore, the project is not subject to any maximum control on density, and is entitled to receive up to four concessions/incentives, three additional stories, or 33 feet of height, and unlimited waivers. The project sponsor is requesting a concession/incentive from the development standards for protected pedestrian, cycling and transit-oriented frontages (Planning Code Section 155(r)(4). The project is requesting waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and required active use (Planning Code Section 145.1).

The project is located in a 40-X Height and Bulk District and proposes a maximum building height of 60 feet, excepting those features specified as exemptions to the height limit under Planning Code Section 260(b).

<i>Project Tenure</i>	Rental
<i>Location</i>	RH-2, Mission Bernal NCD
<i>Project Size</i>	70 units
<i>Total On-Site Affordable Units</i>	70 (100% affordable)
<i>Project Unit Mix</i>	45 Studio, 25 1BR, 0 2BR
<i>Total Residential Floor Area</i>	65,000 sf
<i>Base Residential Floor Area or Base Units</i>	19,710 sf
<i>% Density Bonus</i>	N/A – Unlimited density, 3 additional stories or 33 feet of height

Planning Code Findings

Planning Code Section 206.6

The Department finds that the project is consistent with the findings set forth in 206.6 as further described below.

Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable.

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing all of the Project's residential units on-site as affordable to households at 80% of AMI, or below, except that up to 20% of the units, or 14 units, will be affordable to households earning 120% AMI.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The project has requested concessions/incentives from the development standards for protected pedestrian, cycling and transit-oriented frontages (Planning Code Section 155(r)(4)).

Protected pedestrian, cycling and transit-oriented frontages. *The requested incentive from the protected transit-oriented frontages allows the Project to relocate an existing, non-conforming 29 feet wide curb cut on Mission Street to an adjacent location on the same frontage, thus enabling the project to provide an off-street parking entrance at the southernmost edge of the site. Retaining the existing curb cut would result in the placement of the off-street parking entrance in a pedestrian entrance zone, and an overall redesign of the project which would be cost prohibitive. The retention of the curb cut within the current design of project would result in a non-linear off-street parking entry driveway which would substantially increase the overall construction timeline, and subsequently, construction costs. By relocating the curb cut and reducing it to a standard sized 10-feet wide curb cut, the project can accommodate a code-compliant off-street parking entrance within the proposed design of the building.*

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the

Density Bonus or Concessions and Incentives permitted.

The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and, required active use (Planning Code Section 145.1).

Rear Yard. *The requested waiver from the rear yard requirements of Planning Code Section 134 result in increased residential density. In the Mission Bernal Neighborhood Commercial District, a 25% rear yard is required at the first floor containing a dwelling unit, and at each subsequent story; and in the Residential House, Two Family (RH-2) zoning district, a 30% rear yard is required at every story. Providing a code-compliant rear yard would substantially decrease the residential density of the project, resulting in the loss of approximately 25 of the 70 proposed units.*

Usable Open Space *The requested waiver from the usable open space requirements of Planning Code Section 135 result in increased residential density. In the Mission Bernal Neighborhood Commercial District, 100 square feet of common usable open space is required, and in the Residential House, Two Family (RH-2) zoning district, 166 square feet of common usable open space is required respectively per dwelling unit. Providing a code-compliant open space within the inner courtyard would substantially decrease the ground floor lot coverage, and reduce residential density of the project, resulting in the loss of approximately 30 of the 70 proposed units.*

Dwelling Unit Exposure *The requested waiver from the dwelling unit exposure requirements of Planning Code Section 140 result in increased residential density. Per Planning Code Section 140, all dwelling units are required to face either (1) A public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Planning Code or (2) An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located. Providing a code-compliant rear yard or open area for the purposes of exposure would substantially decrease the residential density of the project, resulting in the loss of approximately 30 of the 70 proposed units.*

Required Active Use *The requested waiver from the active use requirements of Planning Code Section 145.1(c)(3) is a partial waiver that allows the project to construct a street level pedestrian entry (measuring approximately 30 feet of the total 113 feet of frontage) to the inner courtyard on the Mission Street frontage. Without this waiver, the project would have to eliminate pedestrian access to the inner courtyard and Mission Street lobby entrance. The inclusion of an active space on the ground floor at the Mission Street frontage would also eliminate pedestrian access to the existing senior housing building as well.*

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The requested Density Bonus is not based on donation of land.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility,

a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus and concessions/incentives are not based on inclusion of a Child Care Facility.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested concessions/incentives are for residential use only.

General Plan Compliance

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

HOUSING ELEMENT

POLICY 15

EXPAND PERMANENTLY AFFORDABLE HOUSING INVESTMENTS IN PRIORITY EQUITY GEOGRAPHIES TO BETTER SERVE AMERICAN INDIAN, BLACK, AND OTHER PEOPLE OF COLOR WITHIN INCOME RANGES UNDERSERVED, INCLUDING EXTREMELY-, VERY LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Objective 4.A

Substantially expand the amount of permanently affordable housing for extremely low- to moderate-income households.

POLICY 26

STREAMLINE AND SIMPLIFY PERMIT PROCESSES TO PROVIDE MORE EQUITABLE ACCESS TO THE APPLICATION PROCESS, IMPROVE CERTAINTY OF OUTCOMES, AND ENSURE MEETING STATE- AND LOCAL-REQUIRED TIMELINES, ESPECIALLY FOR 100% AFFORDABLE HOUSING AND SHELTER PROJECTS.

POLICY 32

PROMOTE AND FACILITATE AGING IN PLACE FOR SENIORS AND MULTI-GENERATIONAL LIVING THAT SUPPORTS EXTENDED FAMILIES AND COMMUNAL HOUSEHOLDS.

Objective 4.C

Diversify housing types for all cultures, family structures, and abilities.

The project will provide 70 new senior housing units on site at low and moderate income affordability levels, and retain the existing senior housing building containing 49 dwelling units. The project will also provide additional

usable open space on site, and improve the conditions of the existing public park facing Coleridge St. The project is consistent with the General Plan.

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site possesses a vacant retail space which is being retained. The Project provides 70 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patronize and/or own these businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site possesses existing senior housing on site, within a building located at the front of the lot. The Project would not modify the existing building and would separately provide 70 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would modify and improve the existing public park on Coleridge Avenue, which adds to the public realm and neighborhood character. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project currently preserves the 49 existing affordable senior housing units located within the front building on the subject lot. The Project will enhance the City's supply of affordable housing by providing 70 new affordable rental units for seniors. Therefore, the Project will increase the stock of affordable housing units in the City.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along two Muni bus lines (14-Mission, 49 Van Ness/Mission) and is within walking distance of the Muni train stop (J Line) at 30th and Dolores Streets. In addition, the Project is within one block of the 36-Teresita bus route. Future residents would be afforded proximity to a bus and train line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would not cast shadow on any parks or open spaces.

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Approved Plans

Exhibit C – Tribal Cultural Resources Agreement

EXHIBIT A

CONDITIONS OF APPROVAL FOR 100% AFFORDABLE SB 35 PROJECTS

Authorization

This authorization to allow the demolition of the existing parking structure and new construction of a six-story, 58-foot tall residential building containing 70 dwelling units of 100% affordable senior housing, residential support and management areas on the ground floor, including offices and other support areas, resident amenity spaces including a community room, reading room, fitness room, family room, and co-working space, seven Class 1 and four Class 2 bike parking spaces, located at 3333 Mission Street/ 190 Coleridge Street, Block 5615, and Lots 099, 100 and 101 within the **Mission Bernal Neighborhood Commercial District (NCD) and Residential-House, Two Family (RH-2)** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **October 07, 2024**, and stamped “EXHIBIT B” included in the docket for Record No. **2023-011158PRJ**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Department on **October 30, 2024** under Application No **2023-011158PRJ**.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes and modifications will be evaluated consistent with Government Code Section 65913.4(h).

Performance

1. **Expiration.** Pursuant to California Government Code Section 65913.4(g) the authorization and right vested by virtue of this action does not expire, as the Project includes public investment in affordability, and more than 50 percent of units are restricted by a land use restriction or covenant as affordable to households earning below 80 percent of the area median income for no less than fifty-five years if rented and forty-five years if owned.

Provisions

2. **Prevailing Wages.** If the Project is not in its entirety a public work, as defined in Government Code Section 65913.4 (a)(8)(A), all construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, and the standards set forth in Government Code Section 65913.4(8) shall be met during the construction of the project.
3. **Workforce Participating in an Apprenticeship.** The Project includes at least 50 units. Therefore, the development of the Project shall meet the of the labor standards set forth in Government Code Section 65913.4(a)(8)(E).
4. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
5. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org.

6. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65913.4, as the project includes public investment in affordability, and more than 50 percent of the residential units are restricted by a land use restriction or covenant as affordable to households earning below 80 percent of the area median income for no less than fifty-five years if rented and forty-five years if owned. In addition, the Project was approved in accordance with the provisions of California Government Code Section 65915 ("State Density Bonus Law"). The Project is eligible for decontrolled density, three stories above the zoned height limit, up to four incentives and concessions, and unlimited waivers from development standards. The Department has granted incentives/concessions from the development standards for protected pedestrian, cycling and transit-oriented frontages (Planning Code Section 155(r)(4). and waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and required active use (Planning Code Section 145.1). Prior to the issuance of the first construction document for the Project,

the property owner must enter into a regulatory agreement with the City pursuant to the provisions of Planning Code Section 206.6(f).

7. **Inclusionary Affordable Housing Program.** As currently proposed in the Project Sponsor's application and affidavit, the Project is intended to be a 100% affordable housing project with rents that will be regulated by a government unit, agency, or authority, except those unsubsidized or unassisted units insured by the US Department of Housing and Urban Development pursuant to Section 415.3(f)(4). As of the date of this approval, the Project does not satisfy the requirements under Section 415.3(f)(4) and is not exempt from the Inclusionary Affordable Housing Program. To comply with Section 415.3(f)(4), the Project Sponsor shall (i) execute an affordable housing regulatory agreement with the City or other government agency in form and substance acceptable to the Planning Department, MOHCD, and the City Attorney's Office, and (ii) record such regulatory agreement on title to the real property of the Project in the official records of the City and County of San Francisco. Project Sponsor shall deliver a copy of such recorded regulatory agreement to the Planning Department prior to issuance of the Site Permit or Building Permit for the Project.

If the Project Sponsor no longer intends to develop a 100% affordable housing project, or does not execute and record an affordable housing regulatory agreement as described above, the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 et seq, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 et seq, the Project Sponsor shall: (i) obtain from the Planning Department a supplemental letter setting forth the applicable inclusionary housing requirements for the Project, and (ii) execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD prior to issuance of the Site Permit or Building Permit for the Project.

If, at any point during the life of the Project, the Project no longer qualifies as a 100% affordable housing project under Section 415.3(f)(4), the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 et seq, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 et seq, the Project Sponsor shall execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD.

8. **Mitigation Measures.** Mitigation measures described in the attached as Exhibit C are necessary to avoid potential significant effects of the proposed project on Tribal Cultural Resources and have been agreed to by the project sponsor. Their implementation is a condition of project approval.



PLANNING APPROVAL LETTER

Date: 04/16/2025
Planning Record No. **2024-011564PRJ**
Project Address: **3333 MISSION ST**
Zoning: MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT (NCD), RESIDENTIAL- HOUSE,
TWO FAMILY (NCD,RH-2)
40-X Height and Bulk District
Bernal Heights Special Use District
Block/Lot: 5615 / 099
Project Sponsor: Andre J White
77 Geary Street Mitchellville Real Estate Group CA
Bernal Heights Neighborhood Center
515 Cortland Ave, San Francisco, CA 94110
Staff Contact: Kalyani Agnihotri
Kalyani.Agnihotri@sfgov.org | 628-652-7454

Project Description

The proposed project includes demolition of the existing parking structure and new construction of a six-story, 58-foot tall residential building containing 70 dwelling units of 100% affordable senior housing, residential support and management areas on the ground floor, including offices and other support areas, resident amenity spaces including a community room, reading room, fitness room, family room, and co-working space, seven Class 1 and four Class 2 bike parking spaces. The Project will provide 100% of the dwelling units at 30% to 120% Area Median Income (AMI). The project also proposes a new podium, grade level courtyards for tenant use as well as a public park along Coleridge Street (under a separate permit).

This is a modification request to an already approved SB 35 project (Planning Case No. 2023-011158PRJ, approved on October 30, 2024). The proposed changes maintain the approved number of 100% affordable senior housing units (seventy units) while introducing design modifications and enhanced utilization of the proposed space. The key proposed modifications include a reduction of 2 floors from the approved floors for the new building on the Mission Street frontage, an increase of 1 floor from the approved floors for the new building on the Coleridge Street frontage, and integration of five residential units and amenities located into the existing commercial space on the ground floor. The existing storefront glazing at the ground-floor commercial space fronting on Mission Street will be reduced to accommodate the five additional residential units that will be converted in the existing commercial space, while still meeting transparency and fenestration requirements.

The Project site contains an existing building at the front of the lot, with one story of commercial space and three stories of residential use consisting of 49 dwelling units that are also dedicated to senior housing. The existing building was entitled as a Planned Unit Development under the Planning Record No. 1986.480C. The 49 senior housing dwelling units will be retained and a portion of the commercial space will be converted into five ground floor dwelling units.

Project Approval

This project is approved pursuant to Government Code section 65913.4, commonly known as **SB 35**. SB 35 requires the ministerial approval of certain projects that restrict at least 50% of units as affordable to households earning less than 80% of Area Median Income (AMI). For details on SB 35, please see Director's Bulletin 5, or Government Code section 65913.4.

The Department has determined that the project is eligible for SB 35 and has concluded its design review of the project, including that it complies with the objective standards of the Planning Code. The Department therefore approves the project in accordance with the provisions of Government Code section 65913.4 (SB 35), as recorded in Planning Record No. 2024-011564PRJ. The project shall comply with the standard conditions of approval for an SB 35 project, attached as **Exhibit A**. The property owner shall record Exhibit A in a Notice of Special Restrictions prior to the issuance of a site or building permit for the project. The plans for the approved project are attached to this approval as **Exhibit B**. The approval also includes compliance with a tribal cultural resources agreement attached to this approval as **Exhibit C**. When the project is ready to begin implementing the requirements pursuant to this agreement, please email CPC.TribalCulturalResources@sfgov.org.

Project Timeline

Department issued a Planning Approval Letter for 2023-011158PRJ	10/30/2024
Applicant submitted an application to modify the approved project	12/12/2024
Department staff deemed Application Complete (CAN)	01/02/2025
Department staff issued Plan Check Letter No. 1 (PCL) for the modified project	01/30/2025
Applicant responded to PCL No. 1	02/21/2025
Department staff issued Plan Check Letter No. 2 (PCL) for the modified project	03/07/2025
Applicant responded to PCL No. 2	03/25/2025
Department staff deemed the project code-compliant	03/27/2025

Compliance with the State Density Bonus Law

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the "State Law"). Under subsection 65915(b)(1)(G) of the State Law, a housing development that provides 100 percent of the total units for lower income households, except that up to 20 percent of the total units in the development may be for moderate-income

households and exclusive of a manager's unit(s), is entitled to four concessions and incentives that result in identifiable and actual cost reductions to provide for affordable housing costs. Such project, when located within one-half mile of a major transit stop, shall be relieved of maximum density controls and shall also receive a height increase of up to three additional stories, or 33 feet, and unlimited waivers from development standards that might otherwise preclude the construction of the project are permitted under this subsection of the State Law.

The Project Sponsor is providing 70 units of housing affordable to low- and very low-income households, and the project is located within one-half mile of a major transit stop; therefore, the project is not subject to any maximum control on density, and is entitled to receive up to four concessions/incentives, three additional stories, or 33 feet of height, and unlimited waivers. The project sponsor is requesting a concession/incentive from the development standards for protected pedestrian, cycling and transit-oriented frontages (Planning Code Section 155(r)(4)). The project is requesting waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and required active use (Planning Code Section 145.1).

The project is located in a 40-X Height and Bulk District and proposes a maximum building height of 60 feet, excepting those features specified as exemptions to the height limit under Planning Code Section 260(b).

<i>Project Tenure</i>	Rental
<i>Location</i>	RH-2, Mission Bernal NCD
<i>Project Size</i>	70 units
<i>Total On-Site Affordable Units</i>	70 (100% affordable)
<i>Project Unit Mix</i>	42 Studio, 28 1BR, 0 2BR
<i>Total Residential Floor Area</i>	68,100 sf
<i>Base Residential Floor Area or Base Units</i>	120 base units total
<i>% Density Bonus</i>	N/A – Unlimited density, 3 additional stories or 33 feet of height

Planning Code Findings

Planning Code Section 206.6

The Department finds that the project is consistent with the findings set forth in 206.6 as further described below.

Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable.

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing all of the Project's residential units on-site as affordable to households at 80% of AMI, or below, except that up to 20% of the units, or 14 units, will be affordable to households earning 120% AMI.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The project has requested concessions/incentives from the development standards for protected pedestrian, cycling and transit-oriented frontages (Planning Code Section 155(r)(4)).

Protected pedestrian, cycling and transit-oriented frontages. *The requested incentive from the protected transit-oriented frontages allows the Project to relocate an existing, non-conforming 29 feet wide curb cut on Mission Street to an adjacent location on the same frontage, thus enabling the project to provide an off-street parking entrance at the southernmost edge of the site. Retaining the existing curb cut would result in the placement of the off-street parking entrance in a pedestrian entrance zone, and an overall redesign of the project which would be cost prohibitive. The retention of the curb cut within the current design of project would result in a non-linear off-street parking entry driveway which would substantially increase the overall construction timeline, and subsequently, construction costs. By relocating the curb cut and reducing it to a standard sized 10-feet wide curb cut, the project can accommodate a code-compliant off-street parking entrance within the proposed design of the building.*

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the

Density Bonus or Concessions and Incentives permitted.

The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and, required active use (Planning Code Section 145.1).

Rear Yard. *The requested waiver from the rear yard requirements of Planning Code Section 134 result in increased residential density. In the Mission Bernal Neighborhood Commercial District, a 25% rear yard is required at the first floor containing a dwelling unit, and at each subsequent story; and in the Residential House, Two Family (RH-2) zoning district, a 30% rear yard is required at every story. Providing a code-compliant rear yard would substantially decrease the residential density of the project, resulting in the loss of approximately 25 of the 70 proposed units.*

Usable Open Space *The requested waiver from the usable open space requirements of Planning Code Section 135 result in increased residential density. In the Mission Bernal Neighborhood Commercial District, 100 square feet of common usable open space is required, and in the Residential House, Two Family (RH-2) zoning district, 166 square feet of common usable open space is required respectively per dwelling unit. Providing a code-compliant open space within the inner courtyard would substantially decrease the ground floor lot coverage, and reduce residential density of the project, resulting in the loss of approximately 30 of the 70 proposed units.*

Dwelling Unit Exposure *The requested waiver from the dwelling unit exposure requirements of Planning Code Section 140 result in increased residential density. Per Planning Code Section 140, all dwelling units are required to face either (1) A public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Planning Code or (2) An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located. Providing a code-compliant rear yard or open area for the purposes of exposure would substantially decrease the residential density of the project, resulting in the loss of approximately 30 of the 70 proposed units.*

Required Active Use *The requested waiver from the active use requirements of Planning Code Section 145.1(c)(3) is a partial waiver that allows the project to: (a) construct a street level pedestrian entry (measuring approximately 30 feet of the total 113 feet of frontage) to the inner courtyard on the Mission Street frontage, (b) allow ground floor units to be located along a portion of the Mission Street frontage, and (c) allow certain maintenance and mechanical appurtenance spaces that are essential for the functioning of the building to have direct street access. Without this waiver, the project would lose five ground floor units and have to eliminate pedestrian access to the inner courtyard and Mission Street lobby entrance. The inclusion of an active space on the ground floor at the Mission Street frontage would also eliminate pedestrian access to the existing senior housing building as well.*

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The requested Density Bonus is not based on donation of land.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus and concessions/incentives are not based on inclusion of a Child Care Facility.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested concessions/incentives are for residential use only.

General Plan Compliance

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

HOUSING ELEMENT

POLICY 15

EXPAND PERMANENTLY AFFORDABLE HOUSING INVESTMENTS IN PRIORITY EQUITY GEOGRAPHIES TO BETTER SERVE AMERICAN INDIAN, BLACK, AND OTHER PEOPLE OF COLOR WITHIN INCOME RANGES UNDERSERVED, INCLUDING EXTREMELY-, VERY LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Objective 4.A

Substantially expand the amount of permanently affordable housing for extremely low- to moderate-income households.

POLICY 26

STREAMLINE AND SIMPLIFY PERMIT PROCESSES TO PROVIDE MORE EQUITABLE ACCESS TO THE APPLICATION PROCESS, IMPROVE CERTAINTY OF OUTCOMES, AND ENSURE MEETING STATE- AND LOCAL-REQUIRED TIMELINES, ESPECIALLY FOR 100% AFFORDABLE HOUSING AND SHELTER PROJECTS.

POLICY 32

PROMOTE AND FACILITATE AGING IN PLACE FOR SENIORS AND MULTI-GENERATIONAL LIVING THAT SUPPORTS EXTENDED FAMILIES AND COMMUNAL HOUSEHOLDS.

Objective 4.C

Diversify housing types for all cultures, family structures, and abilities.

The project will provide 70 new senior housing units on site at low and moderate income affordability levels, and retain the existing senior housing building containing 49 dwelling units. The project will also provide additional

usable open space on site, and improve the conditions of the existing public park facing Coleridge St. The project is consistent with the General Plan.

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site possesses a vacant retail space on the ground floor which is being retained, but reduced in size. The Project provides 70 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patronize and/or own these businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site possesses existing senior housing on site, within a building located at the front of the lot. The Project would not modify the existing building and would separately provide 70 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would modify and improve the existing public park on Coleridge Avenue, which adds to the public realm and neighborhood character. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project currently preserves the 49 existing affordable senior housing units located within the front building on the subject lot. The Project will enhance the City's supply of affordable housing by providing 70 new affordable rental units for seniors. Therefore, the Project will increase the stock of affordable housing units in the City.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along two Muni bus lines (14-Mission, 49 Van Ness/Mission) and is within walking distance of the Muni train stop (J Line) at 30th and Dolores Streets. In addition, the Project is within one block of the 36-Teresita bus route. Future residents would be afforded proximity to a bus and train line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would not cast shadow on any parks or open spaces.

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Approved Plans

Exhibit C – Tribal Cultural Resources Agreement

EXHIBIT A

CONDITIONS OF APPROVAL FOR 100% AFFORDABLE SB 35 PROJECTS

Authorization

This authorization to allow the demolition of the existing parking structure and new construction of a six-story, 58-foot tall residential building containing 70 dwelling units of 100% affordable senior housing, residential support and management areas on the ground floor, including offices and other support areas, resident amenity spaces including a community room, reading room, fitness room, family room, and co-working space, seven Class 1 and four Class 2 bike parking spaces, located at 3333 Mission Street/ 190 Coleridge Street, Block 5615, and Lots 099, 100 and 101 within the **Mission Bernal Neighborhood Commercial District (NCD) and Residential-House, Two Family (RH-2)** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **March 20, 2025**, and stamped “EXHIBIT B” included in the docket for Record No. **2024-011564PRJ**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Department on **April 16, 2025** under Application No **2024-011564PRJ**.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes and modifications will be evaluated consistent with Government Code Section 65913.4(h).

Performance

1. **Expiration.** Pursuant to California Government Code Section 65913.4(g) the authorization and right vested by virtue of this action does not expire, as the Project includes public investment in affordability, and more than 50 percent of units are restricted by a land use restriction or covenant as affordable to households earning below 80 percent of the area median income for no less than fifty-five years if rented and forty-five years if owned.

Provisions

2. **Prevailing Wages.** If the Project is not in its entirety a public work, as defined in Government Code Section 65913.4 (a)(8)(A), all construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, and the standards set forth in Government Code Section 65913.4(8) shall be met during the construction of the project.
3. **Workforce Participating in an Apprenticeship.** The Project includes at least 50 units. Therefore, the development of the Project shall meet the of the labor standards set forth in Government Code Section 65913.4(a)(8)(E).
4. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
5. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org.

6. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65913.4, as the project includes public investment in affordability, and more than 50 percent of the residential units are restricted by a land use restriction or covenant as affordable to households earning below 80 percent of the area median income for no less than fifty-five years if rented and forty-five years if owned. In addition, the Project was approved in accordance with the provisions of California Government Code Section 65915 (“State Density Bonus Law”). The Project is eligible for decontrolled density, three stories above the zoned height limit, up to four incentives and concessions, and unlimited waivers from development standards. The Department has granted incentives/concessions from the development standards for protected pedestrian, cycling and transit-oriented frontages (Planning Code Section 155(r)(4). and waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and required active use (Planning Code Section 145.1). Prior to the issuance of the first construction document for the Project,

the property owner must enter into a regulatory agreement with the City pursuant to the provisions of Planning Code Section 206.6(f).

7. **Inclusionary Affordable Housing Program.** As currently proposed in the Project Sponsor's application and affidavit, the Project is intended to be a 100% affordable housing project with rents that will be regulated by a government unit, agency, or authority, except those unsubsidized or unassisted units insured by the US Department of Housing and Urban Development pursuant to Section 415.3(f)(4). As of the date of this approval, the Project does not satisfy the requirements under Section 415.3(f)(4) and is not exempt from the Inclusionary Affordable Housing Program. To comply with Section 415.3(f)(4), the Project Sponsor shall (i) execute an affordable housing regulatory agreement with the City or other government agency in form and substance acceptable to the Planning Department, MOHCD, and the City Attorney's Office, and (ii) record such regulatory agreement on title to the real property of the Project in the official records of the City and County of San Francisco. Project Sponsor shall deliver a copy of such recorded regulatory agreement to the Planning Department prior to issuance of the Site Permit or Building Permit for the Project.

If the Project Sponsor no longer intends to develop a 100% affordable housing project, or does not execute and record an affordable housing regulatory agreement as described above, the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 et seq, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 et seq, the Project Sponsor shall: (i) obtain from the Planning Department a supplemental letter setting forth the applicable inclusionary housing requirements for the Project, and (ii) execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD prior to issuance of the Site Permit or Building Permit for the Project.

If, at any point during the life of the Project, the Project no longer qualifies as a 100% affordable housing project under Section 415.3(f)(4), the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 et seq, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 et seq, the Project Sponsor shall execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD.

8. **Mitigation Measures.** Mitigation measures described in the attached as Exhibit C are necessary to avoid potential significant effects of the proposed project on Tribal Cultural Resources and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

Exhibit D

HCD Letter

(Attached)

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 10, 2023

San Francisco Board of Appeals
City and County of San Francisco

Via: boardofappeals@sfgov.org

49 S Van Ness Ave.

San Francisco, CA 94103

Dear San Francisco Board of Appeals:

RE: 2550 Irving Street – Letter of Support and Technical Assistance

The purpose of this letter is to provide technical assistance to the City and County of San Francisco (City/County) regarding the housing project proposed at 2550 Irving Street (Project) by the Tenderloin Neighborhood Development Corporation (TNDC). This assistance is based partly upon Appeal No. 23-034 that is scheduled to be heard at the August 16, 2023, Board of Appeals meeting. Appeal No. 23-034 is an appeal of the site permit issued on June 26, 2023.

The California Department of Housing and Community Development (HCD) is submitting this letter to aid with the interpretation of the Streamlined Ministerial Approval Process created by Senate Bill (SB) 35 (Chapter 366, Statutes of 2017) and codified in Government Code section 65913.4 in relation to the appeal of the site permit. On February 22, 2023, HCD provided a Letter of Support and Technical Assistance regarding the appeal of the Project's demolition permit. Much of that letter's discussion is applicable to this appeal as well. It is HCD's understanding that the site and Project description have not changed and that no additional studies have been conducted since the February appeal hearing that would impact the Project's eligibility for streamlining.

Project Approval under the Streamlined Ministerial Approval Process

The 90-unit affordable housing Project was processed and approved under Government Code section 65913.4 (SB 35 streamlining). Section 65913.4, subdivision (a), states that a development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (c) and is not subject to a conditional use permit (CUP) or any other non-legislative discretionary approval if the development satisfies all of the objective planning standards outlined in subdivision (a). As noted in HCD's previous technical assistance letter, San Francisco's approval of the SB 35 application establishes that the Project does comply with all the objective standards set forth in subdivision (a).

Of particular relevance is Government Code section 65913.4, subdivision (a)(6)(E), which states that a project located on a hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Health and Safety Code section 25356 does not qualify for streamlined ministerial review under SB 35 unless DTSC has cleared the site for residential use or residential mixed-uses. It is HCD's understanding that the Project is not located on any listed or designated hazardous waste site, so this exception to streamlined, ministerial approval does not apply. Moreover, DTSC approved a Site Assessment Plan and Report of Findings on June 8, 2021, confirming that the Project site had been adequately analyzed under DTSC standards. The Project site was not identified as a hazardous waste site pursuant to Government Code section 65962.5 or Health and Safety Code section 25356 and was not listed on the Hazardous Waste and Substances Sites List. Thus, the Project meets the requirements for streamlined review under Government Code section 65913.4, subdivision (a)(6)(E).

Section 65913.4 goes on to state, in subdivision (c)(1), "If a local government determines that a development submitted pursuant to this section is consistent with the objective planning standards specified in subdivision (a) . . . it shall approve the development." Accordingly, the City/County acted correctly when it approved the Project under SB 35 and when it granted the site permit in question, and the Board of Appeals acted correctly when denying the appeal of the demolition permit in February. As with the appeal of the demolition permit, upholding the appeal of the site permit would be counter to the requirements of SB 35 streamlining.

Furthermore, Government Code section 65913.4, subdivision (h)(2)(A), requires that "[i]ssuance of subsequent permits shall implement the approved development, and review of the permit application shall not inhibit, chill, or preclude the development. For purposes of this paragraph, a subsequent permit means a permit required subsequent to receiving approval under subdivision (c), and includes, but is not limited to, demolition, grading, encroachment, and building permits and final maps, if necessary." A site permit meets this definition of subsequent permits, and therefore an appeal of the site permit would be considered an attempt to chill or preclude development.

Limitations on Public Oversight of SB 35 Projects

Additionally, Government Code section 65913.4, subdivision (d)(1), clearly limits the scope of review and public oversight on SB 35 projects. Under this subdivision, design review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects and, similar to subdivision (h)(2)(A), shall not in any way inhibit, chill, or preclude ministerial approval.

Since there are no conflicts with subdivision (a), including subdivision (a)(6)(E) as discussed above, no further public oversight is permissible. Undoubtedly, further review of a hazardous waste issue already reviewed by DTSC and covered by the City in its review of the SB 35 application is not appropriate. Analysis of criteria required for streamlined

projects has already been completed through the SB 35 application process. An appeal of the demolition permit, site permit, or any other future permit covered under the project's SB 35 application is incompatible with streamlined, ministerial approval and is not permitted under subdivision (d).

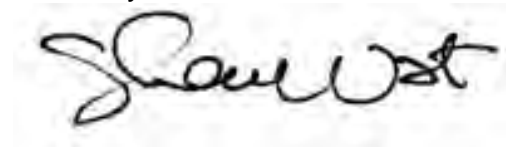
Conclusion

The State of California is in a housing crisis, and the provision of housing is a priority of the highest order. HCD encourages the Board of Appeals to deny the appeal and uphold the approval of the Project's site permit. Granting this or any future appeal would be in violation of the Streamlined Ministerial Approval Process created by SB 35 and codified in Government Code section 65913.4.

HCD would also like to remind the City/County that HCD has enforcement authority over the implementation of Government Code section 65913.4, among other state housing laws. Accordingly, HCD may review local government actions and inactions to determine consistency with these laws. If HCD finds that a local government's actions do not comply with state law, HCD may notify the California Office of the Attorney General that the local government is in violation of state law (Gov. Code, § 65585, subd. (j)).

If you have any questions regarding the content of this letter or would like additional technical assistance, please contact Bentley Regehr at bentley.regehr@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West", is positioned above the typed name.

Shannan West
Housing Accountability Unit Chief

Exhibit E

City's Implementation Memorandum

(Attached)



DAVID CHIU
City Attorney

AUSTIN M. YANG
Deputy City Attorney

Direct Dial: (415) 554-6761
Email: austin.yang@sfcityattorney.org

MEMORANDUM

TO: Mayor London Breed; Board of Supervisors; Board of Appeals; Planning Commission; Historic Preservation Commission; Building Inspection Commission; Public Works Commission; Public Utilities Commission; Public Health Commission

FROM: Austin Yang *AY*
Deputy City Attorney

DATE: November 8, 2023

RE: Assembly Bill 1114 (Haney) – Recent Amendments to Government Code Section 65913.3; Permit Streamlining Requirements for Housing Development Projects

On October 25, 2023, the California Department of Housing and Community Development (“HCD”) issued its Policies and Practices Review for San Francisco. In the report, HCD finds that the City’s “local rules around discretionary permitting and post-entitlement appeals prevent full implementation of the goals and aims of state housing laws.” This past year, the City has faced increasing scrutiny over its permitting review and appeals of housing projects. As one means of addressing this issue, the State recently enacted Assembly Bill 1114 (Haney) (“AB 1114”). As of January 1, 2024, that bill makes Government Code Section 65913.3, which generally imposes tight time frames for cities to review and process permits, apply to the City. As initially enacted in 2022, California Government Code Section 65913.3 only applied to nondiscretionary permits. Because all permits in San Francisco are discretionary – and subject to appeal under California Supreme Court precedent and the City’s Charter – the City was generally not subject to Government Code Section 65913.3.

But AB 1114 makes all postentitlement phase permits, including building permits, for designated housing development projects (i.e., projects with all residential units, transitional or supportive housing, or where at least two-thirds of the square footage is for residential use), whether discretionary or nondiscretionary, subject to the streamlining requirements and not subject to appeal. AB 1114 will impact how the City reviews and processes building permits, as well as appeals to the Board of Appeals. In addition, other state laws, such as the recently enacted Senate Bill 423 (Wiener) (“SB 423”), require streamlined approval of certain permits for eligible housing projects, including subsequent permits required for those projects. (We are also issuing an accompanying memorandum on SB 423 today).

Because the City was not subject to, and therefore did not implement Section 65913.3 when the Legislature initially enacted it in AB 2234, we briefly describe the obligations of Section 65913.3, including the recent changes made in AB 1114; the consequences of City non-compliance; exceptions to the timing requirements where the City makes certain findings of significant, quantifiable, direct, and unavoidable impacts, based on objective, identified, and

MEMORANDUM

DATE: November 8, 2023
PAGE: 2
RE: Assembly Bill 1114 (Haney) – Recent Amendments to Government Code
Section 65913.3; Permit Streamlining Requirements for Housing Development
Projects

written public health or safety standards, policies, or conditions; and the potential for tolling of certain required time limits for City review.

In sum, the City must implement these four main changes for qualified housing development projects beginning January 1, 2024: (1) update its website resources; (2) determine whether applications are complete within 15 business days after receiving them; (3) complete permit review within 30-60 business days after determining an application is complete, depending on the size of the project; and (4) allow a permit applicant to appeal any City finding that the application is not complete or does not comply with the applicable permit standards, and not hold any appeal for postentitlement phase permits for any project that does comply, all as further described below. A postentitlement phase permit includes “nondiscretionary permits and reviews ... after the entitlement process ... to begin construction of a development project” and “all building permits and other permits issued under the California Building Standards Code..., or any applicable local building code for the construction, demolition, or alteration of buildings, whether discretionary or nondiscretionary.”

Website resources:

- Post one or more lists specifying in detail the information that will be required from any applicant for a postentitlement phase permit. Although the City may revise the list(s), any revised list shall not apply to any permit pending review. (Gov’t Code § 65913.3(a).)
- Post complete approved applications and complete postentitlement phase permits for the following types of housing projects: accessory dwelling unit, duplex, multifamily, mixed use, and townhome. (*Id.*) The City may post examples of additional types of housing projects.
- Provide an option for postentitlement phase permits to be applied for, completed, and retrieved by the applicant online. The website must list the current processing status of the permit and note whether it is being reviewed by the City or if action is required from the applicant. If the permits cannot be applied for via the website, the City must accept applications by electronic mail, until the website option is available.

Completeness:

- The City has 15 business days from receipt of the application to determine whether a postentitlement phase permit application is complete. (Gov’t Code § 65913.3(b)(1).) The incompleteness determination is limited to the items included in the initial list of application requirements. Resubmittal in response to a notice of incomplete application triggers a new 15 business days review by the City. (*Id.*) Failure of the City to respond to the originally submitted or resubmitted material within 15 business days results in the application being deemed complete. (*Id.*)

Project review:

- **For housing projects with 25 units or fewer**, the City must complete review and either return in writing a full set of comments with a comprehensive request for revisions, or return the approved permit application within 30 business days after the local agency determines that an application is complete. (Gov’t Code § 65913.3(c)(1).)

MEMORANDUM

DATE: November 8, 2023

PAGE: 3

RE: Assembly Bill 1114 (Haney) – Recent Amendments to Government Code
Section 65913.3; Permit Streamlining Requirements for Housing Development
Projects

- **For housing projects with 26 units or more**, the City must complete review and either return in writing a full set of comments with a comprehensive request for revisions, or return the approved permit application within 60 business days after the local agency determines that an application is complete. (Gov't Code § 65913.3(c)(2).)
- If the City determines that the application is non-compliant within the applicable time frame, the City must provide the applicant with a list of items that are non-compliant and a description of how the applicant can remedy those items of non-compliance. (Gov't Code § 65913.3(d)(1).)
- If the City denies the permit based on a determination that the application is non-compliant, the applicant may attempt to remedy the application, and the resubmittal is subject to the same timelines. (Gov't Code § 65913.3(d)(1).)
- The City is not limited in the amount of feedback that it provides or revisions that it may request of an applicant. (Gov't Code § 65913.3(g).)
- The City and applicant may mutually agree to an extension of any time limit in Section 65913.3. But the City cannot require such an agreement as a condition of accepting or processing the application, unless the City obtains the agreement to allow concurrent processing of related approvals or for environmental review. (Gov't Code § 65913.3(i).)

Appeals:

- If the City determines that the permit is incomplete or does not comply with the permit standards, then the City must provide an appeal to the governing body of the agency, or if there is no governing body, the director of the agency. Here, for building permits, the City can provide for that appeal to the Building Inspection Commission, or through a Board of Supervisors ordinance, to the Planning Commission, or both. (Gov't Code § 65913.3(e)(1).)
- Any final determination on an applicant's appeal must be issued within 60 business days of filing the appeal for housing projects with 25 units or fewer, and 90 business days for housing projects with 26 or more units. (Gov't Code § 65913.3(e)(2).)
- Once the City determines that the permit is compliant, the City must not hold any appeals or additional hearings. (Gov't Code § 65913.3(c)(3).)

Consequences of City Non-Compliance:

- Any failure by the City to adhere to the time frames in Section 65913.3 constitutes a violation of the Housing Accountability Act. (Gov't Code § 65913.3(f).) Potential consequences include: administrative enforcement by the State Department of Housing and Community Development, and/or lawsuits seeking injunctive relief, including attorneys' fees. Failure to comply with the court order could result in fines starting at \$10,000 per housing unit, and potentially up to \$50,000 per housing unit. (Gov't Code § 65589.5(k).)

MEMORANDUM

DATE: November 8, 2023

PAGE: 4

RE: Assembly Bill 1114 (Haney) – Recent Amendments to Government Code
Section 65913.3; Permit Streamlining Requirements for Housing Development
Projects

Exceptions:

- **Potential specific, adverse impact on public health or safety.** The time limits do not apply if, within the time limits specified above, the City makes written findings based on substantial evidence in the record that the proposed permit might have a specific, adverse impact on public health or safety and that additional time is necessary to process the application. (Gov't Code § 65913.3(c)(4).) “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- **Tolling.** Also, the City’s time to review the permits are tolled if the permit requires review by an outside governmental entity.

Exhibit F

Proposed Park Redesign Renderings

(Attached)

COMMUNITY MEETING 1 - SUMMARY OF FEEDBACK

COMMENTS ON SPACES AND OPTIONS:

- Most people preferred the diagrams where the spaces were more connected.
- Caretakers like being near children.
- There is a desire for spaces that can host birthday parties and group gatherings.
- Request for screening for the residents at Virginia Street.
- Relocate entrance of community room further away from children’s play area. The mix of older adults coming into the space and children playing may be hazardous (1 comment)
- There should be separation of space between children’s play area used by older adults (1 comment)
- Exercise space is highly desired.
- Some interest in game tables.
- Lots of interest in multi-generational exercise.
- Lots of interest in the community porch and trees in the park.

COMMENTS ON FURNISHINGS, MATERIALS AND FINISHES:

- Natural play structures aesthetic was preferred over the traditional metal and plastic structures.
- Folks liked customized fence with some visual interest over chainlink/printed fences.
- Like the variety of seating options (fixed benches, movable benches, etc.).
- Preference for seating surfaces with wood.
- A desire for lots of trees and planting. (many comments)
- Preference for wood decking and ‘warm’ materials.

COMMENTS ON ARCHITECTURE

- What is purpose of Coleridge lobby? Seems like it can be eliminated, cut back or area re-purposed for another use.
- Remove 2 stories from Virginia Street edge and add a park atop the Virginia Street building that is open to public.

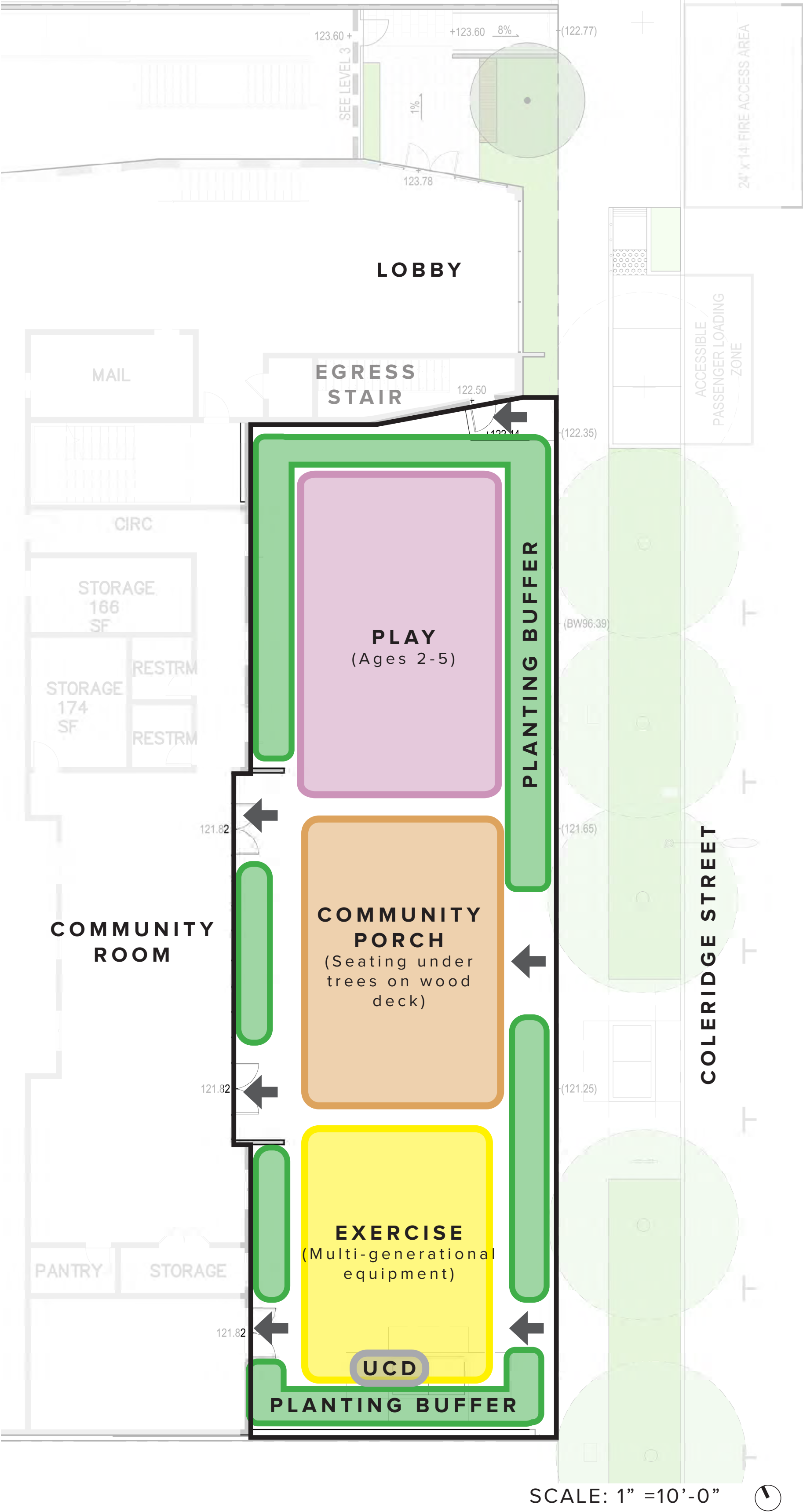
COMMENTS ON COLERIDGE STREETSCAPE:

- Planting strip along streetscape looks nice but there is a concern for car users to have space to step out of their cars. Need to incorporate a courtesy strip at curb.
- The need for a widened sidewalk is preferable so older adults, families with children, runners, dogs, etc. have ample space to traverse the sidewalk. Coleridge is a highly traveled path.

ADDITIONAL QUESTIONS AND COMMENTS:

- Community has the desire to retain as many of the ash trees on Coleridge as possible.
- Will play area be large enough to cater to daycare capacities?
- Security concerns if there is not a fence.
- Will moveable chairs be a problem?
- What is going to happen to the existing planting on the structure? Is there a way the plants can be kept and maintained?
- Is there a place where we can incorporate planting and gardening? It is good exercise for the residents.
- Will the rooftop gardens be open to the public?
- Some residents miss watching children come by and play at the park.

PRELIMINARY CONFIGURATION BASED ON COMMUNITY FEEDBACK



SUMMARY AND TAKE-AWAYS:

- Overall feedback from the community was positive and they were just curious.
- Data from online survey showed lawn was highly desirable, yet feedback from the community meeting showed that it was not as desirable as some of the other elements.

HIGHLY DESIRABLE AMENITIES FROM THE BOARDS:

- Community Porch/Deck
- Multi-generational Exercise Equipment
- Play Area
- Garden Space
- Trees Within Park
- Mix of Fixed and Movable Seating



COLERIDGE NEIGHBORHOOD PARK

PLAY STRUCTURES & RECREATION



SITE FURNISHINGS



EXPERIENCES



FENCING

COLERIDGE NEIGHBORHOOD PARK

PLAY STRUCTURES & RECREATION



Nature Play Structures

Multi-generational Movement Equipment

SITE FURNISHINGS



Patio Chairs

Cafe Tables & Chairs

Benches with Armrests

Built in Benches

EXPERIENCES



Community Porch with Tree Grove

Gardens

Picket Metal

FENCING



COLERIDGE NEIGHBORHOOD PARK

From: [BOS Legislation, \(BOS\)](#)
To: ["zazie7@comcast.net"; "ASLee@sheppardmullin.com"; lchang@sheppardmullin.com; gdacus; lchang@sheppardmullin.com](#)
Cc: [RUSSI, BRAD \(CAT\); TOM, CHRISTOPHER \(CAT\); CROSSMAN, BRIAN \(CAT\); YANG, AUSTIN \(CAT\); MALAMUT, JOHN \(CAT\); Short, Carla \(DPW\); Schneider, Ian \(DPW\); French, Elias \(DPW\); Anderson, Kate \(DPW\); Tse, Bernie \(DPW\); Crooms, Michael \(DPW\); Dennis Phillips, Sarah \(CPC\); Teague, Corey \(CPC\); Tam, Tina \(CPC\); Gibson, Lisa \(CPC\); Navarrete, Joy \(CPC\); Switzky, Joshua \(CPC\); Sider, Dan \(CPC\); Starr, Aaron \(CPC\); Watty, Elizabeth \(CPC\); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela \(BOS\); Somera, Alisa \(BOS\); Mchugh, Eileen \(BOS\); BOS Legislation, \(BOS\)](#)
Subject: APPLICANT STATEMENT: Appeal of Tentative Map - Proposed 3333 Mission Street and 190 Coleridge Street Project - Appeal Hearing December 16, 2025
Date: Tuesday, December 16, 2025 11:30:00 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board is in receipt of a statement from Lauren Chang of Sheppard, Mullin, Richter & Hampton LLP, on behalf of Applicant, Elevate Housing Partners L.P., for the appeal of a Tentative Map for the proposed project at 3333 Mission Street and 190 Coleridge Street, scheduled for Special Order on December 16, 2025, at 3:00 p.m.

Please find the following link to the hearing notice for the matter:

[Applicant Statement - December 16, 2025](#)

Note: The President may entertain a motion to continue this Hearing and associated Motions to a Board of Supervisors meeting on February 3, 2026.

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 251138](#)

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



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***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of*

the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

Lauren K. Chang
213.617.5588 direct
lchang@sheppardmullin.com

December 16, 2025

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.

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
Christopher Tom, Deputy City Attorney
Brian Crossman, Deputy City Attorney
Austin Yang, Deputy City Attorney
John Malamut, Deputy City Attorney
Carla Short, Director, Public Works
Ian Schneider, Government Affairs Liaison, Public Works
Elias French, City and County Surveyor, Public Works
Katharine Anderson, Assistant City and County Surveyor, Public Works
Bernie Tse, Manager, Public Works
Michael Crooms, Public Work
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department

From: [BOS Legislation, \(BOS\)](#)
To: ["zazie7@comcast.net"; "ASLee@sheppardmullin.com"; lchang@sheppardmullin.com; gdacus; lchang@sheppardmullin.com](#)
Cc: [RUSSI, BRAD \(CAT\); TOM, CHRISTOPHER \(CAT\); CROSSMAN, BRIAN \(CAT\); YANG, AUSTIN \(CAT\); MALAMUT, JOHN \(CAT\); Short, Carla \(DPW\); Schneider, Ian \(DPW\); French, Elias \(DPW\); Anderson, Kate \(DPW\); Tse, Bernie \(DPW\); Crooms, Michael \(DPW\); Dennis Phillips, Sarah \(CPC\); Teague, Corey \(CPC\); Tam, Tina \(CPC\); Gibson, Lisa \(CPC\); Navarrete, Joy \(CPC\); Switzky, Joshua \(CPC\); Sider, Dan \(CPC\); Starr, Aaron \(CPC\); Watty, Elizabeth \(CPC\); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela \(BOS\); Somera, Alisa \(BOS\); Mchugh, Eileen \(BOS\); BOS Legislation, \(BOS\)](#)
Subject: PUBLIC WORKS RESPONSE: Appeal of Tentative Map - Proposed 3333 Mission Street and 190 Coleridge Street Project - Appeal Hearing December 16, 2025
Date: Tuesday, December 16, 2025 9:14:56 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board is in receipt of a response from the Public Works for the appeal of a Tentative Map for the proposed project at 3333 Mission Street and 190 Coleridge Street, scheduled for Special Order on December 16, 2025, at 3:00 p.m.

Please find the following link to the hearing notice for the matter:

[Public Works Response - December 16, 2025](#)

Note: The President may entertain a motion to continue this Hearing and associated Motions to a Board of Supervisors meeting on February 3, 2026.

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 251138](#)

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
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Office of the City and County Surveyor | Project Delivery: Bureau of Surveying & Mapping
T. 628.271.2000 | 49 South Van Ness Ave. Suite 9th Floor, San Francisco, CA 94103

December 16, 2025

Subject: Board of Supervisors file No. 251138
Appeal of Tentative Map Approval
Address: 3333 Mission Street and 190 Coleridge Street
Assessor's Parcel Number: 5615-099, 100, 101
Public Works Project ID: 12259

Dear Ms. Calvillo and members of the Board of Supervisors,

San Francisco Public Works Bureau of Surveying & Mapping issues this letter in response to the letter from Don Lucchesi dated November 17, 2025, appealing the approval of a Tentative Final Map at the above property for a three lot vertical subdivision, Lot One being a condominium project for up to 10 commercial units and 5 residential units. The subject application was properly reviewed and approved.

Below is a summary of this project within The Office of the County Surveyor:

- May 30, 2024: The Office of the County Surveyor received a Final Map Subdivision Application for the above-referenced property.
- June 18, 2024: The application was deemed submittable and complete. Acting City and County Surveyor William E. Blackwell, Jr. referred it to the Department of City Planning and city agencies.
- June 11 – July 16, 2025: The Office of the County Surveyor received a revised Tentative Final Map which increased the commercial condominium unit count from six to ten and the residential condominium unit count from one to five, and required fees and documents.
- July 23, 2025: City and County Surveyor Elias W. French circulated the revised Tentative Map to Department of City Planning and other city agencies.
- October 28, 2025: Department of City Planning issued approval of the subdivision.
- November 7, 2025: City & County Surveyor Elias W. French issued Conditional Approval of the Tentative Final Map. Our Office mailed notice of the Tentative Map Approval to the addresses of the owners of property within 300 feet of the site based on the Assessor's records.
- November 17, 2025: The appeal letter was submitted by Mr. Lucchesi.
- November 26, 2025: The Clerk of the Board of Supervisors scheduled the hearing date for the Tentative Map Appeal for December 16, 2025.

The existing site consists of three vertical subdivision parcels corresponding to the existing senior housing building, park, and commercial space and garage.

The proposed subdivision would reconfigure the existing parcels to match the approved new development structures. The existing senior housing building would be in Lot 2, new Coleridge Park in Lot 3, and the new housing building, remodeled commercial space, and remodeled garage in Lot 1. The map also entitles up to 5 residential and 10 commercial condominiums to within Lot 1.

Based on our office's review of the Tentative Final Map, I find that the map satisfies the technical requirements necessary for approval by Public Works.

The Department of City Planning also reviewed and approved the Tentative Final Map, finding the proposed subdivision complies with the Planning Code and General Plan.

The appellant's letter raises concerns about a reduction in area of the park on the site. The size of the park is not controlled by the map being appealed but rather has already been reviewed and approved by Department of City Planning during the development application approval process. It is not within our office's authority to overturn or alter Department of City Planning's earlier approval of the park.

California Government Section 66474 (a-g) of the Subdivision Map Act lists seven findings a legislative body of a city or county may make to deny the approval of a Tentative Map. Following my office's review of the subdivision application in question, I have determined that there are no grounds for denial of this subdivision application under Section 66474 of the Subdivision Map Act.

In conclusion, the appeal in question fails to identify any concern related to the proposed vertical subdivision that would be grounds for reversing the approval of this Tentative Map.

Sincerely,

Eli F.

Elias W. French, PLS #9406
City and County Surveyor
City and County of San Francisco

From: [BOS Legislation, \(BOS\)](#)
To: ["zazie7@comcast.net"; "ASLee@sheppardmullin.com"; "lchang@sheppartmullin.com"; gdacus](#)
Cc: [RUSSI, BRAD \(CAT\); TOM, CHRISTOPHER \(CAT\); CROSSMAN, BRIAN \(CAT\); YANG, AUSTIN \(CAT\); MALAMUT, JOHN \(CAT\); Short, Carla \(DPW\); Schneider, Ian \(DPW\); French, Elias \(DPW\); Anderson, Kate \(DPW\); Tse, Bernie \(DPW\); Crooms, Michael \(DPW\); Dennis Phillips, Sarah \(CPC\); Teague, Corey \(CPC\); Tam, Tina \(CPC\); Gibson, Lisa \(CPC\); Navarrete, Joy \(CPC\); Switzky, Joshua \(CPC\); Sider, Dan \(CPC\); Starr, Aaron \(CPC\); Watty, Elizabeth \(CPC\); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela \(BOS\); Somera, Alisa \(BOS\); Mchugh, Eileen \(BOS\); BOS Legislation, \(BOS\)](#)
Subject: PLANNING DEPARTMENT RESPONSE: Appeal of Tentative Map - Proposed 3333 Mission Street and 190 Coleridge Street Project - Appeal Hearing December 16, 2025
Date: Monday, December 8, 2025 10:59:45 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board is in receipt of a response from the Planning Department for the appeal of a Tentative Map for the proposed project at 3333 Mission Street and 190 Coleridge Street, scheduled for Special Order on December 16, 2025, at 3:00 p.m.

Please find the following link to the hearing notice for the matter:

[Planning Department Response - December 8, 2025](#)

Note: The President may entertain a motion to continue this Hearing and associated Motions to a Board of Supervisors meeting on February 3, 2026.

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 251138](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*



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
Aaron Starr, Manager of Legislative Affairs– Planning Department (628) 652-7533
Gabriela Pantoja, Case Planner – Planning Department (628) 652-7380

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.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Richard P. Waxman, Esq.
Wendel, Rosen, Black & Dean LLP
P.O. Box 2047
Oakland, CA 94604

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J211606-00
Recd 1-CHICAGO Title Company
Tuesday, JUL 12, 2011 08:00:00
Ttl Pd \$17.00 Rcpt # 0004180078
REEL K436 IMAGE 0091
OKC/AK/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

160310058 Accom
152 COLERIDGE STREET
22 / 5615

Grant Deed

The undersigned grantor(s) declare(s):
Documentary transfer tax is: \$-0-, City Tax is \$-0-

- () computed on full value of property conveyed, or
() computed on full value less value of liens
and encumbrances remaining at time of sale
() Unincorporated area
(X) Realty not sold.

R&T Code §11923(a)(4) and 11925(d);
San Francisco Municipal Code §1106(b)
and 1108(d)
Conveyance is for the sole purpose of
effecting a reorganization involving a
corporate merger; proportional ownership
interests in property remain exactly the same
before and after the transfer.

FOR NO VALUABLE CONSIDERATION,

WALDEN HOUSE, INC., a California nonprofit public benefit corporation ("Grantor"),

hereby GRANTS to

HAIGHT ASHBURY FREE CLINICS, INC., a California nonprofit public benefit corporation
("Grantee"),

all of its right, title and interest in and to that property in the City and County of San Francisco, State
of California, described in the attached Exhibit A.

(A.P.N.: Lot 22, Block 5615; commonly known as 152 Coleridge St., San Francisco, California)

Pursuant to a corporate merger between Grantor and Grantee, Grantor has merged into Grantee and
will cease to exist as an entity. This Grant Deed is executed and recorded for the sole purpose of
reflecting that fee title to the subject property is now vested in Grantee as a result of that corporate
merger.

Date: 7/7, 2011

WALDEN HOUSE, INC.,
a California nonprofit public benefit
corporation

By: [Signature]
Name: David Cranford
Its: Chief Financial Officer

0:7257.0001\1834402.1

State of California

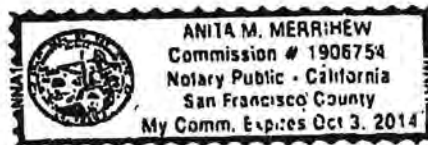
County of SAN FRANCISCO

On July 7, 2011 2011 before me, ANITA M. MERRIHEW, Notary Public, personally appeared DAVID CRAWFORD who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anita M. Merrihew
Notary Public



017257.0001\1034402.1

EXHIBIT A

Legal Description of Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF COLERIDGE STREET DISTANT THEREON 240 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF VIRGINIA AVENUE; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF COLERIDGE STREET 30 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 150 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 30 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 150 FEET TO THE POINT OF BEGINNING.

APN: Lot 22, Block 5615

C17257.0001\1834402.1



City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Recording Requested By:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

Doc #	2021151673	Fees	\$39.00
9/30/2021	9:26:26 AM	Taxes	\$0.00
GS	Electronic	Other	\$0.00
Pages	6	SB2 Fees	\$0.00
Customer	2224	Paid	\$39.00

After Recording Return To and
Mail Tax Statements To:

Adriano E. Castro and Alexandra Medina, as Trustees of the Adriano E. Castro and
Alexandra Medina 2004 Revocable Inter-Vivos Trust dated April 13, 2004
65 Virginia Avenue, San Francisco, CA 94110-5002

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

5615-024

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

7615924

☒ This transfer is exempt from the documentary transfer tax:
Individual(s) to/from his/her own trust

Exempt from \$75 SB2 fee: Transfer of real property that is a residential dwelling to an owner-
occupier - GC 27388.1(a)(2)

- ☐ The documentary transfer tax is \$0.00 and is computed on:
- ☐ the full value of the interest in the property conveyed
 - ☐ the full value less the value of liens or encumbrances remaining at the time of sale



RPA

70880721QC101010104

The property is located in an:

☐ unincorporated area.

☒ the City of San Francisco

Alexandra Medina and Adriano E. Castro, wife and husband, as joint tenants, whose mailing address is 65 Virginia Avenue, San Francisco, CA 94110-5002, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cnts) in consideration paid, grant and quitclaim to Adriano E. Castro and Alexandra Medina, as Trustees of the Adriano E. Castro and Alexandra Medina 2004 Revocable Inter-Vivos Trust dated April 13, 2004, hereinafter grantee, whose tax mailing address is 65 Virginia Avenue, San Francisco, CA 94110-5002, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Tax Id Number(s): 5615-024

Land situated in the City of San Francisco in the County of San Francisco in the State of CA

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF VIRGINIA AVENUE WITH THE NORTHWESTERLY LINE OF COLERIDGE STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF VIRGINIA AVENUE 27 FEET, THENCE AT A RIGHT ANGLE NORTHEASTERLY 70 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 27 FEET TO THE NORTHWESTERLY LINE OF COLERIDGE STREET AND THENCE SOUTHWESTERLY ALONG SAID LINE OF COLERIDGE STREET 70 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF PRECITA VALLEY LANDS.

Commonly known as: 65 Virginia Avenue, San Francisco, CA 94110-5002

Prior instrument reference: _____



RPA

70880721QC101010204

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



RPA

70880721QC101010304

Executed by the undersigned on 9/8/, 20 21:

Alexandra Medina
Alexandra Medina

Adriano E. Castro
Adriano E. Castro

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Nevada

On September 8, 2021 before me, Lee Fraser Shontz, Notary Public, personally appeared Alexandra Medina and Adriano E. Castro who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lee Fraser Shontz



FOR NOTARY STAMP

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.



CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Francisco }

On 8/10/2021 before me, Nafees Subedar, Notary Public
(Here insert name and title of the officer)

personally appeared Adriano E. Castro,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

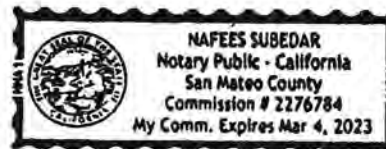
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 5615-024

Land situated in the City of San Francisco in the County of San Francisco in the State of CA

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF VIRGINIA AVENUE WITH THE NORTHWESTERLY LINE OF COLERIDGE STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF VIRGINIA AVENUE 27 FEET, THENCE AT A RIGHT ANGLE NORTHEASTERLY 70 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 27 FEET TO THE NORTHWESTERLY LINE OF COLERIDGE STREET AND THENCE SOUTHWESTERLY ALONG SAID LINE OF COLERIDGE STREET 70 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF PRECITA VALLEY LANDS.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 65 Virginia Ave, San Francisco, CA 94110-5002

NOTE: The property address, tax parcel identification number, and property type are provided solely for informational purposes and are not insurable for this transaction.

RECORDING REQUESTED BY
Old Republic Title Company
367180-MBR
Lot 24A; Block 5615
WHICH RECORDED MAP TO

Heather Kaufman & Don
Lucchesi
45 Virginia Avenue
San Francisco, CA 94110

San Francisco Co Assessor-Recorder
Doris M. Ward, Assessor-Recorder

DOC - 98-G326507-00
Acct 4-OLD REPUBLIC Title Company
Friday, MAR 27, 1998 08:00:00
REC \$9.00;PAG \$5.00;MIC \$1.00
STP \$4.00;TX2\$2,397.00;
Ttl Pd \$2,416.00 Nbr-0000894174
REEL H099 IMAGE 0131 ocr/CP/1-5

Grant Deed

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 2,397.00

- (X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____
() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Edward Henning, trustee of the Virginia Z. Tivio
Trust dated August 19, 1994 and Lori D. Canevari a married woman as her separate
property and Jill R. Peacock a married woman as her separate property
hereby GRANT(S) to Heather Kaufman, an unmarried woman and Don Lucchesi, an
unmarried man, as Joint Tenants

that property in San Francisco County, State of California, described as:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Mail Tax Statements to Grantee at address above

Date March 24, 1998

STATE OF CALIFORNIA

COUNTY OF Sonoma

On 3/25/98 before me, the
undersigned, a Notary Public in and for said State, personally appeared
Lori D. Canevari and Jill R. Peacock**

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal

Signature Laurel R. Greenfield
Name Laurel R. Greenfield
(typed or printed)

PT005 1-88 5/94

Signed-in-counter by
Edward Henning, trustee

Lori D. Canevari
Lori D. Canevari

Jill R. Peacock
Jill R. Peacock



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
ORDER # Old Republic Title Company
367180-MBR
APN Lot 24A; Block 5615
WHEN RECORDED MAIL TO

G326507

Name Heather Kaufman & Don
Lucchesi
Street Address 45 Virginia Avenue
City San Francisco, CA 94110
State
Zip

SPACE ABOVE THIS LINE FOR RECORDING USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 2,397.00
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____
() Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Edward Henning, Trustee of the Virginia Z. Tivio
Trust dated August 19, 1994 and Lori D. Canevari a married woman as her separate
property and Jill R. Peacock a married woman as her separate property
herby GRANT(S) to Heather Kaufman, an unmarried woman and Don Lucchesi, an
unmarried man, as Joint Tenants

that property in San Francisco County, State of California, described as:
* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Mail Tax Statements to Grantee at address above

Date March 24, 1998

STATE OF CALIFORNIA
COUNTY OF San Francisco

On 3/26/98 before me, the
undersigned, a Notary Public in and for said State, personally appeared
Edward Henning, trustee

Edward Henning
Edward Henning, trustee

Lori D. Canevari

Jill R. Peacock

personally-known-to-me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) were subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that he/she/they signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal

Signature *S. Churton*

Name S. Churton
(typed or printed)



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

G326507

Order No. : 367180-WER

EXHIBIT "A"

The land referred to is situated in the State of California, City and County of San Francisco, and is described as follows:

BEGINNING at a point on the northeasterly line of Virginia Avenue, distant thereon 79 feet northwesterly from the northwesterly line of Coleridge Street; running thence northwesterly along the northeasterly line of Virginia Avenue 26 feet; thence at a right angle northeasterly 70 feet; thence at a right angle southeasterly 26 feet; and thence at a right angle southwesterly 70 feet to the point of beginning.

BEING portion of Precita Valley Lands.

Assessor's Lot 24A; Block 5615

RECORDING REQUESTED BY
Old Republic Title Company
ORDER # 367180-MBR
APR Lot 24A; Block 5615
WHICH RECORDED MAIL TO

Name Edward Henning
Street P.O. Box 6848
Address San Rafael, CA 94903-0848
City
State/Zip

G326507

SPACE ABOVE THIS LINE FOR RECORDEE'S USE
Certification of Trustee
[California Probate Code Section 18100.5]

The Undersigned being of legal age, declares under penalty of perjury:

1. Declarant(s) certifies the existence of the following described Trust and states that he/she/they are all of the current Trustees.

Name of Trust: Virginia Z. Tivio Trust

Date of Trust: August 19, 1994

Trustor/Settlor(s): Virginia Z. Tivio

Original Trustee(s): Virginia Z. Tivio or Edward Henning

Trust Identification No. (Employer Identification No. or Social Security No.):

2. Declarant(s) state(s) that the Trust is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations in this Certification to be incorrect. The name(s) of all persons who have any power to revoke the Trust are: Virginia Z. Tivio or Edward Henning

3. Declarant(s) state(s) that the following named Trustee(s) is/are fully empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contracting for, and executing the document(s) attached hereto, or set forth below, and that no Trustee(s) other than the following named Trustees are necessary under the Trust to sign said document(s):

Name of Trustee(s) Authorized to Sign: Virginia Z. Tivio or Edward Henning

Nature of Document(s): seller's instructions and grant deed

4. Declarant(s) state(s) that to the best of his/her/their knowledge, there are no claims, challenges of any kind or causes of action alleged, contesting or questioning the validity of the Trust or the Trustee's authority to act for the Trust.

5. This Declaration is prepared and executed pursuant to California Probate Code Section 18100.5.

Signed under penalty of perjury, this 24 day of March, 1998

STATE OF CALIFORNIA

COUNTY OF San Francisco

On 3/24/98 before me, the undersigned, a Notary Public in and for said State, personally appeared Edward Henning

(Signature)

(Name - Typed or Printed)

Edward Henning
(Signature)

Edward Henning

(Name - Typed or Printed)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

S. Churton

Notary Public in and for said County and State

S. Churton

(Notary's name must be typed or legibly printed)



(FOR NOTARY STAMP OR SEAL)

ORIC - 1020 11/98

Order No. : 367180-MBR

G326507

EXHIBIT "A"

The land referred to is situated in the State of California, City and County of San Francisco, and is described as follows:

BEGINNING at a point on the northeasterly line of Virginia Avenue, distant thereon 79 feet northwesterly from the northwesterly line of Coleridge Street; running thence northwesterly along the northeasterly line of Virginia Avenue 26 feet; thence at a right angle northeasterly 70 feet; thence at a right angle southeasterly 26 feet; and thence at a right angle southwesterly 70 feet to the point of beginning.

BEING portion of Precita Valley Lands.

Assessor's Lot 24A; Block 5615

20199K78674100004

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2019-K786741-00

Acct 2005-Fidelity Title Company Concord

Wednesday, JUN 26, 2019 10:51:21

Ttl Pd\$12,940.50 Nbr-0006021214

okc/RE/1-4

RECORDING REQUESTED BY:

Fidelity National Title Company

Escrow Order No.: FFSM3031900595A

When Recorded Mail Document and Tax Statement To:

Johannes Cornelius Hermann and Dr. Aynur Hermann
39 Virginia Avenue
San Francisco, CA 94110

Property Address: 39 Virginia Avenue, San Francisco, CA 94110

APN/Parcel ID(s): Lot 024B, Block 5615

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to the imposition of documentary transfer tax.

Grant Deed

This document is exempt from the \$75 Building Homes and Jobs Act Fee (Per Government Code GC §27388.1) because:

Reason for exemption:

- ☒ Document is a transfer of real property subject to the imposition of transfer tax
- ☐ Document is a transfer of real property that is a residential dwelling to an owner-occupier
- ☐ Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- ☐ The \$225.00 per transaction cap is reached.
- ☐ Document is not related to real property.

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

(Additional recording fee applies)

Recording Document Cover Page
SCA0000079.doc / Updated: 04.26.18

Page 1

Printed: 06/20/19 @ 09:38 AM
CA-FT-FSFM-01500.080303-FSFM3031900595A

RECORDING REQUESTED BY:
Fidelity National Title Company

**When Recorded Mail Document
and Tax Statement To:**
Johannes Hermann and Dr. Aynur Hermann
39 Virginia Avenue
San Francisco, CA 94110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSFM3031900595A

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the imposition of documentary transfer tax.

Property Address: 39 Virginia Avenue,
San Francisco, CA 94110
APN/Parcel ID(s): Lot 024B, Block 5615

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ **The documentary transfer tax is \$12,907.50** and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the **City of San Francisco**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ronni L Pitman, a married woman
as her sole and separate property

hereby GRANT(S) to Johannes Hermann and Dr. Aynur Hermann, husband and wifeas community property with right
of survivorship

the following described real property in the City of San Francisco, County of San Francisco, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 11.20.17


Printed: 06.20.19 @ 09:48 AM
CA-FT-FSFM-01500.080303-FSFM3031900595A

GRANT DEED
(continued)

APN/Parcel ID(s): Lot 024B, Block 5615

Dated: June 20, 2019

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Ronni L Pitman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

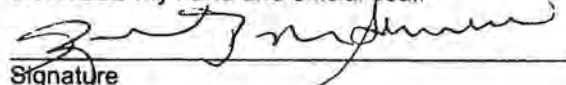
State of California
County of San Francisco

On 6-24-2019 before me, Raul Paredes Sarmiento, Notary Public,
(here insert name and title of the officer)

personally appeared Ronni L. Pitman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature

(Seal)

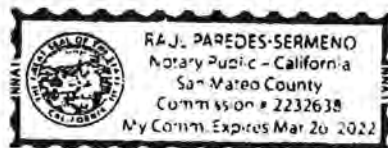


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 024B, Block 5615

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF VIRGINIA AVENUE, DISTANT THEREON 105 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COLERIDGE STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF VIRGINIA AVENUE 26 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 70 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 26 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 70 FEET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF PRECITA VALLEY LOTS NO. 372 AND 373.

20209K92374800004
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2020-K923748-00
Acct 2075-Visionet Systems Inc.
Wednesday, APR 15, 2020 15:51:38
Ttl Pd \$23.00 Nbr-0006181685
AL1/RE/1-4

Recording Requested by:

and

When Recorded Mail to:

VISIONET SYSTEMS INC
183 INDUSTRY DRIVE
PITTSBURGH PA 15275

Assessor Parcel Number (APN): 5615-0240

Street Address: 51 Virginia Ave

Interspouse Transfer Grant Deed
(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- ☐ Document is a transfer of real property subject to the imposition of transfer tax
- ☒ Document is a transfer of real property that is a residential dwelling to an owner-occupier
- ☐ Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- ☐ The \$225 per transaction cap is reached
- ☐ Document is not related to real property

**This page added to provide adequate space for recording information
(additional recording fee applies)**

RECORDING REQUESTED BY:

Realty Data Company, 55 South Main Street, Naperville, IL 60540

WHEN RECORDED MAIL TO:

Realty Data Company, 55 South Main Street, Naperville, IL 60540

File No. is-20-415778

MAIL TAX STATEMENTS TO:

NAME: Christopher Scott Conway

ADDRESS: 51 Virginia Avenue

CITY: San Francisco

STATE/ZIP: CA 94110

APN: 5615-024C

Title Order No.: _____ Space Above This Line for Recorder's Use Escrow No. _____

INTERSPOUSAL TRANSFER GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

DOCUMENTARY TRANSFER TAX is \$ 0. CITY TAX \$ 0.

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale or transfer.

☐ Unincorporated area: ☒ City of San Francisco, and

☒ This conveyance is exempt from Documentary Transfer Tax:

☐ "This is a bona fide gift and the grantor received nothing in return, R & T 11911".

☒ "This conveyance establishes sole and separate property of the spouse, R & T 11911".

☐ "This conveyance is in dissolution of marriage by one spouse to the other, R & T 11927".

☒ Check when creating separate property interest in the grantee spouse: "It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

☐ Excluded from Reappraisal Under Proposition 13, California Constitution Article 13A § 1, et seq.

☐ This conveyance does not constitute a "change of ownership", R & T 63.

- ☐ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor.
- ☐ A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation.
- ☐ A creation, transfer, or termination, solely between spouses, of any co-owner's interest.
- ☐ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.
- ☐ Other:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

VAN THI NGOC TRAN, spouse of Grantee

hereby GRANT(s) to

CHRISTOPHER SCOTT CONWAY, a married man, as his sole and separate property, the following described real property in the County of San Francisco, State of California (Assessor's Parcel No. 5615-024C):

Beginning at a point on the Northeasterly line of Virginia Avenue, distant thereon 53 feet Northwesterly from the Northwesterly line of Coleridge Street; running thence Northwesterly along said line of Virginia Avenue 26 feet; thence at a right angle Southwesterly along said line of Virginia Avenue 26 feet; thence at a right angle Northeasterly 70 feet; thence at a right angle Southeasterly 26 feet; and thence at a right angle Southwesterly 70 feet to the point of beginning.

Being a portion of Precita Valley Lands.

IN WITNESS WHEREOF, Grantor's hand this the 10 day March, 2020.



VAN THI NGOC TRAN

(seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco ss:

On March 10, 2020 before me, Christina B. Tagle,

Notary Public, personally appeared VAN THI NGOC TRAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ChB Tagle
Notary Public
My Commission expires: July 14, 2020



(seal)

RECORDING REQUESTED BY
NANCY LAM
DAXIN WILSON LIN
AND WHEN RECORDED MAIL TO:

Name: NANCY LAM & DAXIN W LIN
Address: 57 VIRGINIA AVE.
City & State: SAN FRANCISCO, CA
Zip: 94110

PROPERTY ADDRESS:
57 VIRGINIA AVENUE
SAN FRANCISCO, CA

ASSESSORS PARCEL NO. 5615-024D



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder

DOC- 2019-K750548-00

Wednesday, APR 03, 2019 12:21:31

Ttl Pd \$17.00

Rcpt # 0005976811

oes/ES/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 0.00 *Exempt from SB2 Fee. Owner Occupied Residential

☐ Computed on full value of property conveyed, or Dwelling. (Per Government Code 27388.1)

☐ Computed on full value less value of liens and encumbrances remaining at time of sale.

☐ Unincorporated area: ☒ City of SAN FRANCISCO

and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NANCY LAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY (ACQUIRED TITLE AS A SINGLE WOMAN), AND DAXIN WILSON LIN (AKA DA XIN LIN), A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY (ACQUIRED TITLE AS A SINGLE MAN), AS JOINT TENANTS

hereby GRANT(S) to NANCY LAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 50% INTEREST, AND DAXIN WILSON LIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON

the following described real property in the City of SAN FRANCISCO, County of SAN FRANCISCO, State of California:

LEGAL DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated 03/24/2019

NANCY LAM

DAXIN WILSON LIN

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN FRANCISCO)

On 03/24/2019

before me, KRISTINE CHEN, NOTARY PUBLIC
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared NANCY LAM AND DAXIN WILSON LIN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(SEAL)



Title Order No.

Escrow, Loan, or Attorney File No.

MAIL TAX STATEMENTS TO:

NANCY LAM & DAXIN WILSON LIN, 57 VIRGINIA AVE., SAN FRANCISCO, CA 94110
NAME ADDRESS CITY, STATE, ZIP

NONJC-010 Rev. 07/01/2015

CEB Essential
Forms

GRANT DEED

LAM, NANCY

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF VIRGINIA AVENUE DISTANT THEREON 27 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COLERIDGE STREET; RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF VIRGINIA AVENUE 26 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 70 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 26 FEET; AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY 70 FEET TO THE NORTHEASTERLY LINE OF VIRGINIA AVENUE AND THE POINT OF COMMENCEMENT.

BEING PART OF PRECITA VALLEY LANDS.

APN: Lot 024D, Blcok 5615

RECORDING REQUESTED BY &
MAIL TO:

Linda Coon Ling Yu, as trustee of
Lai Gin Yu 2012 irrevocable Trust
173 Somerset St.
San Francisco, CA 94134



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J708646-00

Check Number 1239

Friday, JUL 19, 2013 14:58:09

Ttl Pd \$21.00 Rcpt # 0004740198

REEL K942 IMAGE 0623

oar/JL/1-2

A. P. N.: **BLOCK 5615 LOT 25**

Space above line for Recorder's Use NO TAX DUE.

GRANT DEED

Documentary transfer tax is NONE. (Not pursuant to
a sale. This conveyance Given for No Value, "This is a
bonafide gift and the grantor received nothing in return, R
& T 11911)

 Signature of
Declarant or Agent determining tax.
Firm Name: Law Offices of Michael Hsu

Unincorporated area X City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GRANTOR(S) LAI GIN YU, TRUSTEE OF LAI GIN QUAN YU SURVIVOR'S TRUST, TRUST
CREATED UNDER THE KWOK TUNG YU AND LAI GIN QUAN YU REVOCABLE TRUST, DATED
11/14/95, AS TO AN UNDIVIDED 50% INTEREST, **GRANT(S) TO LINDA COON LING YU, AS**
TRUSTEE OF THE LAI GIN YU 2012 IRREVOCABLE TRUST, DATED DECEMBER 18, 2012, AS TO
AN UNDIVIDED 50% INTEREST, the following real property in the City of San Francisco, County
of San Francisco, State of California. Described in Exhibit "A" attached hereto and
incorporated herein.

Commonly known as: 31-33 Virginia, SF, CA

Dated: 7-19-13

Lai Gin Quan Yu Survivor's Trust created
under the Kwok Tung Yu and Lai Gin Quan Yu
Revocable Trust, Dated 11/14/1995

State of California)
County of SAN FRANCISCO)

Lai Gin Yu

Lai Gin Yu, Trustee

On 7-19-13 before me, Monica Wong, Notary Public,
(insert name and title of the officer)

personally appeared Lai Gin Yu, who proved to me on the basis of satisfactory evidence to be
the person(S) whose (s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
forgoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature Monica Wong

MAIL TAX STATEMENT TO SAME ADDRESS AS ABOVE

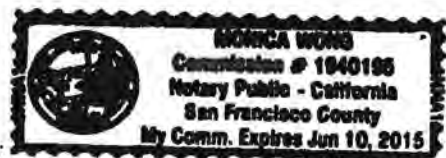


Exhibit "A"
Legal Description

All that certain real property situated in the City of San Francisco, County of San Francisco, State of California, and is described as follows:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF VIRGINIA AVENUE, DISTANT THEREON 131 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COLERIDGE STREET; RUNNING THENCE NORTHEASTERLY AND ALONG SAID LINE OF VIRGINIA AVENUE 25 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 70 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 70 FEET TO THE POINT OF BEGINNING. BEING PORTION OF PRECITA VALLET LOTS 372 AND 373.

Assessor's parcel No BLOCK 5615 LOT 25
Commonly known as: 31-33 Virginia, SF, CA

RECORDING REQUESTED BY:

Republic Title Company

Order No.: 0224035748-KN

APN: Lot 026; Block 5615

When Recorded Mail Document and Tax Statements to:

The Silas Geneson Separate Property Living Trust,
dated May 21, 2010

2201 Market St, #476
San Francisco, CA 94114

23-25 Virginia Ave. ✓

20159K05334500003

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2015-K053345-00

Acct 5002-Old Republic Title Company

Tuesday, APR 28, 2015 11:43:37

Ttl Pd \$9,593.50

Nbr-0005140798

okc/RE/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$9,562.50

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Carmen Rosales, an unmarried woman


hereby GRANT(S) to

Silas Geneson, Trustee of The Silas Geneson Separate Property Living Trust, dated May 21, 2010, and any
amendments thereto

that property in City of San Francisco, San Francisco County, State of California, described as:

See "Exhibit A" attached hereto and made a part hereof.

Date: April 24, 2015



Carmen Rosales

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On 4/27/2015 before me, Y. Barrueta-Digesti, a Notary Public, personally appeared Carmen Rosales, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Y. Barrueta-Digesti

Name:

Y. Barrueta-Digesti
(Typed or Printed)

(Seal)



ORDER NO. : 0224035748-KN

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Commencing at a point on the Northeasterly line of Virginia Avenue, distant thereon 102 feet and 6 inches Southeasterly from the Southeasterly line of Mission Street; and running thence Southeasterly along said line of Virginia Avenue 25 feet; thence at a right angle Northeasterly 70 feet; thence at a right angle Northwesterly 25 feet; and thence at a right angle Southwesterly 70 feet to the point of commencement.

Being a portion of Lots 372 and 373. Precita Valley Lands.

APN: Lot 026, Block 5615

RECORDING REQUESTED BY:
Law Offices of Bresler & Lee
1255 Post Street, Suite 427
San Francisco, CA 94109

WHEN RECORDED MAIL TO:
MEE FENG QUAN
1117 Kirkham Street
San Francisco, CA 94122

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2006-1286749-00
Check Number 3295
Tuesday, NOV 21, 2006 15:41:12
Ttl Pd \$9.00 Nbr-0003118416
REEL J272 IMAGE 0826
ofa/FT/1-1

A.P.N.: LOT 28, BLOCK 5615
3319-3323 Mission Street,
San Francisco, CA 94110

No consideration for transfer to Revocable Living Trust
Exempt: Section 62(d) & 11930 of California Code of Revenue
and Taxation
Documentary Transfer Tax: 0

QUIT CLAIM DEED

By this instrument, for no consideration, I, MEE FENG QUAN, do hereby remise, release and forever quitclaim unto MEE FENG QUAN, as Trustee of the MEE FENG QUAN TRUST, U.D.T. ("Under Declaration of Trust"), dated November 20, 2006, ALL that REAL PROPERTY situated in the City of San Francisco, County of San Francisco, State of California, bounded and described as follows:

BEGINNING at a point on the southeasterly line of Mission Street, distant thereon 240 feet northeasterly from the northeasterly line of Virginia Avenue; running thence northeasterly along said line of Mission Street 35 feet; thence at a right angle southeasterly 133 feet, 6 inches; thence at a right angle southwesterly 35 feet; thence at a right angle northwesterly 133 feet, 6 inches, to the point of beginning. Being portion of PRECITA VALLEY LOT 369.

November 20, 2006

Mee Feng Quan
MEE FENG QUAN

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

On November 20, 2006, before me, FAYE LEE BRESLER, Notary Public, personally appeared MEE FENG QUAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Quit Claim Deed and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Faye Lee Bresler
NOTARY PUBLIC



Mail Tax Statements To:
MEE FENG QUAN, 1117 Kirkham Street, San Francisco, CA 94122

APN: Lot 79, Block 5615

RECORDING REQUESTED BY:
Ross McLauran Madden, Esq.
2001 Union Street, Suite 330
San Francisco, CA 94123
415-567-1212

WHEN RECORDED MAIL TO:
Ross McLauran Madden, Esq.
2001 Union Street, Suite 330
San Francisco, CA 94123
415-567-1212

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J688592-00
Check Number 6333
Wednesday, JUN 19, 2013 13:44:22
Ttl Pd \$26.00 Rcpt # 0004716613
REEL K921 IMAGE 0670
akc/KC/1-4

TITLE OF DOCUMENT

QUITCLAIM DEED

MAIL TAX INFORMATION TO:
GRACIELA OROPEZA
21 Virginia Avenue
San Francisco CA 94110

DOCUMENTARY TRANSFER TAX DUE: \$ 0.00
☒ [X] Grantee is a Trust for the benefit of Grantors
(Revenue & Taxation Code Sect. 11930)

Declarant: Ross McLauran Madden

Street Address: 21 Virginia Avenue, San Francisco CA 94110

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRACIELA OROPEZA, an unmarried woman, and ALFREDO OROPEZA, an unmarried man, as Joint Tenants, hereby remise, release, and forever quitclaim to GRACIELA OROPEZA, as Trustee of the GRACIELA OROPEZA 2013 REVOCABLE TRUST, u/d/t dated 1/15/2013, that property in the City of San Francisco, County of San Francisco, State of California, described as follows:

Quitclaim Deed, Page 1.

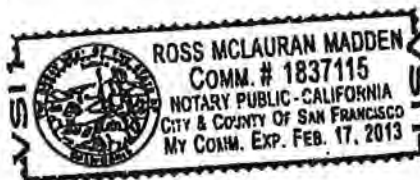
As per Exhibit "A" attached hereto and incorporated herein by
this reference.

Date: JAN 15 2013

Graciela Oropeza
GRACIELA OROPEZA

[Signature]
ALFREDO OROPEZA

State of California,)
County of San Francisco)



On JAN 15 2013, before me, ROSS MCLAURAN MADDEN, a Notary Public for the State of California, personally appeared GRACIELA OROPEZA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

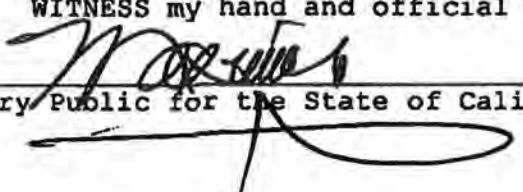
[Signature]
Notary Public for the State of California

Quitclaim Deed, Page 2.

State of California,)
)
County of San Francisco)

On 05/01/2013, before me, Marcial A. Diaz
[print name of Notary], a Notary Public for the State of California,
personally appeared ALFREDO OROPEZA, who proved to me on the basis
of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged that he
executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument. I certify under
PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public for the State of California



Quitclaim Deed, Page 3.

EXHIBIT "A"

Description:

Lot 79, as shown on that certain map entitled, "Parcel Map of a Portion of Precita Valley Lands, Block No. 23, Being Also A Portion of Assessor's Block No. 5615, San Francisco, California", which map was filed for record in the office of the recorder, in the City and County of San Francisco, State of California, on April 13, 1978, in Book 7 of Parcel Maps, at page 90.

Quitclaim Deed, Page 4.



RECORDING REQUESTED BY:

JULIET NASER

MAIL DEED AND TAX STMTS TO:

YACoub M. NASER
1438 – 21st Avenue
San Francisco, CA 94122

City and County of San Francisco
Douglas Legg, Interim Assessor-Recorder

Doc #	2021017479	Fees	\$17.00
2/2/2021	12:31:39 PM	Taxes	\$0.00
YY	Electronic	Other	\$0.00
Pages	2	SB2 Fees	\$75.00
Customer	7205	Paid	\$92.00

APN: 5615-080

Address: 3349 Mission St, San Francisco, CA 94110 (73.4% interest)

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

GRANT DEED

(Inheritance & Gift – Parent To Child)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$NONE (Inheritance & Gift to children, no consideration given), R&T Code 11930

(X) Realty not sold

FOR NO CONSIDERATION, JULIET NASER, as Trustee of the NASER FAMILY, 1998 REVOCABLE TRUST dated August 31, 1998, as to an undivided 73.4% interest,

hereby GRANTS to YACoub M. NASER, a married man as his sole and separate property, as to an undivided thirty-six and seven-tenths percent (36.7%) interest, and to YACoub M. NASER, as Trustee of the H R NASER IRREVOCABLE TRUST dated January 30, 2021, as to an undivided thirty-six and seven-tenths percent (36.7%) interest,

the following described real property in the City and County of San Francisco, State of California:

Lot 80, as shown on that certain Map entitled, PARCEL MAP OF A PORTION OF PRECITA VALLEY LANDS, BLOCK NO. 23, BEING ALSO A PORTION OF ASSESSOR'S BLOCK NO. 5616, SAN FRANCISCO, CALIFORNIA," which Map was filed for record in the Office of the Recorder in the City and County of San Francisco, State of California, on April 13, 1978, in Book 7 of Parcel Maps, at Page 90.

MAIL TAX STATEMENT AS DIRECTED ABOVE.

Dated: January 30, 2021

Juliet Naser
JULIET NASER, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

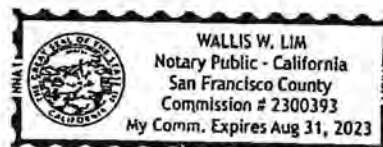
STATE OF CALIFORNIA)
) SS
COUNTY OF SAN FRANCISCO)

On January 30, 2021, before me, Wallis W. Lim, Notary Public, personally appeared JULIET NASER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Wallis W. Lim
Wallis W. Lim, Notary Public





CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

PAYMENT RECEIPT

Printed on: 05/28/2024 11:03:08 AM

Building Inspection Division

Phone:(628) 652-3450

Payment Date: 05/28/2024

Job Address

3333 MISSION ST - CC8680

Receipt Number: BID21739

Issued By: EMENENDE

Payment received from:

Application Number:

Condo Conversion CC8680

BERNAL HEIGHTS HOUSING CORP
515 CORTLAND AVE
SAN FRANCISCO CA 94110

3333 MISSION ST - CC8680

Payment received for the items indicated:

Fee Description	Payment Amount	Complaint#/ (if applicable)
BID Condo Conversion	\$2,459.85	

TOTAL \$2,459.85

BY _____

DBI COPY

City and County of San Francisco
Department of Building Inspection



BID 21739
London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

APPLICATION FOR PHYSICAL INSPECTION

CC-8680

Addresses of building to be inspected: 3 3 3 3 MISSION STREET

Names of Applicant: ELEVATE HOUSING PARTNERS LP

Mailing Address: 515 CORTLAND AVENUE SF CA 94110

Contact Person for Inspection Appointment: GINA DACUS

Contact Number: 415 - 206 - 2140 ext. 169

Email: GDACUS@BHNC.ORG

Primary Use of Property	No. of Units	Fee (effective August 28, 2023)
Single Unit		\$1,871.63
2 to 4 Units		\$2,459.85
5 Units or more		\$2,459.85 plus additional standard hourly rate \$181.82/hr
Commercial/ Mixed Use	1	\$2,459.85 Plus additional standard hourly rate \$181.82/hr
Hotels:		See Table 1A-G item #7

Number of structures on lot: 1 (Do not count detached garage, sheds, etc. A separate application will need to be submitted and paid for each additional structure.)

Important Note:

1. The entire building must be available for a complete and continuous inspection at the time for which the inspection is arranged. No additional inspections will be made. A report will not be sent to the owner if all areas are not inspected. Filing fee will be forfeited if appointment is not kept or if entire building is not made available for inspection.
2. Physical inspection of building must include cellars, basements, garages and all stories of the building within an area defined by area separation walls.
3. All violation found must be corrected within a reasonable period of time after the date of report. If violations are not corrected, building will be referred to Code Enforcement Section for enforcement of code violations.

I am ☒ the legal owner ☐ the authorized agent of the legal owner, of the property at the address of subject building, and hereby request that a physical inspection be made of subject building.

DocuSigned by:

Gina Dacus

5/23/2024

Signature of Owner/Authorized Agent
Elevate Housing Partners L.P.

Date

Department of Building Inspection - Inspection Services

49 South Van Ness Ave, Suite 400 - San Francisco CA 94103

Office (628) 652-3400 - www.sfdbi.org

P:\clerical\Forms & Org Charts\Forms\BID\Condo Conversion_Physical Insp\2023.08.28_CondoInspection + 15%

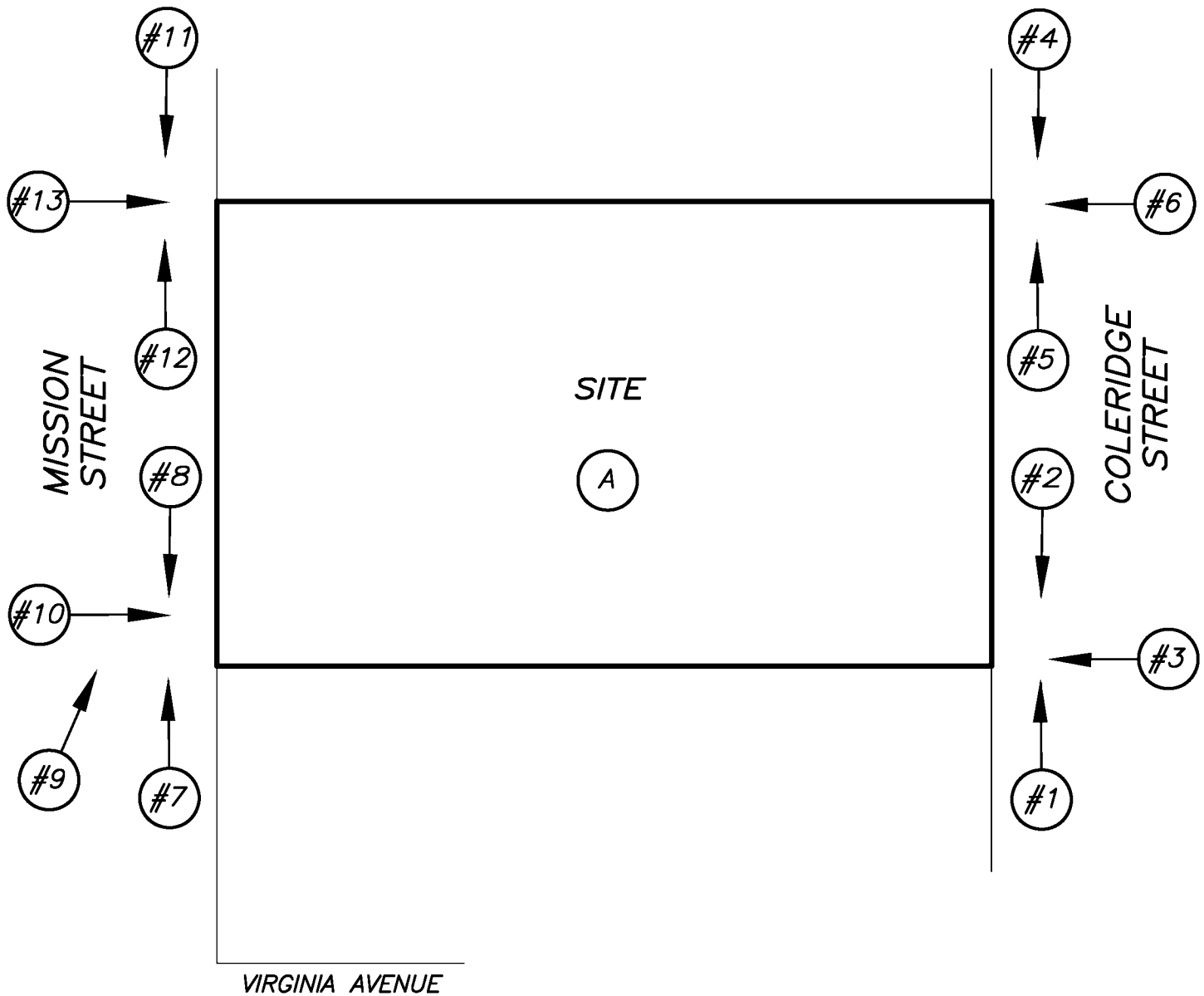


PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

BY JP CHKD. BR DATE 5/13/24 SCALE NONE SHEET 1 OF 9 JOB NO. T-1419

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



A

PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

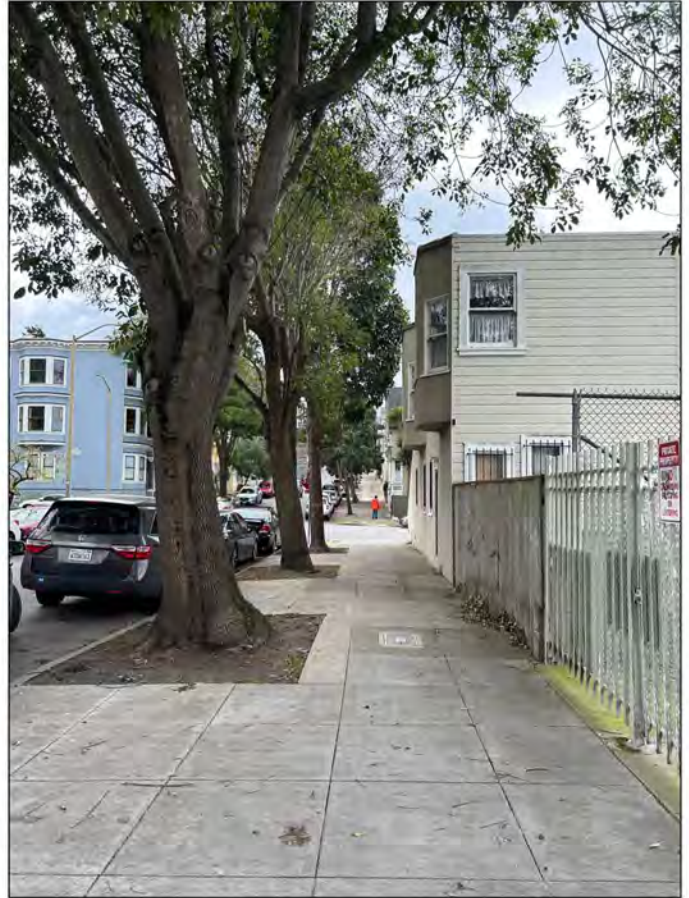
BY JP CHKD. BR DATE 5/13/24 SCALE NONE SHEET 2 OF 9 JOB NO. T-1419

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



#1



#2

PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

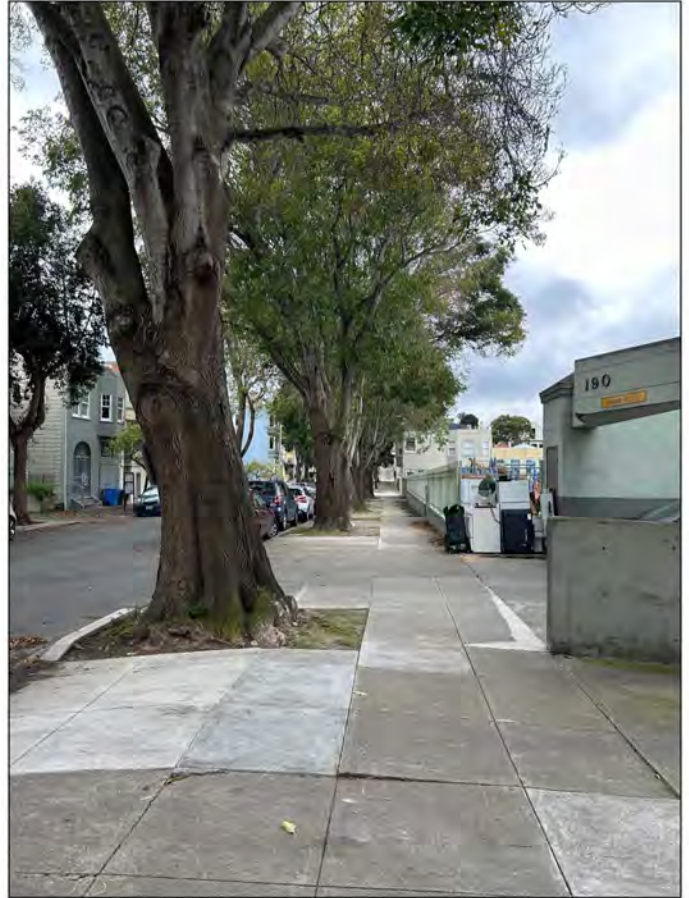
BY JP CHKD. BR DATE 5/13/24 SCALE NONE SHEET 3 OF 9 JOB NO. T-1419

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



#3



#4

PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

BY JP CHKD. BR DATE 5/13/24 SCALE NONE SHEET 4 OF 9 JOB NO. T-1419

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



#5



#6

PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

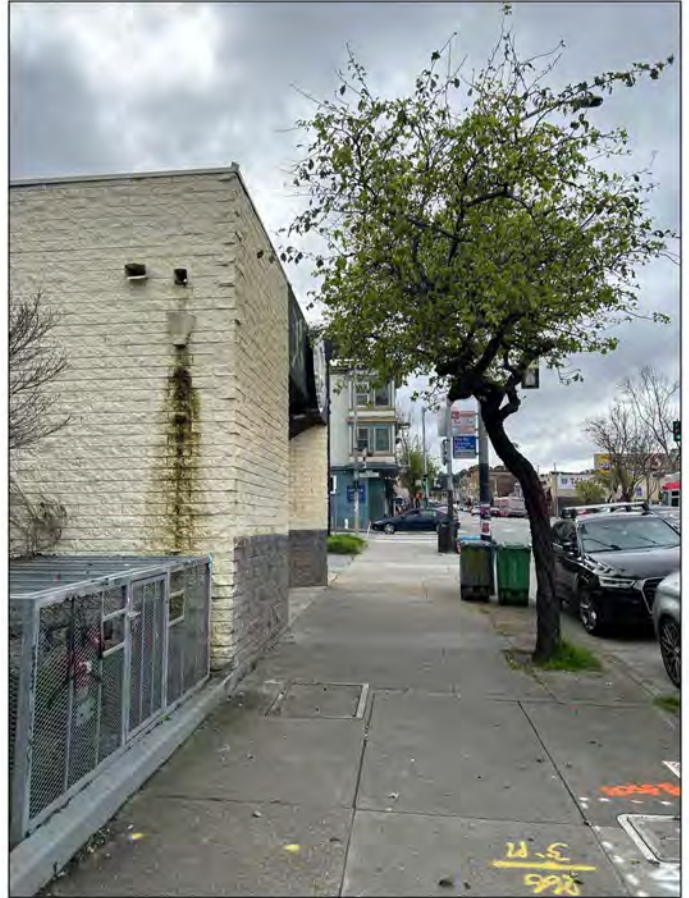
BY <u>JP</u>	CHKD. <u>BR</u>	DATE <u>5/13/24</u>	SCALE <u>NONE</u>	SHEET <u>5 OF 9</u>	JOB NO. <u>T-1419</u>
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MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



#7



#8

PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

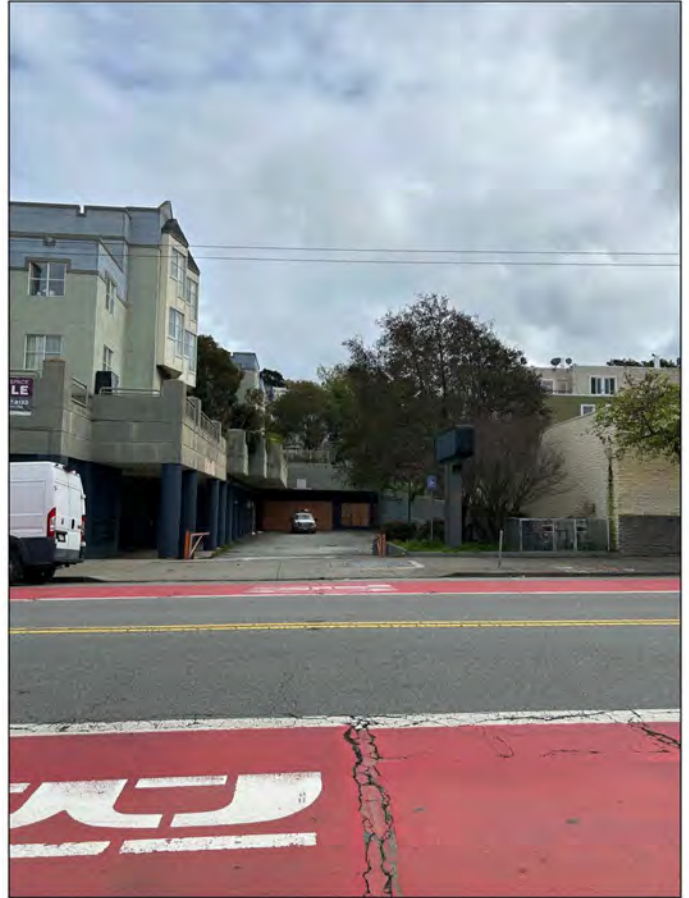
BY JP CHKD. BR DATE 5/13/24 SCALE NONE SHEET 6 OF 9 JOB NO. T-1419

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



#9



#10

PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

BY JP CHKD. BR DATE 5/13/24 SCALE NONE SHEET 7 OF 9 JOB NO. T-1419

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



#11



#12

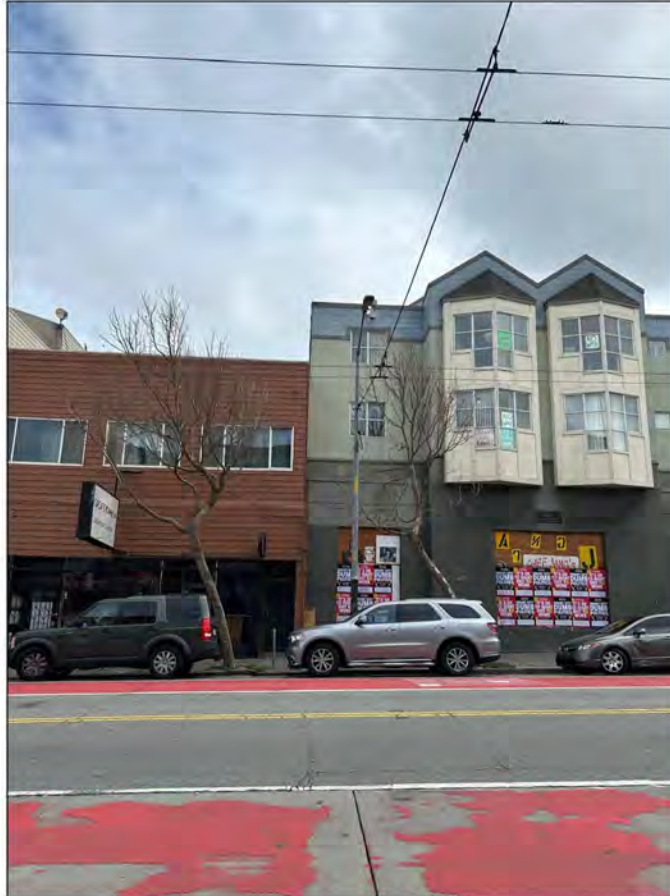
PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

BY JP CHKD. BR DATE 5/13/24 SCALE NONE SHEET 8 OF 9 JOB NO. T-1419

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg



#13

PHOTO DIAGRAM

ASSESSOR'S BLOCK NO. 5615
SAN FRANCISCO, CA.

BY <u>JP</u>	CHKD. <u>BR</u>	DATE <u>5/13/24</u>	SCALE <u>NONE</u>	SHEET <u>9 OF 9</u>	JOB NO. <u>T-1419</u>
--------------	-----------------	---------------------	-------------------	---------------------	-----------------------

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500
T-1419 PHOTO DIAGRAM.dwg

City and County of San Francisco

Department of Public Works

F. FORMS

Form No. 1

Building History

Assessor's Block 5615 Lot 099

Address 3333 Mission Street, San Francisco, CA 94110

Item No. 6 - Building History

The Commercial Condominium Conversion is for Lot 099 which encompasses a ground floor commercial unit and parking garage. The property was built in 1988 and been vacant for two years.

Form No. 2

Owner's Release of Interest in Common Areas

In accordance with section 1323(a)(6) of the San Francisco Subdivision Code, this is my statement that neither I nor any of my agents shall retain any right, title, or interest in any common area or areas or facilities except those common areas in which I might retain any individual interest by virtue of ownership of one or more of the individual units.

Dated: 5/23/2024

Signed:

DocuSigned by:

Gina Davis

119E69C1E745423

Elevate Housing Partners L.P., a California limited partnership

Dated: 5/23/2024

Signed:

Gina Davis

Bernal Center Housing Partners, a California limited partnership

Dated: _____

Signed: _____

Dated: _____

Signed: _____

Form No. 3

Proposition "M" Findings Form **The Eight Priority Policies** **of Section 101.1 of the San Francisco Planning Code**

Date: 5/23/2024

City Planning Case No. 2023-011158PPS (if available)

Address 3333 Mission Street and 190 Coleridge Street, San Francisco, CA 94110

Assessor's Block 5615 Lot(s) 099,100,101

Proposal: Mixed-use project with affordable housing

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The Project site has a commercial space that will be preserved for neighborhood-serving retail uses. The Project will maintain the current existing 49 affordable senior housing units and provide 70 new dwelling units at affordability levels with a 30% to 120% AMI range. The new residents will enhance the proposed ground-floor retail uses by providing new residents, who may patron and/or own these businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood;

The Project provides 70 new dwelling units, resulting in an overall increase in the neighborhood housing stock. The Project would preserve ground-floor retail use, which adds to the public realm by facilitating a commercial space along the neighborhood commercial corridor. The Project also includes a redesign and improvement of Coleridge Park. The Project is expressive in design and would protect and preserve the cultural and economic diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

The Project will preserve the existing 49 units of affordable senior housing and add 70 affordable units, ranging from 30% to 120% AML. Therefore, the Project will increase the supply of affordable housing units in the City.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The Project site is served by nearby public transportation options. The Project is located along a Muni bus line (14, 14R, and 49-Mission) and is within walking distance of the Muni Line J light rail at 30th and Dolores Streets. In addition, the Project is within one block of 30th Street and Mission Street bus route (lines 24 and 36). Future residents would be afforded close proximity to bus lines and light rail line.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The Project does not include commercial office development. The commercial portion of the Project is limited to approximately 15,898 square feet at the ground floor, thus assisting in diversifying the neighborhood.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

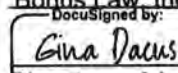
The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability withstand an earthquake.

7. That landmarks and historic buildings be preserved; and

Currently, the Project site does not contain any City Landmarks or listed California Register Historic Buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project's new construction will be 5 stories over the existing parking garage and is not subject to environmental review nor the review of shadows on our parks and open spaces under Planning Code Section 295, as the 100% affordable unit project qualifies for form based density bonus pursuant to CA Gov. Code § 65915(b)(1)(G) and 65915(d)(2)(D). In combination with State Density Bonus Law, the Project is consistent with this finding.

DocuSigned by:

Signature of Applicant

5/23/2024
Date

Form No. 2 4

Required ONLY when creating a new lot line on property occupied with existing building(s) (NOT required if Map is only for merging adjoining lots).

Department of Building Inspection Requirements

Property Address: 3333 MISSION STREET, 190 COLERIDGE STREET

Assessor's Block: 5615 Lot Number(s): 099, 100 & 101

Submit a separate check payable to the Department of Building Inspection. Form number 2 will be forwarded to DBI, it is important to be sure it is complete. Photos and Architectural floor plans should be attached if they are available. DBI reviews for building code compliance mainly fire rating, they will require the following information (DBI Inspection Fee in fee schedule at <https://www.sfpublicworks.org/citysurveyor>):

Building Inspection Fees

\$538 -

Area of Wall(s) = (Length X Height)

Area of ALL Openings (Total)

Construction material – what is the wall(s) made of

Pictures detailing above

Architect floor plans (if available)

Other

NOTE:

PAYMENT RECEIPT FOR PHYSICAL INSPECTION
FOR 3333 MISSION STREET COMMERCIAL UNIT
APN 5615-099 ATTACHED

BERNAL HEIGHTS HOUSING CORPORATION

515 CORTLAND AVE
SAN FRANCISCO, CA 94110-5611

WELLS FARGO BANK, N.A.
www.wellsfargo.com
11-4288/1210

3713

05/23/2024

PAY TO THE
ORDER OF

CCSF - DBI

Five Hundred Thirty Eight Dollars

CCSF - DBI
CCSF - DBI
San Francisco, CA
United States

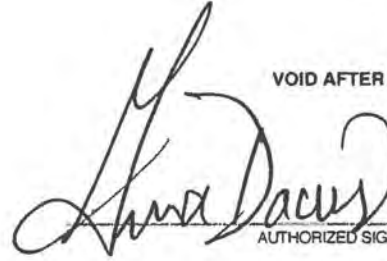
\$

538.00

DOLLARS

VOID AFTER 90 DAYS

MEMO 3333 Mission Review fee
APN 5615-099-101


AUTHORIZED SIGNATURE

⑈0000003713⑈ ⑆121042882⑆ 5307338086⑈

Photo Safe Deposit

Details on Back.



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3333 Mission St, 190 Coleridge St		5615099, 5615100, 5615101
Case No.		Permit No.
2025-010054PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. DPW referral - 3 Lot Vertical Subdivision and 1 Residential 6 Commercial Condominium Project		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Gabriela Pantoja

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.

<input type="checkbox"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	Reclassification of property status. (<i>Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval</i>) <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C <input type="checkbox"/> Lacks Historic Integrity <input type="checkbox"/> Lacks Historic Significance
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner:	
Preservation Planner Signature:	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: DPW Referral	Signature: Gabriela Pantoja 10/27/2025
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.	

City and County of San Francisco

E. COMMERCIAL CONDOMINIUM CONVERSION APPLICATION CHECKLIST

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only:	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No	OK?				DPW	DCP	DBI	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	Three (3) copies of Tentative Parcel Map *One additional copy will be required if project falls within the jurisdiction of SFRA.	3	2*	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.	Three (3) copies of Tentative Final Map *One additional copy will be required if project falls within the jurisdiction of SFRA.	3	2*	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$ 16,620.00 ____)	1				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.	Grant Deeds and any other recorded documents for: <input checked="" type="checkbox"/> Subject Site and <input checked="" type="checkbox"/> Adjoiners	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Building History	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Physical Inspection Report or Receipt of application for Physical Inspection from DBI	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Owner's Release of Interest in Common Areas [Sec. 1323 (6)]	2	1	1		Form No. 2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Neighborhood Notification package for Notice of Tentative Map decision [Section 1313 & 1314]	<input checked="" type="checkbox"/> 300-Foot Radius Map <input checked="" type="checkbox"/> Address List <input checked="" type="checkbox"/> Envelopes	1 1 1	1 1 1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	Photographs of subject property streetscape, as follows [Public Works Code Sec. 723.2 & Planning Code] <input checked="" type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input checked="" type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo of rear of property	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 3

Date: Nov 7, 2025



Daniel Lurie,
Mayor

Carla Short,
Director of Public Works

Project Delivery:
Bureau of Surveys and
Mapping

Office of the
City and County Surveyor

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

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Ben Ron
Martin M. Ron Associates, Inc.
859 Harrison Street
Suite 200
San Francisco, CA 94107

Conditional Approval of Tentative Map 12259

Re: 3333 Mission, 190 Coleridge Street
San Francisco, California
APN 5615-099-100-101

Decision

Public Works hereby states that the Tentative Final Map Application 12259, prepared on behalf of Elevate Housing Partners L.P., a California limited partnership, Bernal Senior Housing Corporation, a California nonprofit benefit corporation and Bernal Senior Housing Partners, a California limited partnership, by Martin M. Ron Associates, Inc. submitted on May 30, 2024, and revised Tentative Map received June 11, 2025 is hereby approved subject to compliance with, but not necessarily limited to, the following findings and conditions:

FINDINGS

This Application requests approval of a total of 3 Lot Vertical Subdivision, 5 Residential and 10 Commercial Unit Mixed-Use Condominium Project. None of the conditions described in Government Code Sections 66474(a) through (g), inclusive, exist with respect to this subdivision.

The Subdivision meets and performs the requirements or conditions imposed by the California Subdivision Map Act and the City and County of San Francisco (CCSF) Subdivision Code and Regulations.

The Tentative Map approval shall be effective upon execution by the Director of DPW.

CONDITIONS

DEPARTMENT OF CITY PLANNING (DCP)

In a letter dated Oct 27, 2025, the Planning Department confirmed that:

The project is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1(b).

DEPARTMENT OF BUILDING INSPECTION (DBI)

The C.C.S.F. Building Code and all Department of Building Inspection conditions outlined in the attached D.B.I. memo dated **Sept 22, 2025**. Copy of D.B.I. approval attached.

- All provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act.
- The final version of the map must graphically show all easements affecting the subject parcel and demonstrate or note compliance with the intended purpose of each.
- Please place the following statement on your checkprint submittal:

“This subdivision of land contains a vertical subdivision of airspace. Vertical subdivisions often necessitate reciprocal easement agreements such as but not limited to access, maintenance, utilities, support, encroachments, emergency ingress and egress, permitted uses, no build zones, environmental hazards, etc. Some of these requirements may have a public nature to which the City and County of San Francisco is or should be a beneficiary. These are often not of a nature to be disclosed graphically on a survey map. Users of this map are therefore advised to consult their title company and legal counsel to determine whether adequate provisions exist and are sufficient and enforceable.”

SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) WATER ENTERPRISE

SFPUC Water Enterprise Comments

Water Fixture Efficiency

The project sponsor must comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code, which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads, and faucet aerators.

Landscape Irrigation

If the project will install or modify 500 square feet or more of landscape area, then the project sponsor must comply with San Francisco’s Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. The SFPUC must review and approve the project’s landscape and irrigation plans prior to installation.

Water Distribution – San Francisco Water Division (SFWD), formerly City Distribution Division (CDD)

1. After reviewing the provided document(s), SFWD takes no exceptions to the proposed plans. Please see Exhibit A and submit any questions to cddengineering@sflower.org.

2. To ensure the welfare and safety of people and structures in the City and County of San Francisco, the project sponsor must design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC- San Francisco Water Division (SFWD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:

- SFWD/CDD Standard Specifications for the Installation of Ductile Iron Water Mains 16-Inches and Smaller (January 2020 or Latest Revision);
- SFWD/CDD Standard Plans (January 2020 or Latest Revision);
- SFPUC Asset Protection Standards (May 2017 or Latest Revision);
- SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);
- San Francisco Fire Code (2016);
- California Safe Drinking Water Act; and
- California Code of Regulations Titles 17 and 22

In addition to conforming to applicable SFPUC, SFWD, and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable, and fire use. If current distribution system pressures and flows are inadequate, the project sponsor will be responsible for any water distribution system improvements required to meet the proposed project's water demands. Additionally, a capacity fee will be assessed for the entire project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.

To ensure adequate fire suppression reliability and capacity, the project sponsor may be required to include construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low pressure fire hydrants, and Auxiliary Water Supply System (AWSS) high pressure distribution piping and hydrants.

SFPUC Wastewater Enterprise Comments

Sewer Systems

1. The project sponsor must provide both existing and proposed utility drawings and show all lateral connections on drawings. Each building must have its own sewer/storm lateral constructed per SFPUC Sewer Lateral Standard Details Dwg No. 5. Sewer vents must be located two feet (2') behind the proposed face of the curb.
2. The project sponsor must provide the final proposed building sanitary and storm flows in gallons per minute (GPM) at each point of connection. For storm flow calculations, see the 2015 San Francisco Subdivision Regulations.
3. Reuse of existing laterals will not be allowed. The project sponsor must replace existing laterals according to current SFPUC Sewer Lateral Installation Standards, regardless of as-found condition. Proposed lower laterals must have a minimum six-inch (6") diameter for single-family residential occupancy and a minimum eight-inch (8") diameter for multi-family residential or commercial occupancies. Lower laterals must be at a minimum 2% slope.
4. Any modifications that affect the street flow, including but not limited to sidewalk bulb-outs, altered/moved catch basins, sidewalk widening, etc. will require cross-sectional analyses of each street affected by proposed changes. The project sponsor must determine the existing flow line and compare the pre-existing flow line to the proposed flow line at the affected streets, demonstrating that the existing street overland capacity is not impacted by the proposed development. Upstream conveyance flows are not necessary. If the existing cross-sectional area of flow cannot be contained within the new proposed right of way, the project sponsor must propose a solution. The analysis must be stamped and signed by

the project sponsor's Engineer of Record and submitted to the SFPUC Wastewater Enterprise for review and approval.

5. If the project sponsor is widening a sidewalk, the project sponsor must replace any existing sewer laterals within the sidewalk widening limits, and relocate the sewer lateral's cleanout to comply with the requirement that sewer vents must be located two feet (2') behind the proposed face of the curb.

6. Per SFPUC Asset Protection Standards S2.a, "Sidewalk extensions, bulb-outs, curbs, and gutters shall not be built in the same location as existing manholes." Any existing manhole(s) located within the proposed sidewalk extension or bulb-out must be relocated for any proposed sidewalk changes to be approved. The face of any new curb must be horizontally offset from the outside edge of any manhole frame by a minimum of eighteen inches (18").

7. Sewer laterals require five feet (5') of clearance from outside of the sewer lateral to the centerline of the tree basin.

8. The project sponsor is responsible for designing and building at the correct elevation to avoid flooding from overland flow.

9. All materials must comply with the latest available City standards or better, subject to approval by the SFPUC.

10. Any proposed force mains are considered private. The SFPUC Wastewater Enterprise's responsibility starts at the connection point to SFPUC Wastewater Enterprise assets.

11. Any increase in wastewater demand must be submitted to the SFPUC for review and approval, including but not limited to, expansion of property, change in usage, addition of units, etc. The capacity of the

sewer system must be analyzed to ensure that it can accommodate the flows. The project sponsor has the option of providing the analysis, or having the SFPUC provide the analysis. If the project sponsor does the analysis, the SFPUC Wastewater Enterprise will review and approve. If the SFPUC does the analysis, the project sponsor will reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.

12. Construction activities such as pile driving, compaction, pipe jacking, and large excavations can damage SFPUC Wastewater Enterprise assets. If these activities take place, monitoring for vibration and settlement of SFPUC Wastewater Enterprise assets will be required. The project sponsor must submit a monitoring plan to the SFPUC for review and approval.

13. (For large excavation) Foundation excavation within the proposed property will likely impact utilities. The SFPUC Wastewater Enterprise must review and approve a work plan prior to the commencement of excavation work, including but not limited to, excavation of basements and underground utilities. The project sponsor will need to perform pre- and post-CCTV inspection of SFPUC Wastewater Enterprise assets prior to the commencement of any excavation. CCTV inspection performed by the project sponsor must comply with SFPUC standards. Resultant damage must be remedied by the project sponsor.

14. Special foundations such as tiebacks, pressure grout/soil stabilization, etc., that encroach into public rights of way must include pre- and post-CCTV inspection of SFPUC Wastewater Enterprise assets to ensure no impact from the project.

15. Pre- and post-construction videos of SFPUC Wastewater Enterprise assets will be required if construction activities, such as the examples above, are performed. The videos must be submitted in Pipeline Assessment Certification Program (PACP) format and reviewed by the SFPUC Wastewater Enterprise.
16. Dewatering discharge to the sewer system requires review and approval by the SFPUC Wastewater Enterprise.
17. The project sponsor must provide a detailed permanent dewatering plan, including but not limited to, water quality, estimated flow, etc., for any underground basements.
18. The SFPUC Wastewater Enterprise must be notified at sewerinspections@sfgov.org prior to the commencement of any construction activities.
19. The project sponsor must reimburse the City for all construction management fees and project oversight during construction.
20. Any newly installed sewers must be air tested and televised according to SFPUC standards. The contractor must coordinate with SFPUC staff for field witness of CCTV inspection and testing. SFPUC standards can be obtained prior to construction.
21. New manholes will require vacuum testing, and new sewers will require either air testing (to applicable ASTM standards) or a Focused Electron Leak Locator (FELL).
22. The project sponsor must provide manhole details, including a requirement for contractor shop drawings.
23. The project sponsor must provide a monitoring plan for the potential settlement of surrounding utilities and buildings.

Stormwater Management

24. The project sponsor must submit a Stormwater Control Plan to document compliance with the Stormwater Management Ordinance requirements, if the project creates or replaces more than 5,000 square feet of impervious surface area. For more information, see <https://www.sfpuc.gov/smr>.

SFPUC Power Enterprise Comments

Hetch Hetchy Power

San Francisco Administrative Code Section 99 identifies certain types of development projects that present good opportunities for City electric service from the SFPUC. The SFPUC has been providing clean, reliable Hetch Hetchy Power for almost 100 years and is San Francisco's local publicly owned electric utility. The SFPUC provides its customers in new developments with 100% GHG-free electricity at stable, affordable rates. The SFPUC can assess the feasibility of providing clean energy to this project and whether such service would benefit the project and the City's existing electric customers. For more information, please contact HHPower@sfgov.org.

Streetlights

If the project sponsor is performing work on any sidewalks, the project sponsor may need to perform streetlight work. Streetlight work will be reviewed and permitted through the Public Works Street Improvement permit process. For more information about streetlight requirements, standard streetlight

design and installation, photometric requirements, separation requirements, Standard plans, and SFPUC's Streetlight Catalog of approved streetlight fixtures and poles, visit <https://sfpuc.gov/streetlights>.

SFPUC Real Estate Services Comments

At this time, the SFPUC Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.

The SFPUC will not accept utilities outside of the public right-of-way.

PUBLIC WORKS: BUREAU OF STREET USE AND MAPPING (BSM) PERMITS DIVISION:

The approval of this map does not constitute approval of the proposed transformer on Mission Street. A separate Vault Encroachment is required, and approval must be acquired prior to the final design.

- The information suggests that Lot 1 in the subdivision will be the fronting property owner for both Mission and Coleridge Streets. Hence the owner of this parcel will be the entity that will be responsible for the maintenance of the sidewalk and be the entity that will be paying for all assessments (please clarify if this is not the case).
- A separate Street Improvement Permit is required for the construction of the sidewalk on both frontages and the installation/removal of driveway cuts.
- Will there be easement or other elements to allow for eaves, window and door swings from proposed Lot 2 and Lot 3 over Lot 1?

PUBLIC WORKS: BUREAU OF STREET USE AND MAPPING (BSM) MAPPING DIVISION:

The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor. Along right of way lines, provide monumentation at each property corner or on property line extended.

- If sidewalk improvements are completed prior to map recordation, monuments shall be installed prior to map filing.

- If sidewalk improvements are not completed prior to map filing, monuments shall be shown as "TO BE SET NO LATER THAN ___(date)___" or similar on the map. If said monuments vary in position or description from what is shown on this map, such variance shall be noted and filed with the City and County Surveyor of San Francisco in either a Certificate of Correction, Corner Record or Amended Map as appropriate.

All provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act shall be complied with.

Sincerely,

Elias W. French, PLS 9406
City and County Surveyor
Bureau of Surveying and Mapping

cc: Lauren Chang

AFTER ISSUANCE OF THE TENTATIVE MAP DECISION (APPROVAL OR CONDITIONAL APPROVAL)

Submit the initial FINAL MAP or PARCEL MAP check print in pdf format to subdivision.mapping@sfdpw.org for technical review. Use the following naming convention for this initial check print submittal: PIDxxxx_ABxxxx_date (use yyyyymmdd format).

Submit one (1) copy of the completed Map Review Checklist. Go to the SFPW website to print this list.

<http://www.sfdpw.org>, under "Services A-Z", select "More" then select "Mapping, Maps". Under "Information for Mapping Professionals," select "Map Review Checklist."

Submit electronic closure calculations for non-rectangular boundaries. This is needed for SFPW's technical map review process (this is a task for your surveyor/engineer).

Submit a tracking spreadsheet detailing the satisfaction of those conditions of approval as detailed herein. (Per the 2015 San Francisco Subdivision Regulations at page 12 item 3, and also at page 27 item "B".)

Note: City and County Surveyor may request a copy of the land surveyor's field notes or any other relevant survey information necessary to support the submitted check print map.

CHECKPRINT AND SUBDIVISION MAP REVIEW PROCESS

Respond promptly to additional requests for information

Make requested changes to check prints and resubmit revised check print (if requested) to subdivision.mapping@sfdpw.org using the naming convention for any subsequent check print submittal, PIDxxxx_ABxxxx_date (use yyyyymmdd format).

When requested by SFPW, submit the signed map in Mylar form and the documents + recording fees requested on the Mylar Request Transmittal :

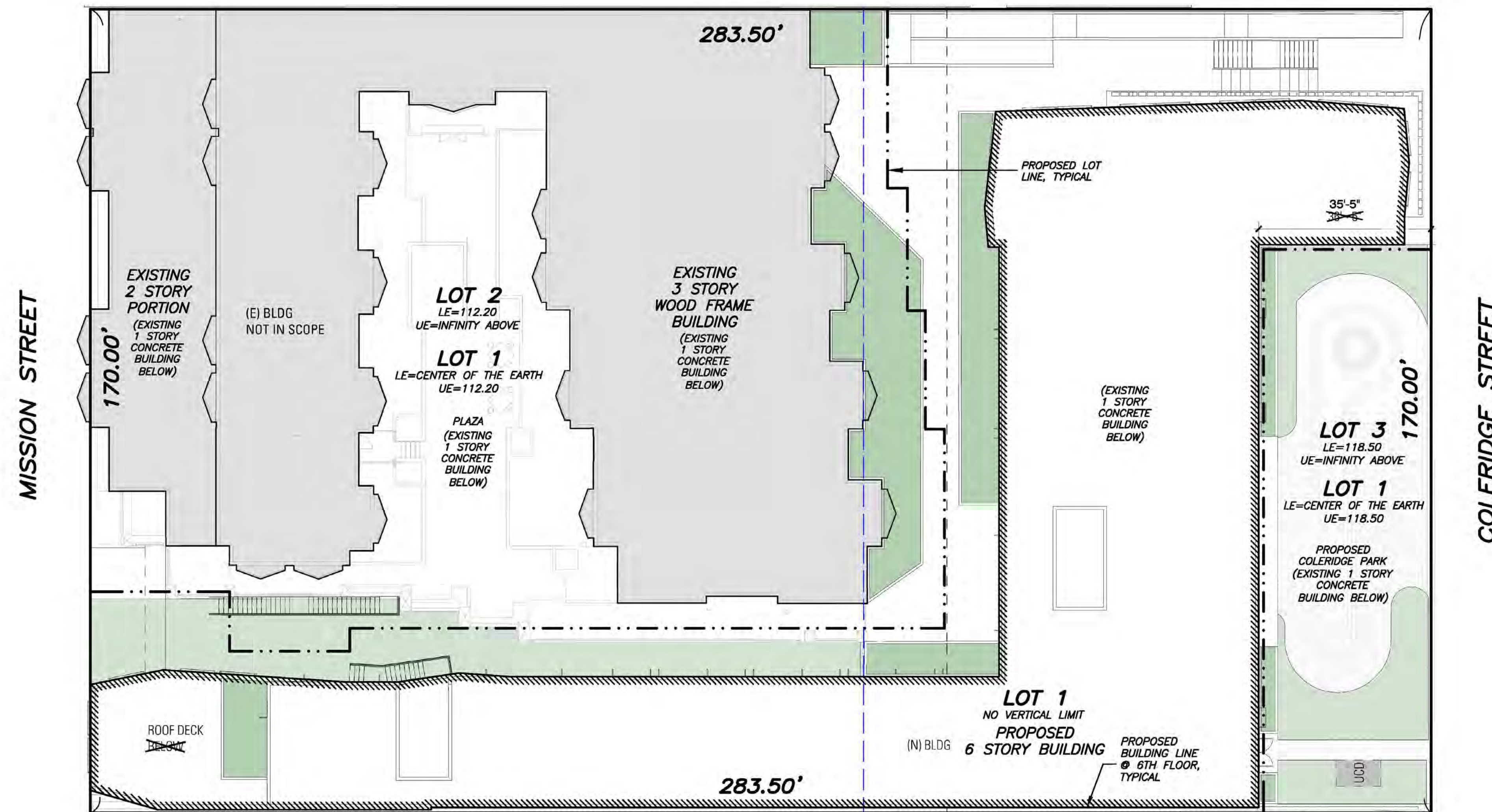
- **Department of Public Works will not accept incomplete mylar submittal packages. All items requested in the initial mylar request must be submitted in a single package, or be in possession of SFPW. Incomplete submittals will be returned.**
- Updated Preliminary Title Report (dated within 45 days of mylar submittal).
- Valid Tax Certificate (obtained from the Office of the Treasurer and Tax Collector).
- Check for recordation fee
- **All other documents requested per the Mylar Request transmittal.**

In those cases where a City Agency issued conditional approval of the map, mylars **should not** be submitted to SFPW until:

- The agency that issued the conditions has provided SFPW with confirmation that they have been met.
- The applicant has addressed the agency's conditions.

Following submittal of the Mylar map, SFPW will continue processing the map and finalizing with the filing of the FINAL MAP or the PARCEL MAP in the office of the County Recorder.

See "KEY Activities in the Condominium Process" on page 3 of application for a more detailed description of the above.

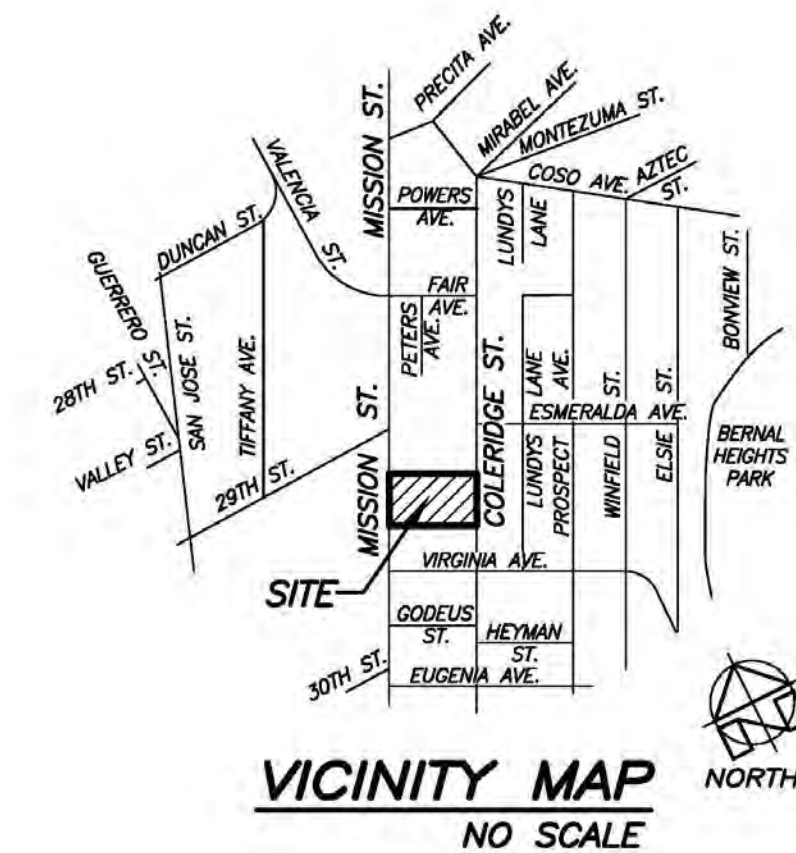


SITE PLAN W/PROPOSED LOTS

SCALE: 1"=16'

(SEE SHEETS 2 AND 3 FOR NEW CONSTRUCTION LEVELS 1-6)
(SEE SHEET 4 FOR DIMENSIONS OF PROPOSED LOTS)

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PROPOSED PARCELIZATION 1 OF 3
3	PROPOSED PARCELIZATION 2 OF 3
4	PROPOSED PARCELIZATION 3 OF 3
5	EXISTING SITE CONDITIONS 1 OF 2
6	EXISTING SITE CONDITIONS 2 OF 2
7	CODE DIAGRAMS
8	CONSTRUCTION PHASING & EGRESS



PROJECT DATA

STREET ADDRESS: 3333 MISSION STREET AND 190 COLERIDGE STREET
ASSESSOR'S PARCEL NUMBERS: APN 5615-099 THRU 101
PROJECT AREA: 48,195 SQ.FT.
EXISTING LAND USE: APN 5615-099: EXISTING 1 STORY BUILDING (COMMERCIAL SPACE) WITH 1 STORY PARKING GARAGE
APN 5615-100: EXISTING 3 STORY BUILDING (SENIOR RESIDENTIAL HOUSING)
APN 5615-101: EXISTING PARK
PROPOSED LAND USE: LOT 1: PROPOSED 6 STORY BUILDING (SENIOR RESIDENTIAL HOUSING), EXISTING 1 STORY BUILDING (COMMERCIAL SPACE) WITH 1 STORY PARKING GARAGE
LOT 2: EXISTING 3 STORY BUILDING (SENIOR RESIDENTIAL HOUSING)
LOT 3: PROPOSED PARK

LEGEND

LE LOWER ELEVATION
UE UPPER ELEVATION
--- PERIMETER PROPERTY LINE
--- PROPOSED LOT LINE

OWNER/DEVELOPER

ELEVATE HOUSING PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND
BERNAL SENIOR HOUSING PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP

BENCHMARK

"+" CUT WEST END LOWER TERRAZZO STEP 6 FOOT WEST OF THE NORTHWEST CORNER OF VIRGINIA AVENUE AND COLERIDGE STREET. ELEVATION = 119.943 FEET "OLD" SAN FRANCISCO CITY DATUM.

GENERAL NOTES

- DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: *Ben B. Ron*
BENJAMIN B. RON
PLS NO. 5015
DATE: MAY 24, 2024



TENTATIVE
FINAL MAP

A THREE LOT VERTICAL SUBDIVISION
A 6 COMMERCIAL UNIT AND 1 RESIDENTIAL UNIT
CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
CERTAIN PARCEL MAP RECORDED JUNE 29, 1987 IN BOOK 35 OF
PARCEL MAPS AT PAGES 100 AND 101, OFFICIAL RECORDS.

BEING A PORTION OF 100 PRECITA VALLEY LANDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200
San Francisco, California

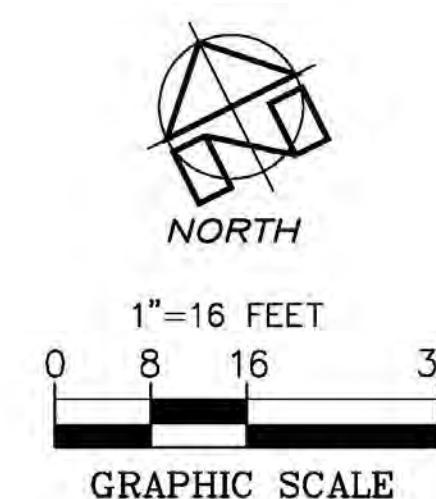
MAY 2024

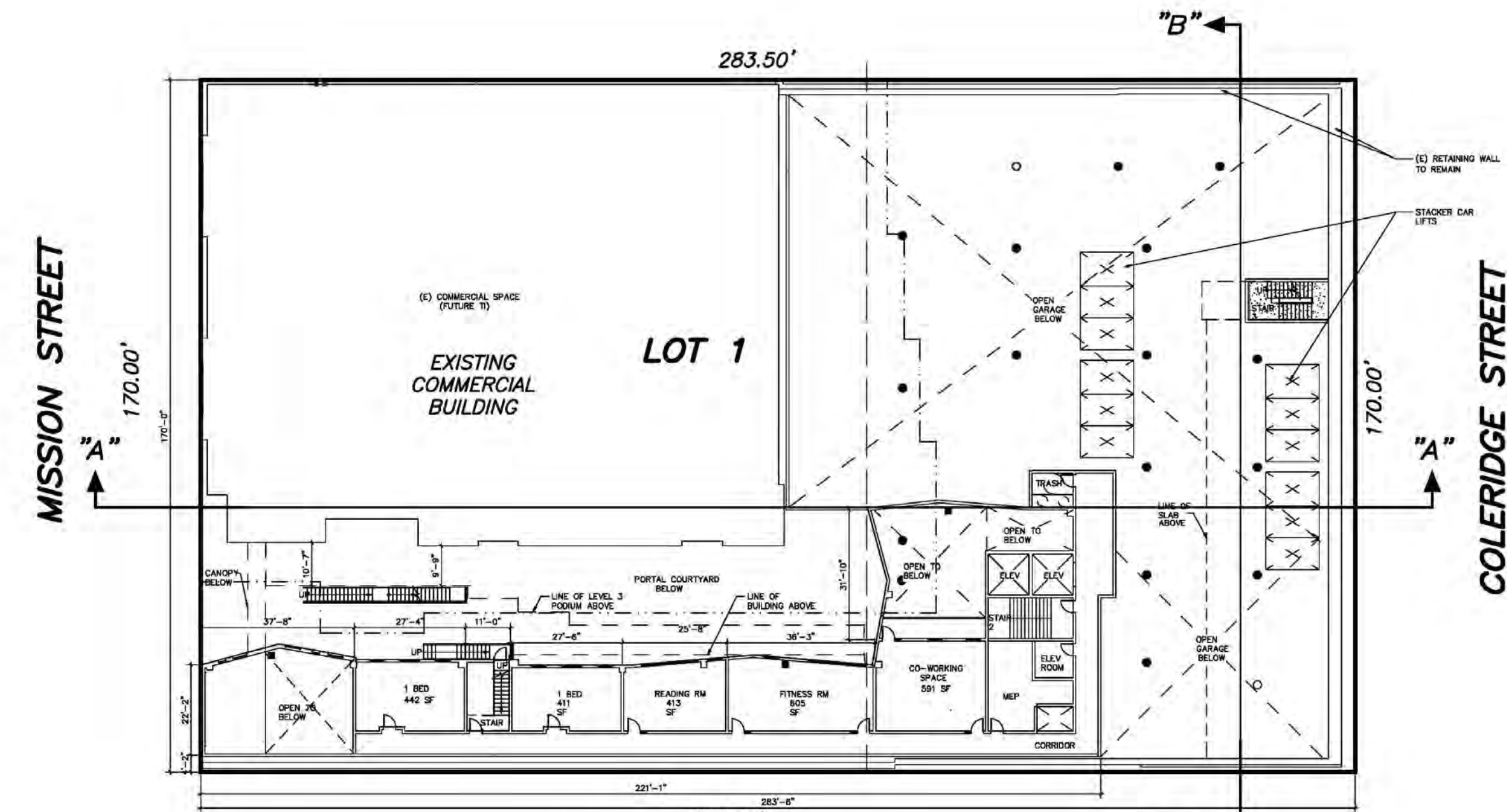
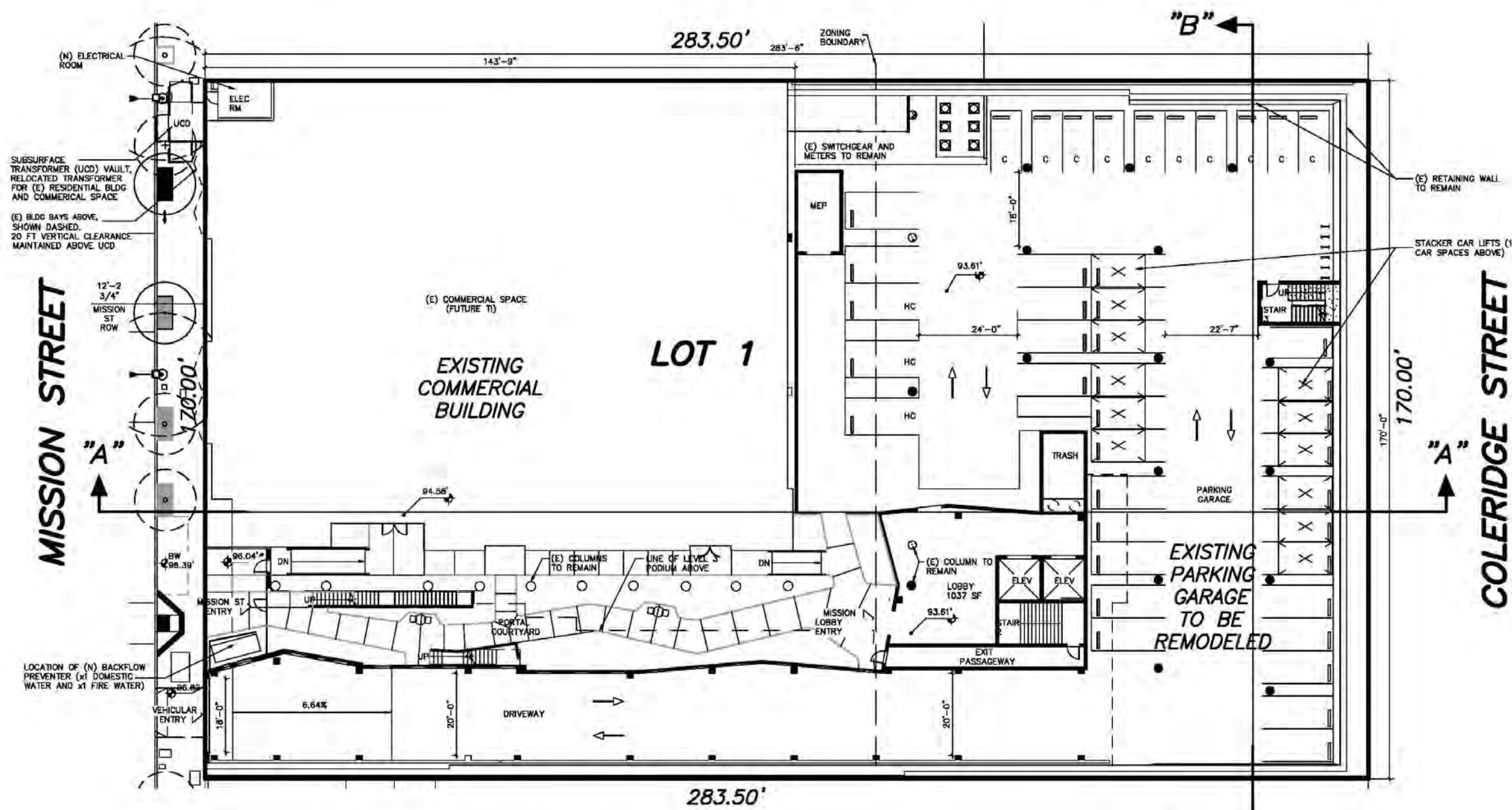
SCALE: 1"=16'

SHEET 1 OF 8

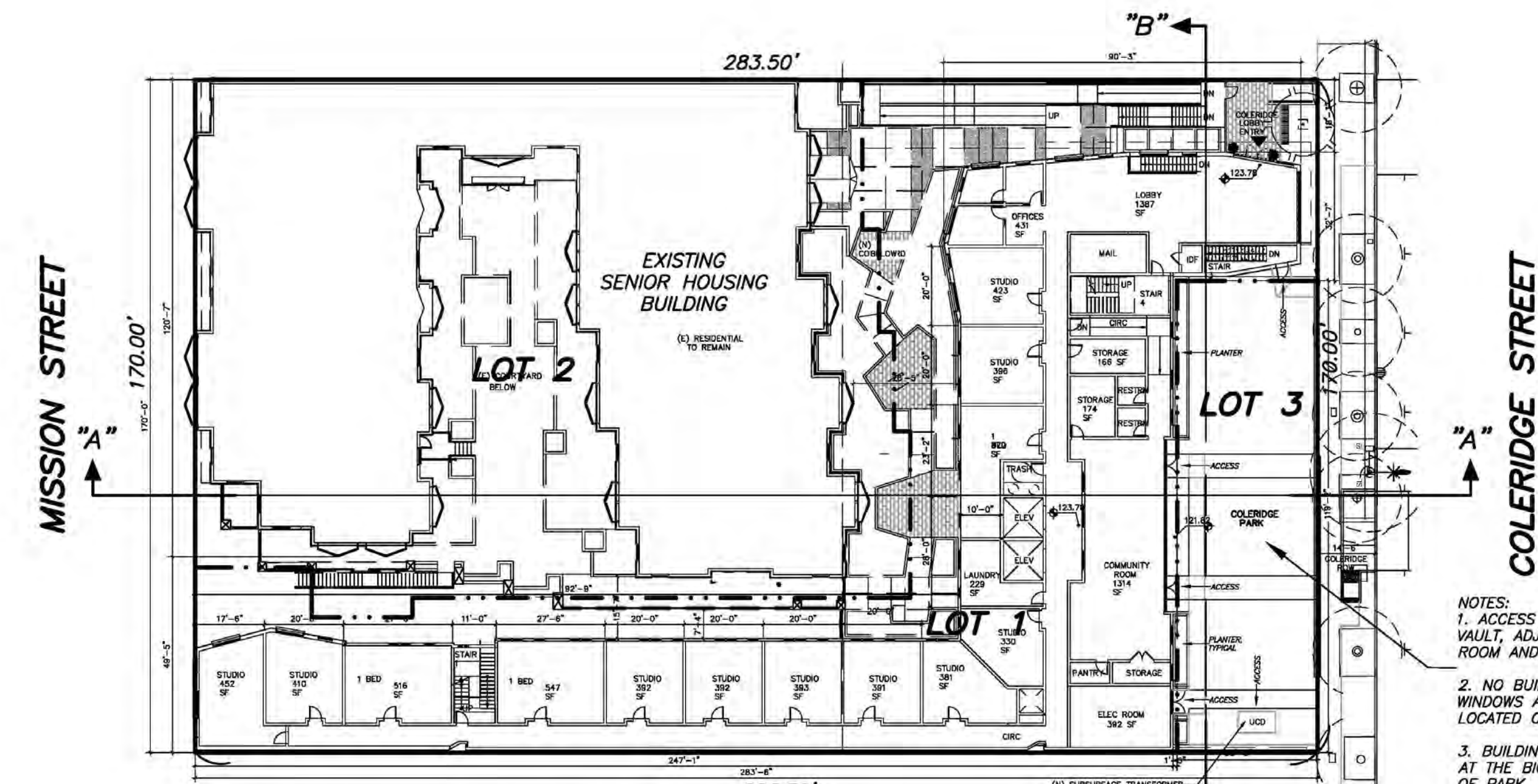
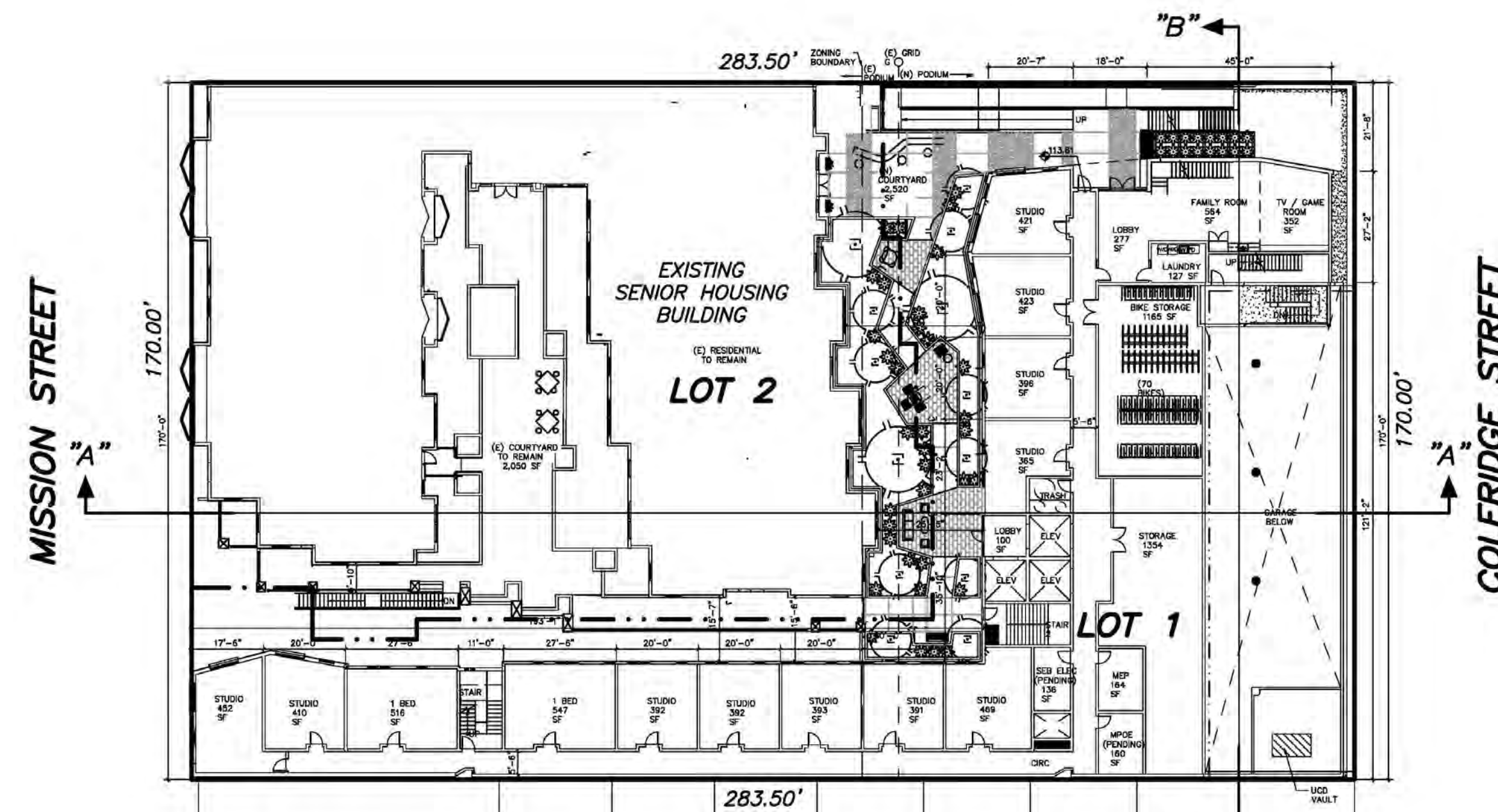
APN 5615-099 THRU 101

3333 MISSION STREET
190 COLERIDGE STREET



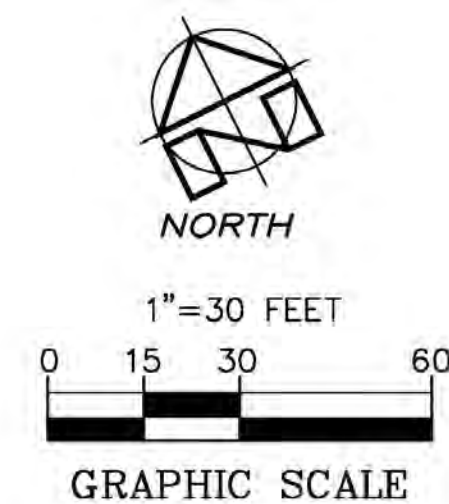


LEGEND
 PERIMETER PROPERTY LINE
 PROPOSED LOT LINE



NOTES:
 1. ACCESS EASEMENTS WILL BE NEEDED TO THE UCD VAULT, ADJACENT ELECTRICAL ROOM, THE COMMUNITY ROOM AND THE EGRESS STAIR.
 2. NO BUILD EASEMENT WILL BE NEEDED FOR WINDOWS AND DOORS ON THE PROPOSED BUILDING LOCATED ON LOT 1.
 3. BUILDING DRAINAGE EASEMENT WILL BE NEEDED AT THE BIORETENTION PLANTERS ALONG WEST SIDE OF PARK.

PROPOSED PARCELIZATION 1 OF 3



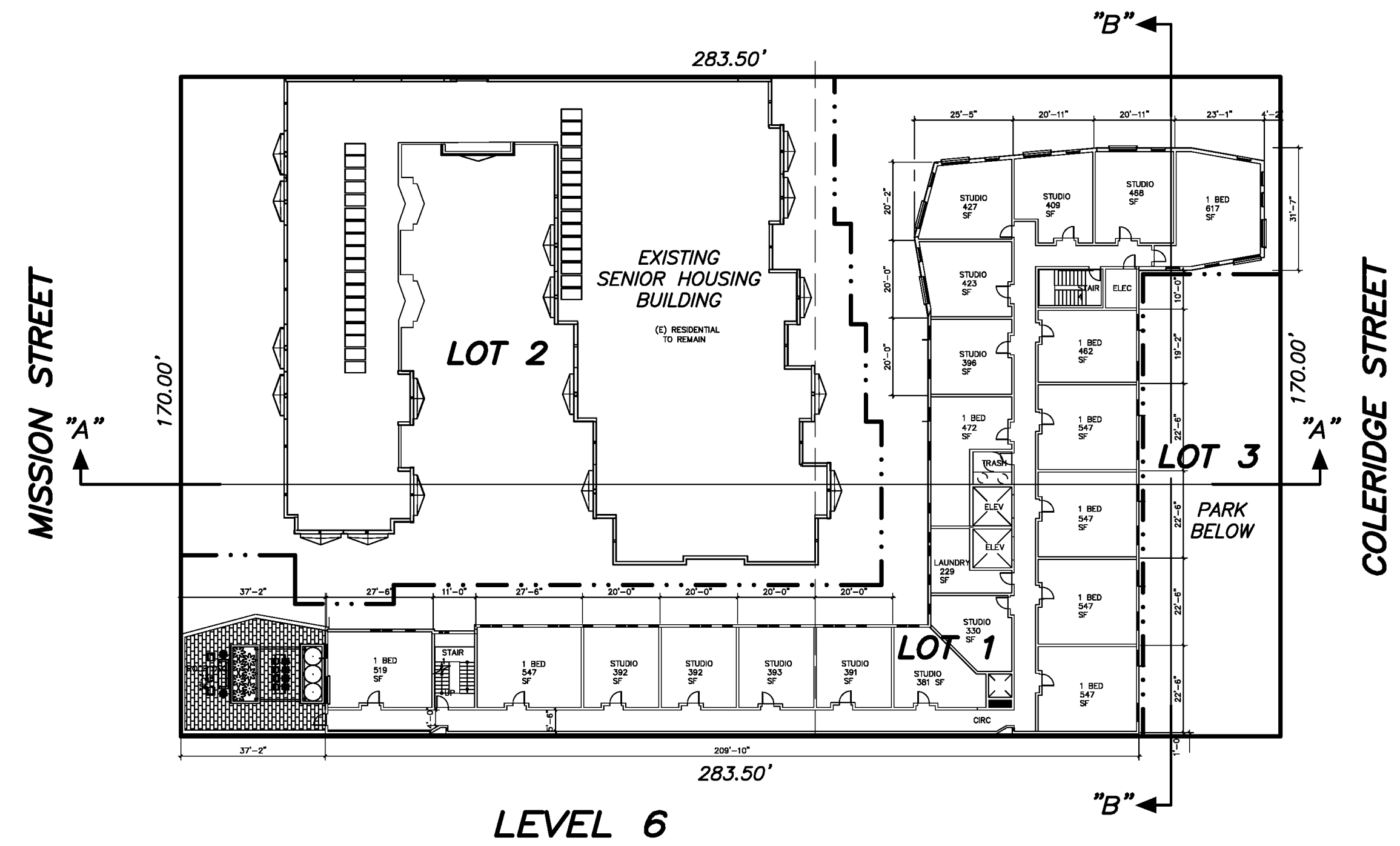
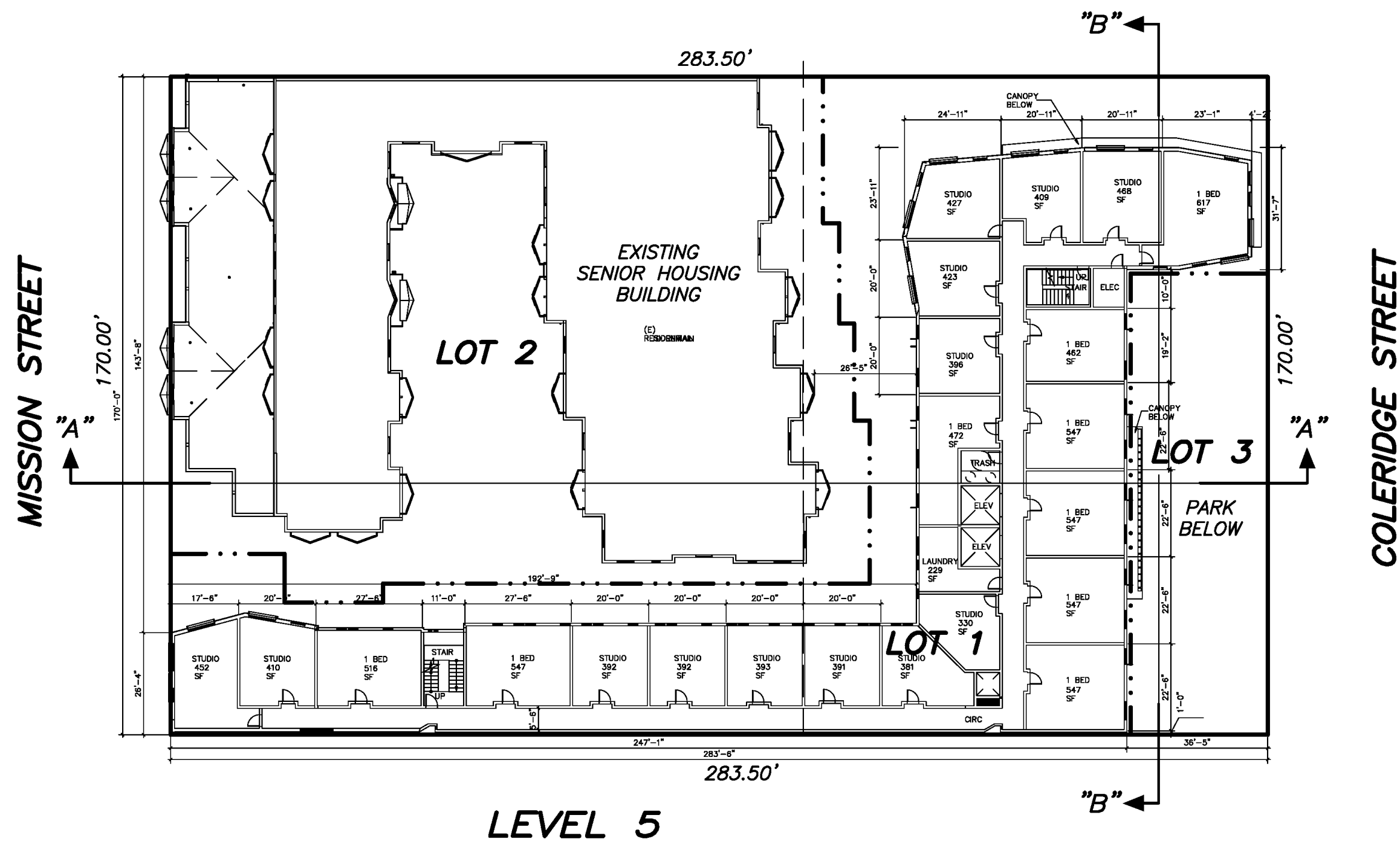
TENTATIVE FINAL MAP

A THREE LOT VERTICAL SUBDIVISION
 A 6 COMMERCIAL UNIT AND 1 RESIDENTIAL UNIT
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 BEING A PORTION OF 100 PRECITA VALLEY LANDS
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

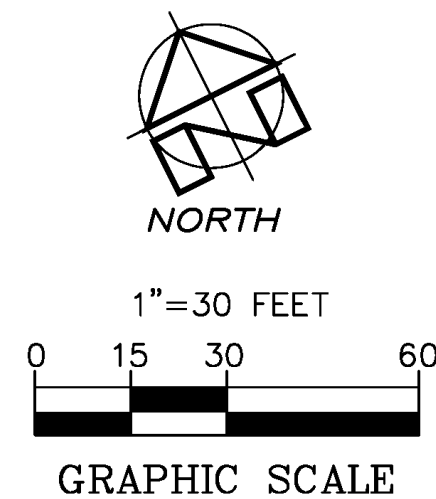
MAY 2024 SCALE: 1"=30' SHEET 2 OF 8

APN 5615-099 THRU 101 3333 MISSION STREET
190 COLERIDGE STREET

LEGEND
PERIMETER PROPERTY LINE
PROPOSED LOT LINE



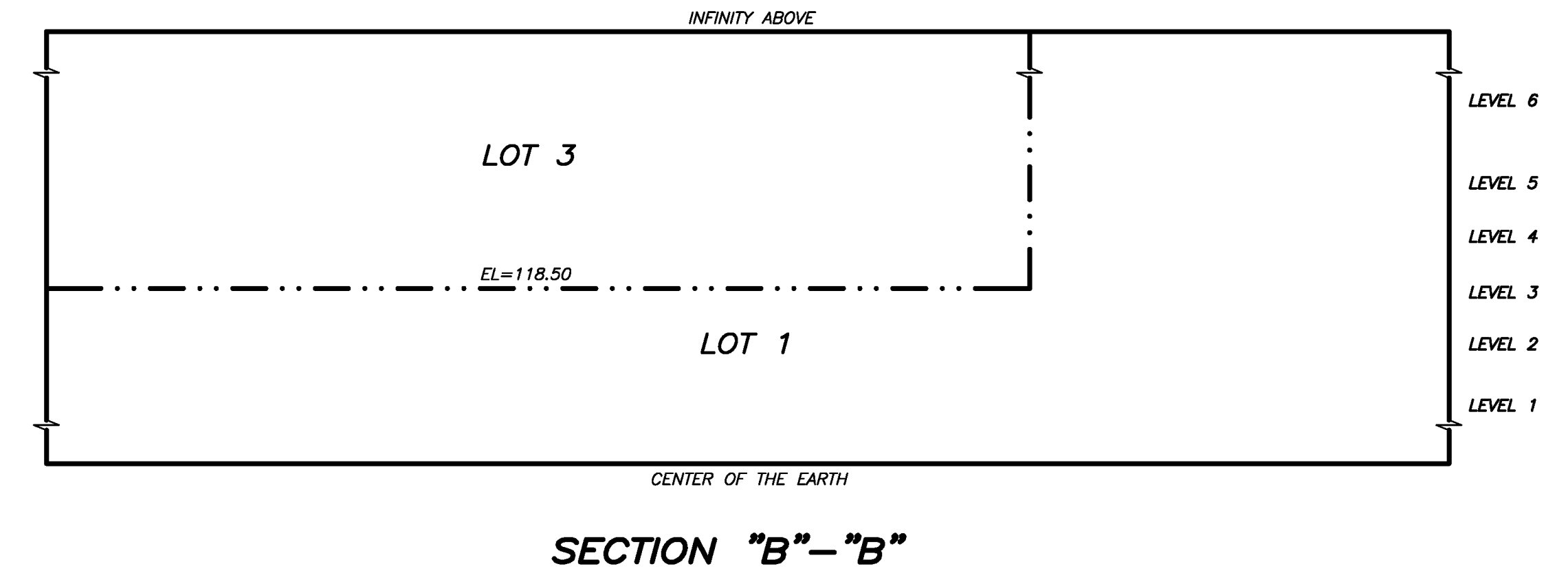
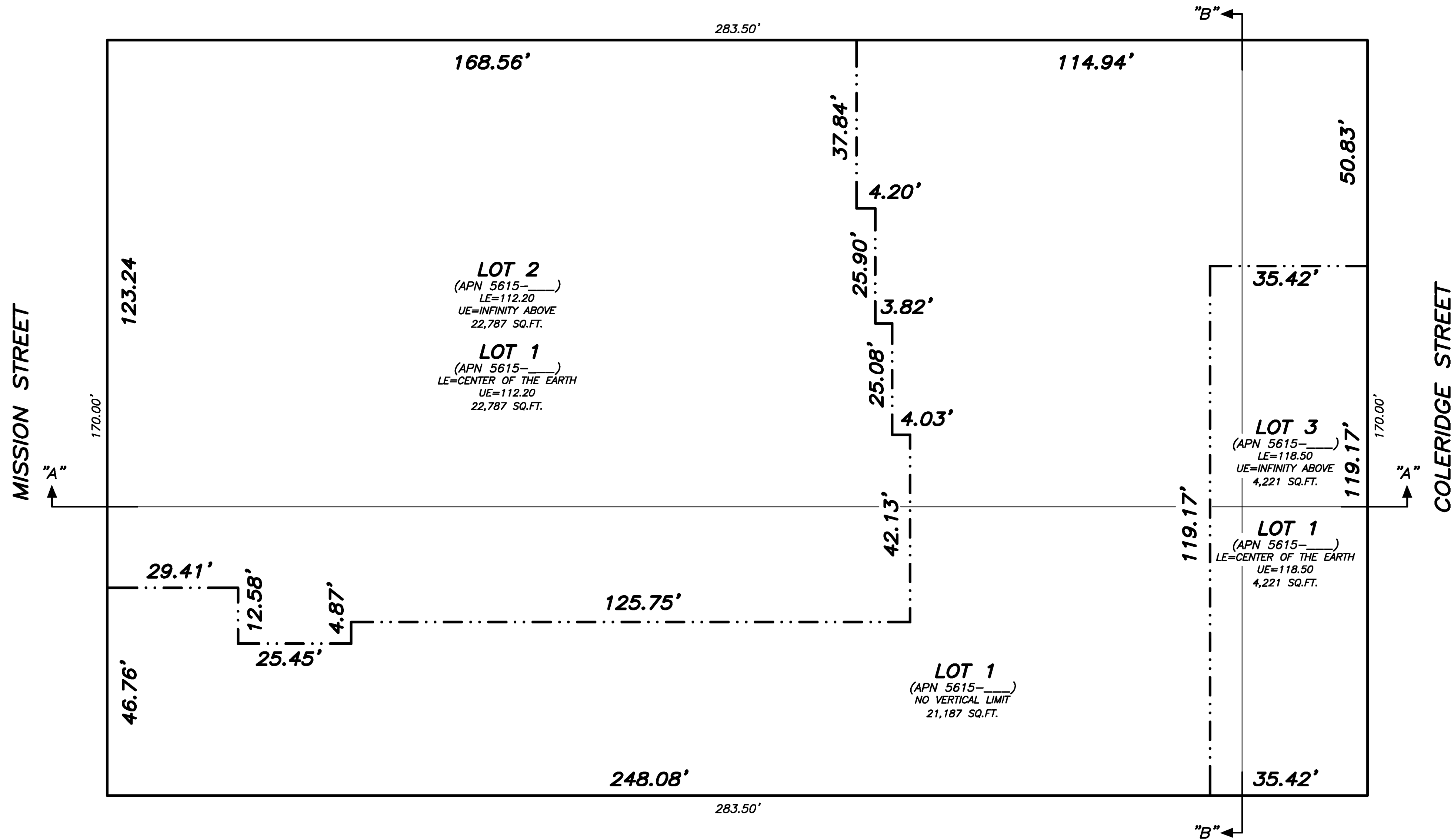
PROPOSED PARCELIZATION
2 OF 3



**TENTATIVE
FINAL MAP**
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MAY 2024 SCALE: 1"=30' SHEET 3 OF 8

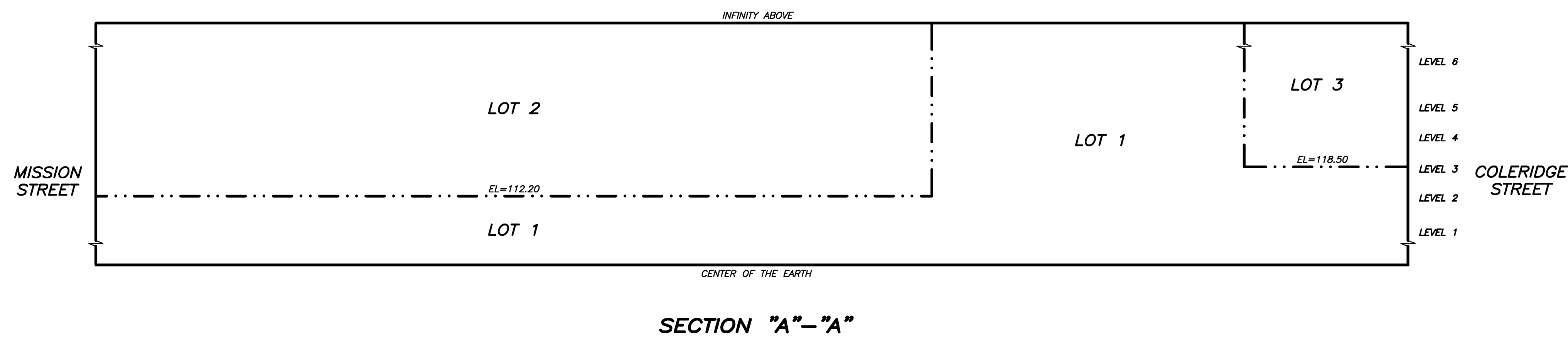
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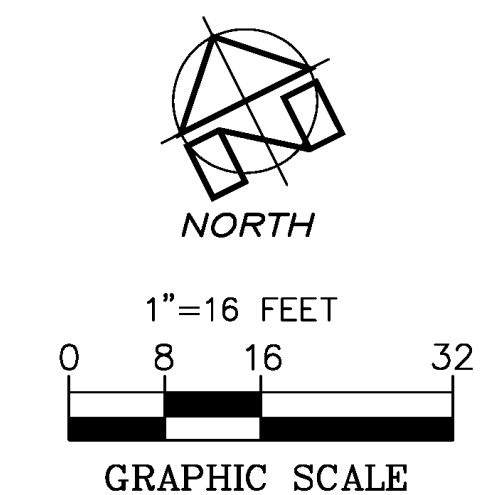
LEGEND

APN	ASSESSOR'S PARCEL NUMBER
EL	ELEVATION
LE	LOWER ELEVATION
UE	UPPER ELEVATION
---	PERIMETER PROPERTY LINE
---	PROPOSED LOT LINE

AREA, SQUARE FOOTAGE		
LOT	APN	AREA
LOT 1	APN 5615-___	48,195 SQ.FT.
LOT 2	APN 5615-___	22,787 SQ.FT.
LOT 3	APN 5615-___	4,221 SQ.FT.
TOTAL		75,203 SQ.FT.



PROPOSED PARCELIZATION
3 OF 3

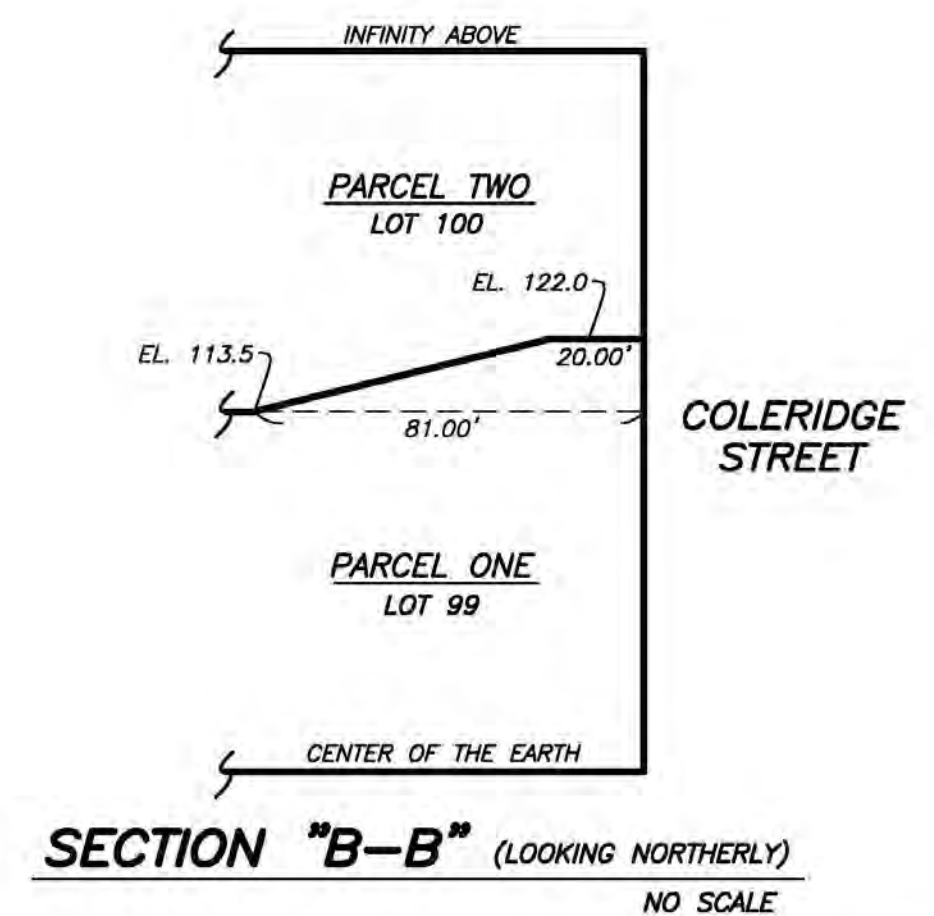
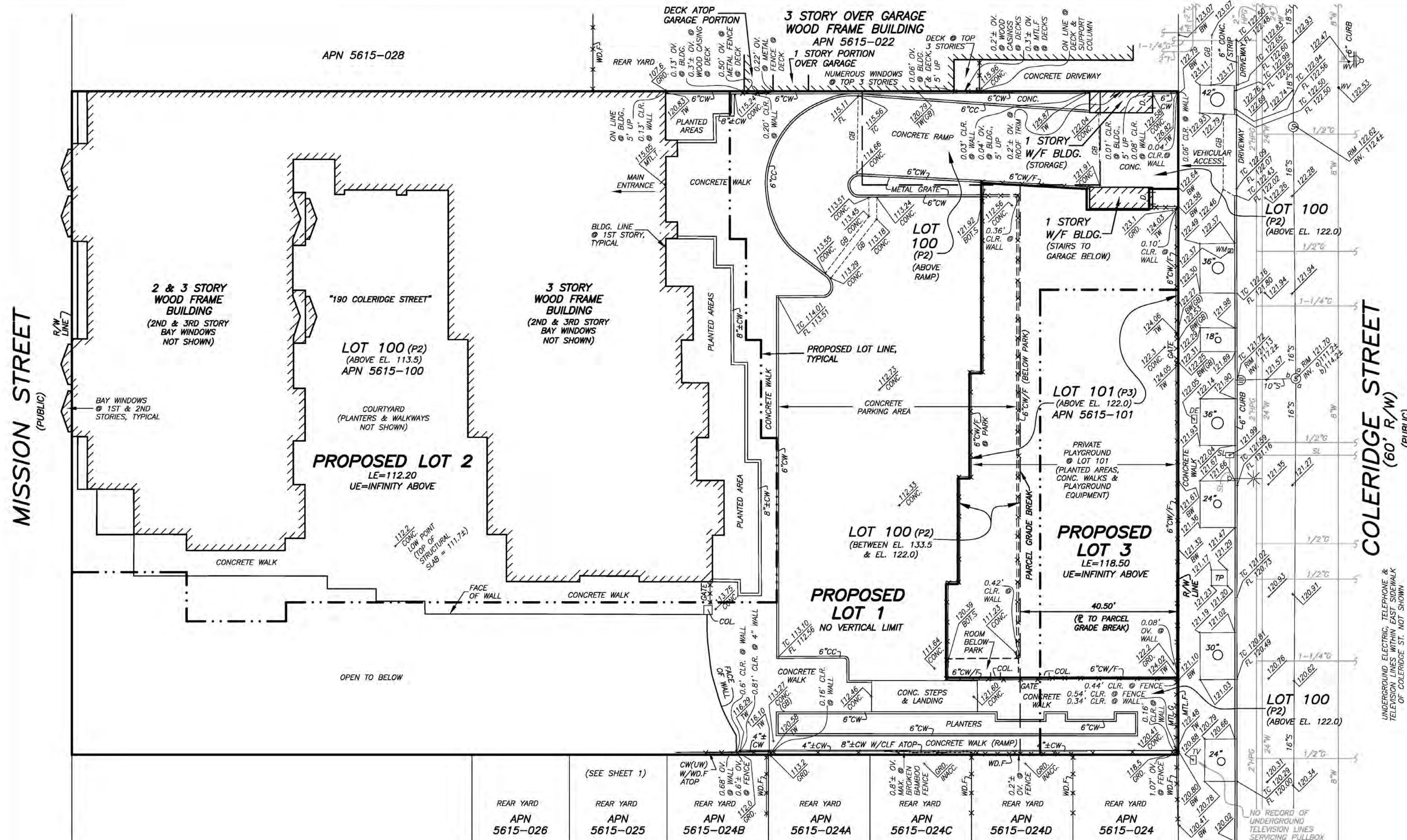
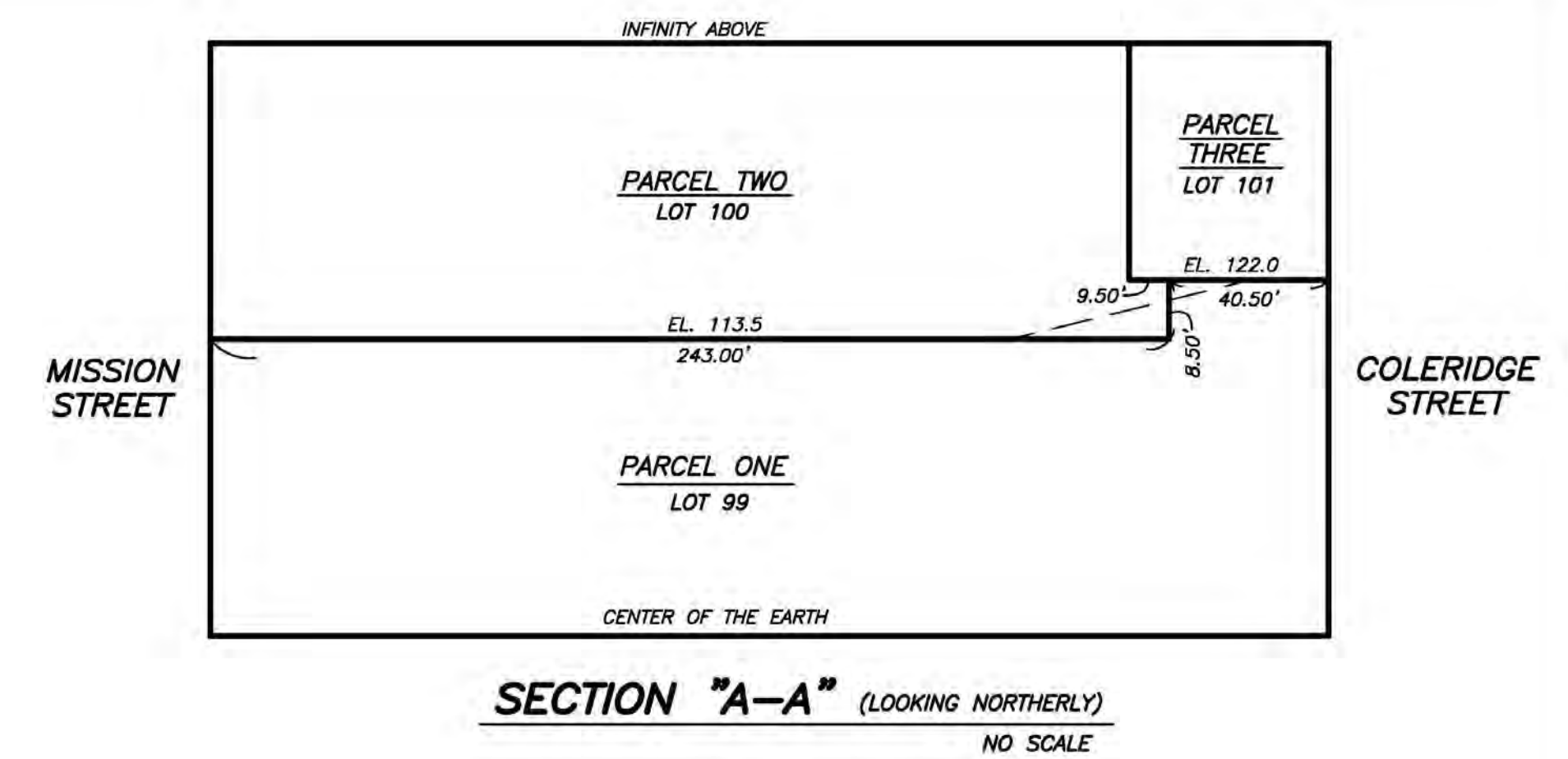
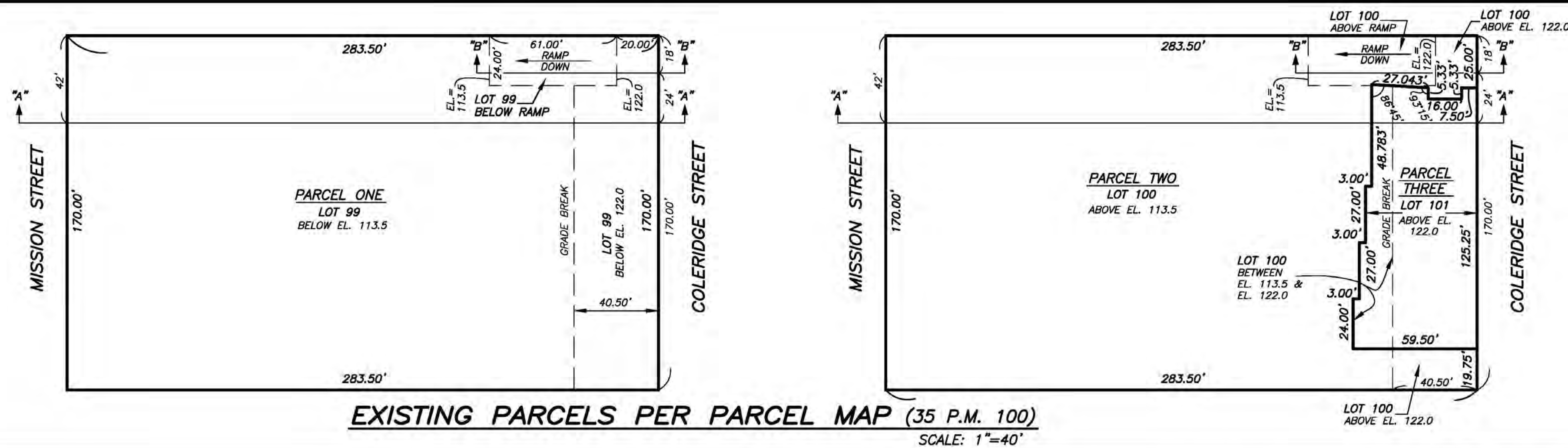


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MAY 2024 SCALE: 1"=16' SHEET 4 OF 8

APN 5615-099 THRU 101 3333 MISSION STREET
190 COLERIDGE STREET



EXISTING SECTIONS PER PARCEL MAP (35 P.M. 100)
SCALE: 1"=40'

- SURVEY REFERENCE**
- CHICAGO TITLE COMPANY PRELIMINARY REPORT/AMEND-A, ORDER NO. 15611245-156-TJK-JM DATED MARCH 1, 2024.
- THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:
- THE FOLLOWING MATTERS AFFECT TRACT ONE:
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED FEBRUARY 3, 1987 IN REEL E271, IMAGE 1443, OFFICIAL RECORDS.
 - RECITALS, NOTES AND LEGENDS AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 29, 1987, IN BOOK 35 OF PARCEL MAPS, AT PAGE 100.
 - "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN FOR REAL ESTATE DEVELOPMENT OWNERSHIP OF MISSION COLERIDGE DEVELOPMENT" RECORDED JUNE 29, 1987, IN REEL E373, IMAGE 617, OFFICIAL RECORDS. AMENDMENT RECORDED JUNE 21, 1988, IN REEL E620, IMAGE 1, OFFICIAL RECORDS.
- THE FOLLOWING MATTERS AFFECT TRACT TWO:
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED FEBRUARY 3, 1987 IN REEL E271, IMAGE 1443, OFFICIAL RECORDS.
 - "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN FOR REAL ESTATE DEVELOPMENT OWNERSHIP OF MISSION COLERIDGE DEVELOPMENT" RECORDED JUNE 29, 1987, IN REEL E373, IMAGE 617, OFFICIAL RECORDS. AMENDMENT RECORDED JUNE 21, 1988, IN REEL E620, IMAGE 1, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED OCTOBER 27, 1987 IN REEL E457, IMAGE 1097, OFFICIAL RECORDS.
 - "DECLARATION OF HOUSING DEVELOPMENT GRANT COVENANTS" RECORDED MARCH 11, 1988 IN REEL E548, IMAGE 1018, OFFICIAL RECORDS. "AMENDMENT AND RESTATED DECLARATION OF HOUSING DEVELOPMENT GRANT COVENANTS" RECORDED MARCH 24, 1988 IN REEL E557, IMAGE 1276, OFFICIAL RECORDS.
 - "MEMORANDUM EASEMENT" RECORDED JULY 20, 2004, DOCUMENT NO. 2004-H776722, OFFICIAL RECORDS. TELEVISION SIGNAL CORPORATION IS GRANTED A NON-EXCLUSIVE EASEMENT TO PROVIDE BROADBAND COMMUNICATIONS SERVICES.
 - "GRANT OF EASEMENT" RECORDED AUGUST 20, 2015, DOCUMENT NO. 2015-K112907, OFFICIAL RECORDS. COMCAST OF CALIFORNIA, INC. IS GRANTED A NON-EXCLUSIVE EASEMENT TO PROVIDE BROADBAND COMMUNICATIONS SERVICES.

TENTATIVE FINAL MAP

A THREE LOT VERTICAL SUBDIVISION
A 6 COMMERCIAL UNIT AND 1 RESIDENTIAL UNIT
CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
CERTAIN PARCEL MAP RECORDED JUNE 29, 1987 IN BOOK 35 OF
PARCEL MAPS AT PAGES 100 AND 101, OFFICIAL RECORDS.
BEING A PORTION OF 100 PRECITA VALLEY LANDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

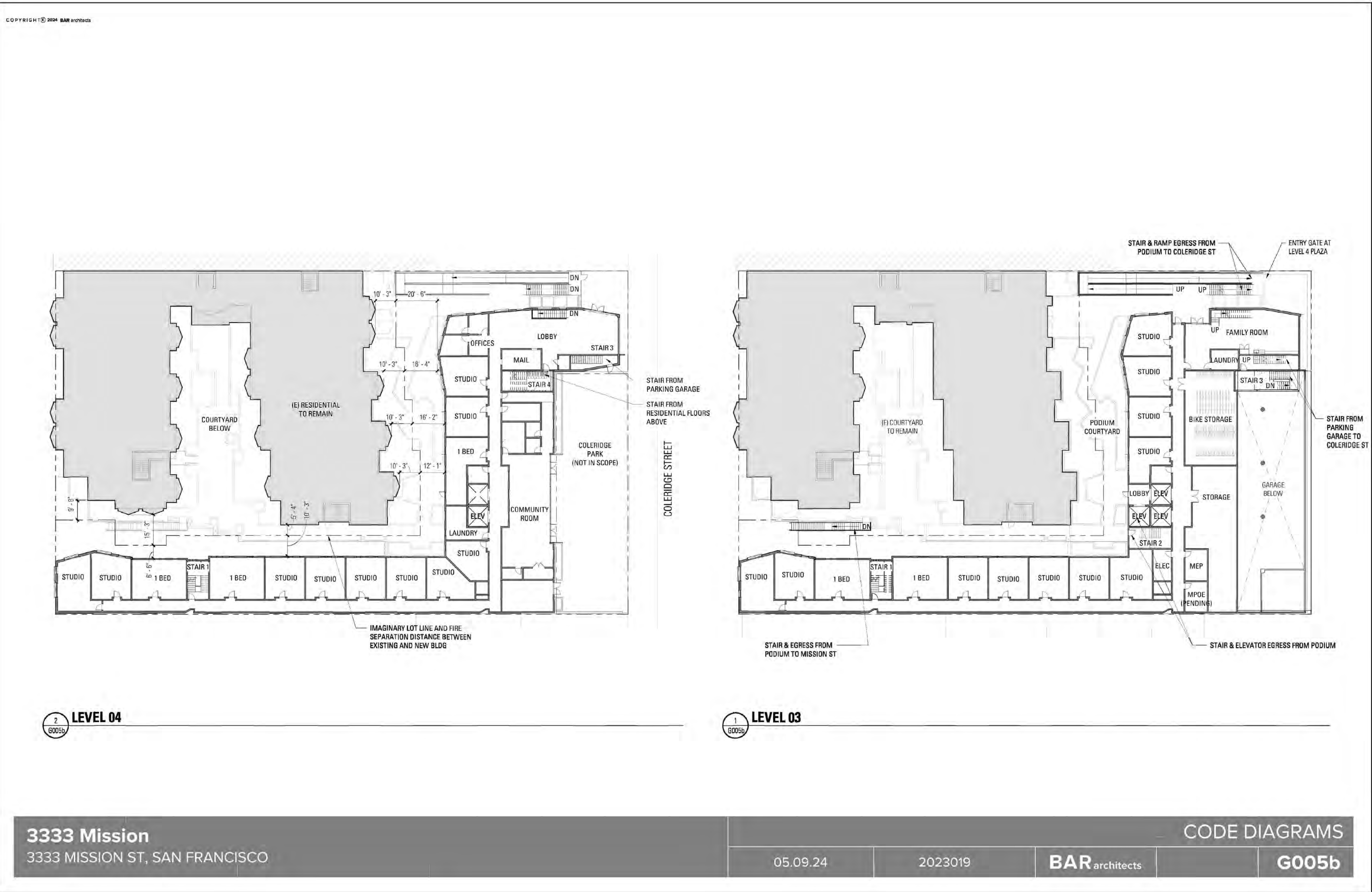
MAY 2024

SCALE: 1"=16'

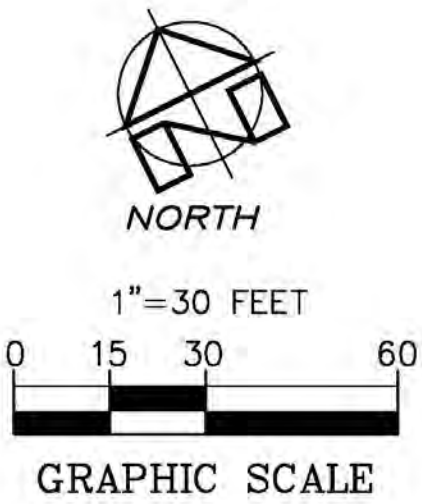
SHEET 6 OF 8

APN 5615-099 THRU 101

3333 MISSION STREET
190 COLERIDGE STREET



CODE DIAGRAMS



TENTATIVE
FINAL MAP

A THREE LOT VERTICAL SUBDIVISION
A 6 COMMERCIAL UNIT AND 1 RESIDENTIAL UNIT
CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
CERTAIN PARCEL MAP RECORDED JUNE 29, 1987 IN BOOK 35 OF
PARCEL MAPS AT PAGES 100 AND 101, OFFICIAL RECORDS.

BEING A PORTION OF 100 PRECITA VALLEY LANDS

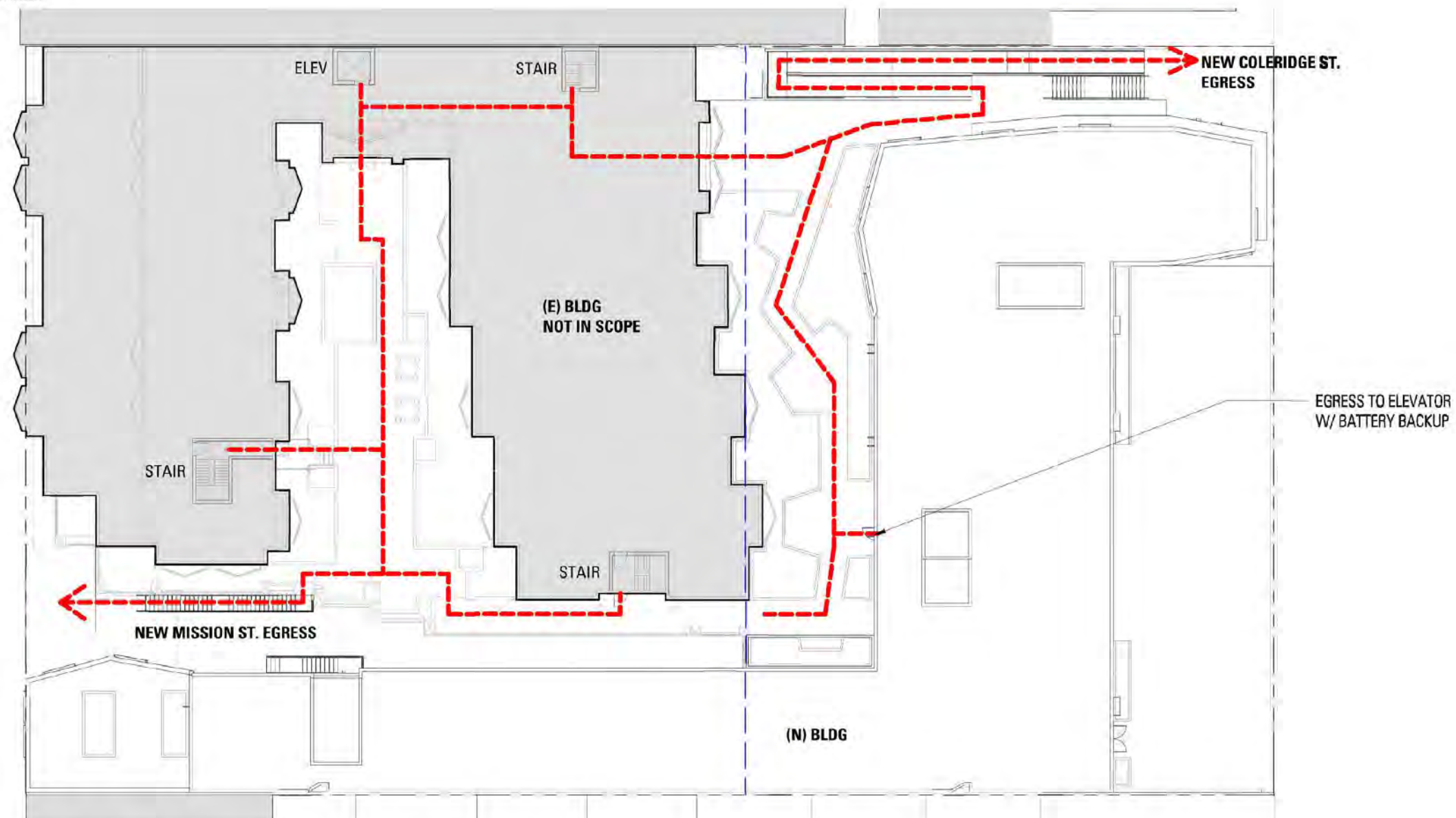
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California

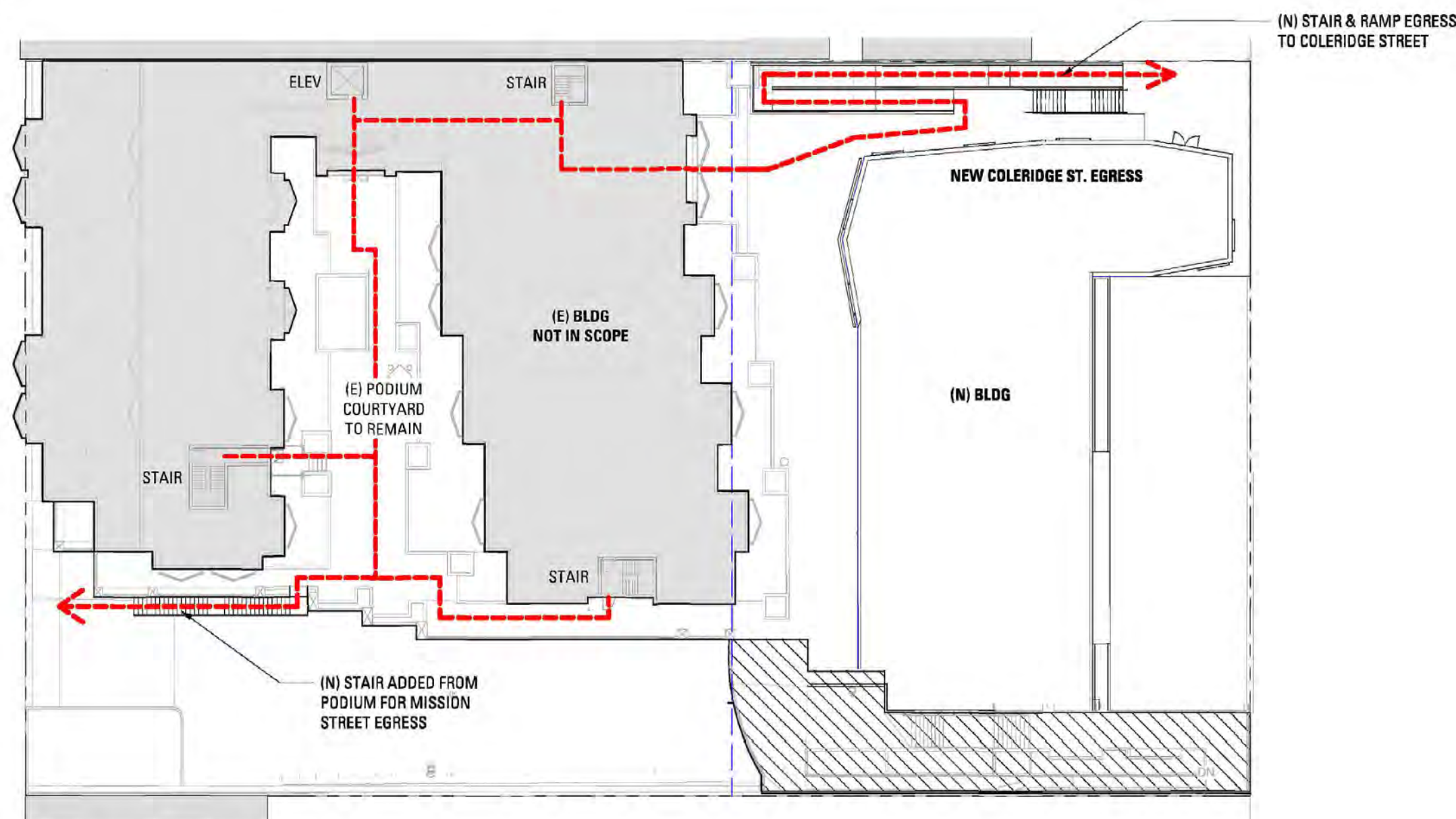
MAY 2024 SCALE: 1"=30' SHEET 7 OF 8

APN 5615-099 THRU 101 3333 MISSION STREET
190 COLERIDGE STREET

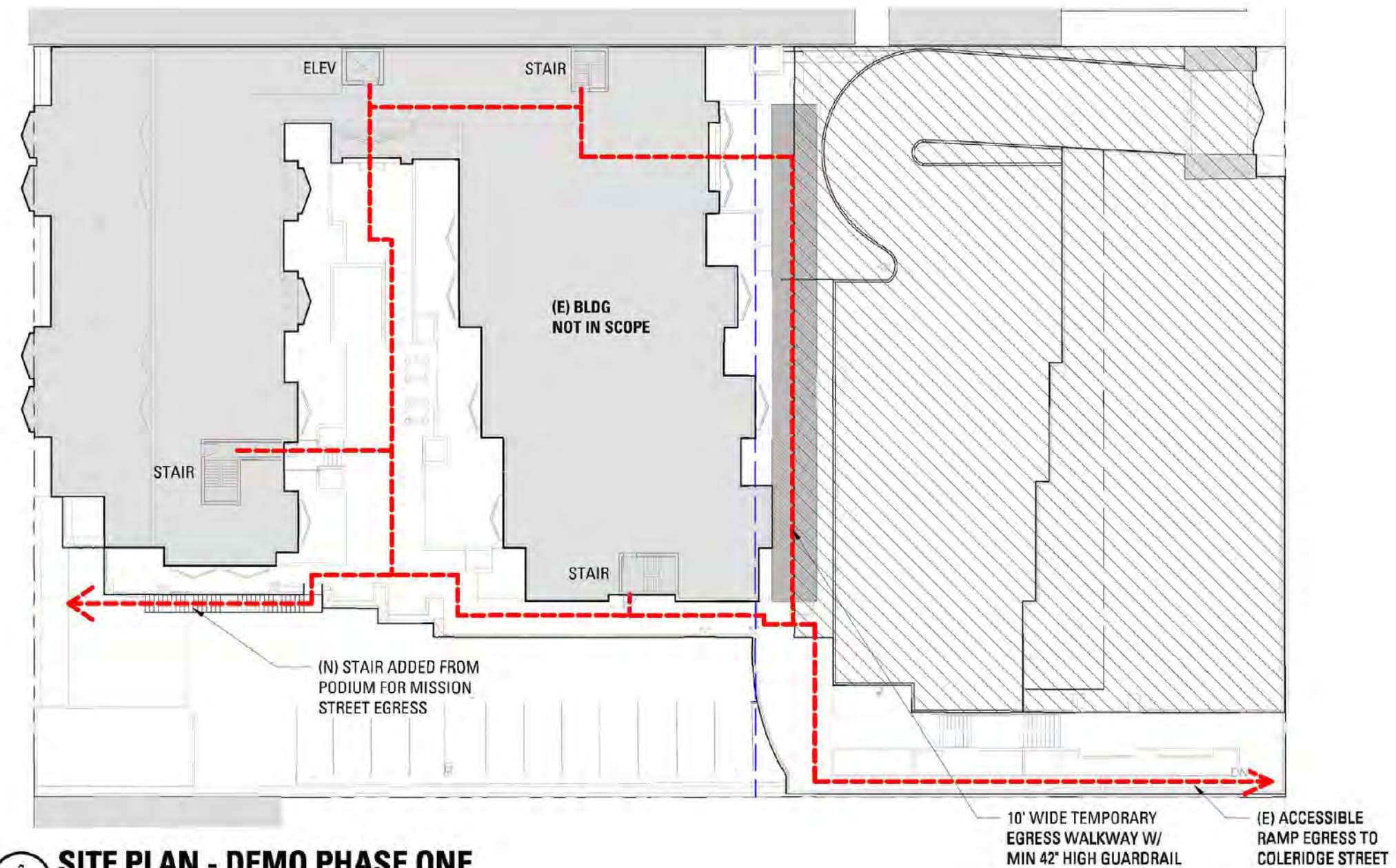
COPYRIGHT © 2024 BAR architects



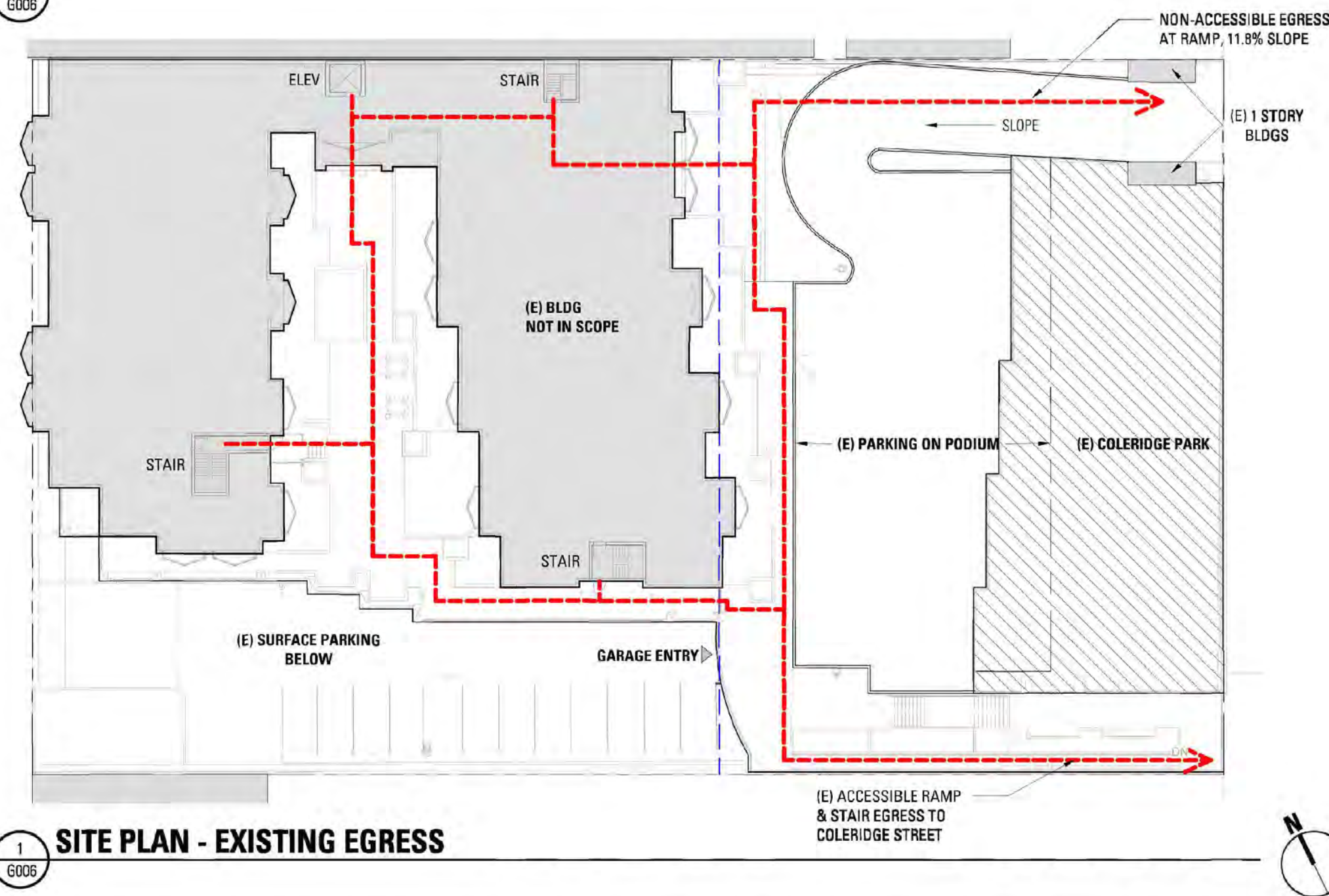
4 SITE PLAN DIAGRAM - NEW SITE EGRESS
6005



3 SITE PLAN - DEMO PHASE TWO
6005



2 SITE PLAN - DEMO PHASE ONE
6005



1 SITE PLAN - EXISTING EGRESS
6005

3333 Mission
3333 MISSION ST, SAN FRANCISCO

CONSTRUCTION PHASING & EGRESS

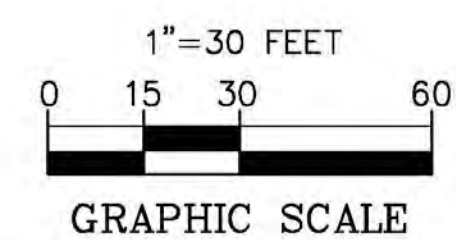
05.09.24

2023019

BAR architects

G006

CONSTRUCTION PHASING & EGRESS



TENTATIVE FINAL MAP

A THREE LOT VERTICAL SUBDIVISION
A 6 COMMERCIAL UNIT AND 1 RESIDENTIAL UNIT
CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
CERTAIN PARCEL MAP RECORDED JUNE 29, 1987 IN BOOK 35 OF
PARCEL MAPS AT PAGES 100 AND 101, OFFICIAL RECORDS.

BEING A PORTION OF 100 PRECITA VALLEY LANDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California

MAY 2024

SCALE: 1"=30'

SHEET 8 OF 8

APN 5615-099 THRU 101

3333 MISSION STREET
190 COLERIDGE STREET

D. APPLICATION

(Required for all Commercial Condominium Conversions)

Property Address: 3333 Mission Street and 190 Coleridge Street, San Francisco, CA 94110

For DPW-BSM use only

ID No.:

Assessor's Block: 5615 Lot Number(s): 099,100,101

Owner:	
Name:	Elevate Housing Partners L.P. and Bernal Senior Housing Partners - Gina Dacus
Address:	515 Cortland Avenue, San Francisco, CA 94110
Phone:	415.206.2140 ext. 169
E-mail:	gdacus@bhnc.org
Attorney's Information: (If Any)	
Name:	Sheppard Mullin - Lauren Chang
Address:	333 South Hope Street, 43rd Floor, Los Angeles, CA 90071
Phone:	213.617.5588
E-mail:	lchang@sheppardmullin.com
Surveyor preparing the subdivision map:	
Name:	Martin M. Ron Associates - Ben Ron
Address:	859 Harrison Street, Suite 200, San Francisco, CA 94107
Phone:	415.269.8156
E-mail:	ben@martinron.com
Subdivider: (If different from owner)	
Name:	
Address:	

Number of Units in Project: 3 Vertical Lots and 10 Commercial and 5 Residential Condominium Units

This subdivision results in an airspace: ☐ No ☒ Yes (shown on Tentative Map)

**STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO**

I (We) Elevate Housing Partners L.P. and Bernal Senior Housing Partners

(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 7/10/2025

Signed:

DocuSigned by:

Gina DacusElevate Housing Partners L.P., a California limited partnershipDate: 7/10/2025

Signed:

DocuSigned by:

Gina DacusBernal Senior Housing Partners, a California limited partnership



LETTER # 1
RESPOND BY: July 18, 2024

London N. Breed
Mayor

Carla Short
Acting Director

Nicolas Huff
Bureau of Street-Use and
Mapping Manager

Office of the
City and County Surveyor

Street-Use and Mapping
49 South Van Ness Ave.,
Suite 300,
San Francisco, CA 94103
Phone: (628) 271-2000

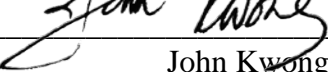
sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

To: subdivision.mapping@sfdpw.org

Re: Tentative Map No.
Assessor's Block/Lot: 5625/099-100-101
Address: 3333 Mission Street & 190 Coleridge Street
San Francisco, Ca

Check One:

- ☐ The above-referenced application is approved as-is and there are no conditions required.
- ☐ The above referenced application requires the following conditions below:
 - The approval of this map does not constitute approval of the proposed transformer on Mission Street. A separate Vault Encroachment is required, and approval must be acquired prior to the final design.
 - The information suggests that Lot 1 in the subdivision will be the fronting property owner for both Mission and Coleridge Streets. Hence the owner of this parcel will be the entity that will be responsible for the maintenance of the sidewalk and be the entity that will be paying for all assessments (please clarify if this is not the case).
 - A separate Street Improvement Permit is required for the construction of the sidewalk on both frontages and the installation/removal of driveway cuts.
 - Will there be easement or other elements to allow for eaves, window and door swings from proposed Lot 2 and Lot 3 over Lot 1?
- ☐ The above referenced application is disapproved for the following reasons:

Signed 
Print Name John Kwong
Bureau/division SFPW-BSM Permits

Elevate Housing Partners L.P.
515 Cortland Avenue
San Francisco, CA 94110

Bernal Senior Housing Partners
515 Cortland Avenue
San Francisco, CA 94110

July 9, 2025

Elias W. French
City and County Surveyor
Department of Public Works
Bureau of Street-Use & Mapping
49 South Van Ness Ave., 3rd Floor
San Francisco, CA 94103

Project Address: 3333 Mission Street and 190 Coleridge Street, San Francisco, CA 94110
APNs: 5615-099, 5615-100, and 5615-101
Planning Record No: 2024-011564PRJ
Application: Commercial Condominium Conversion

Dear Mr. French:

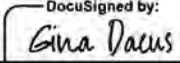
As part of the SB 35 entitlements application, approved on April 16, 2025, for the project located at 3333 Mission Street and 190 Coleridge Street, San Francisco, CA 94110, and in compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Regulations, and all amendments thereto, I, the undersigned subdivider, hereby submit to you for your review and processing (i) a proposed vertical subdivision of 3 lots and (ii) entitlement of 10 commercial and 5 residential condominium units. As the project includes both new construction and the conversion of commercial condominiums, please see enclosed Commercial Condominium Conversion Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

Elevate Housing Partners L.P.,
a California limited partnership

By: Dreambuilders Collective LLC,
a California limited liability company,
its Managing General Partner

By: Bernal Heights Housing Corporation,
a California nonprofit public benefit corporation,
its Sole Member and Manager

By: 
119E69C1F745423

Gina Dacus, Executive Director

**Bernal Senior Housing Partners,
a California limited partnership**

By: Bernal Senior Housing Corporation,
a California nonprofit corporation,
its General Partner

DocuSigned by:
By: Gina Dacus
Gina Dacus, Executive Director

Attachment: Application Packet



City and County of San Francisco
San Francisco Public Works - Bureau of Surveying and Mapping
Office of the City and County Surveyor
49 South Van Ness, 9th Floor - San Francisco, CA 94103
Tel 628-271-2000
Subdivision.Mapping@sfdpw.org



Revised Tentative Map

Date: August 11, 2025

Department of Building Inspection
Plan Review Services
49 South Van Ness Avenue
5th Floor, Suite 590
San Francisco, CA 94103

To Whom It May Concern:

Project ID: 12259			
Project Type: 3 Lot Airspace/Vertical Subdivision, 5 New Condominium and 10 Commercial Condominium Conversion			
Address#	StreetName	Block	Lot
3333	MISSION ST	5615	099
190	COLERIDGE ST	5615	100
190	COLERIDGE ST	5615	101
Revised Tentative Map Referral			

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Tentative Map is submitted for your review and consideration. Under the provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Thank you for your timely review of this Tentative Map.

Sincerely,

BRS/st
Enclosures:

Elias W. French
City and County Surveyor
Bureau of Surveying and Mapping

Tentative Map
DBI Requirements Form
Application Fee

This Tentative Map has been:

X

Approved by DBI

Conditionally Approved by DBI, Subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):

Date 09/22/2025

Signed



Vivian Huang - BLDG

DEPARTMENT OF
BUILDING INSPECTION

September 22, 2025



City and County of San Francisco

San Francisco Public Works - Bureau of Street Use and Mapping
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
sfpublicworks.org - tel (628) 271-2000



Date: June 17, 2024

Department of Building Inspection
Plan Review Services
49 South Van Ness Avenue
5th Floor, Suite 590
San Francisco, CA 94103

To Whom It May Concern:

Project ID:		12259	
Project Type:		3 Lot Vertical Subdivision and 1 Residential and 6 Commercial Condominium units	
Address#	StreetName	Block	Lot
3333	MISSION ST	5615	099
190	COLERIDGE ST	5615	100
190	COLERIDGE ST	5615	101
Tentative Map Referral			

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Tentative Map is submitted for your review and consideration. Under the provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Thank you for your timely review of this Tentative Map.

Sincerely,

BRS/st

Enclosures:

Tentative Map
DBI Requirements Form
Application Fee

WILLIAM E. BLACKWELL JR., PLS 8251
Acting City and County Surveyor
Bureau of Street-Use and Mapping

This Tentative Map has been:

_____ Approved by DBI

☒ Conditionally Approved by DBI, Subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):
_____ (see attached document on condition of approval)

Date 11/21/2024

Signed _____



Project ID:	12259
Project Type:	3 Lot Vertical Subdivision and 1 Residential and 6 Commercial Condominium units

File for a building application permit to demonstrate the existing building complies with the SF Building Code with respect to the proposed lot line or show the existing building will be upgraded to comply with the SF Building Code.

The scope of work for the building permit to read: *“Upgrade/demonstrate existing building in preparation for proposed property line”*

Plans to show:

- 1) Architectural layout of the subject property(ies).
- 2) Fire resistance rating of walls and openings (parallel to proposed property line) meet or will be upgraded to comply with CBC Section 705
- 3) Proposed property line shall not remove access to stairs.

NOTE: If work is to be performed on the building, separate existing and proposed floor plans are required. The existing floor plan shall describe all demolition with differing line weights and descriptive words/sentences. The proposed floor plan shall describe all new materials to be installed to meet code in preparation of the proposed lot line.

Permit application shall be reviewed, approved, issued, and final inspected by the Department of Building Inspection. Once permit is final inspected and closed out, please write an email to dbi.subdivisions@sfgov.org with the following attachments:

- DBI approved plans in PDF format
- Final job card signed off
- DPW to DBI referral letter

Attached documents will be reviewed for completeness and make a determination.



City and County of San Francisco

San Francisco Public Works · Bureau of Surveying and Mapping

Office of the City and County Surveyor

49 South Van Ness, 9th Floor · San Francisco, CA 94103

Tel 628-271-2000

Subdivision.Mapping@sfdpw.org



July 22, 2025

TENTATIVE MAP DECISION

Department of City Planning
49 South Van Ness Avenue
14th Floor, Suite 1400
San Francisco, CA 94103

Project ID: 12259			
Project Type: 3 Lot Vertical Subdivision, 5 New Condominium and 10 Commercial Condominium Conversion			
Address#	StreetName	Block	Lot
3333	MISSION ST	5615	099
190	COLERIDGE ST	5615	100
190	COLERIDGE ST	5615	101
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely

Elias W. French
City and County Surveyor
Bureau of Surveying and Mapping

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 ~~based on the attached findings.~~ The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class____, CEQA Determination Date_____, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed_____

Date_____

Planner's Name _____
for, Corey Teague, Zoning Administrator



Issuing Policies of Chicago Title Insurance Company

Order No.: 15611245-156-TJK-JM

TO:

Chicago Title Company
150 Spear Street, Suite 825
San Francisco, CA 94105
Phone: (415) 291-5100
ATTN: Terina J. Kung

Title Officer: Jeff Martin
Email: jeff.martin@ctt.com

Escrow Officer: Terina J. Kung
Email: Terina.Kung@ctt.com
150 Spear Street, Suite 825
San Francisco, CA 94105
(415) 291-5100

PROPERTY ADDRESS: 3333 Mission Street and 190 Coleridge Street, San Francisco, CA

AMENDED PRELIMINARY REPORT/AMENDMENT

*In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.


Chicago Title Company

By: 

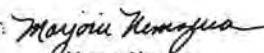
Authorized Signature



By:


Michael J. Nolan
President

ATTEST:


Marjorie Nemura
Secretary



AMENDED PRELIMINARY REPORT

EFFECTIVE DATE: June 20, 2025 at 7:30 a.m., Amended: July 8, 2025, Amendment No. A

ORDER NO.: 15611245-156-TJK-JM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owner's Policy (7-1-21)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee, as to Tract One;

And

A Fee as to Parcel(s) One, Two, Three and Four of Tract Two;

An Easement more described below as to Parcel(s) Six, Seven, Eight and Nine of Tract Two; and

A leasehold as created by that certain lease dated September 28, 1989, executed by Bernal Senior Housing Corporation, a California nonprofit public benefit corporation, as lessor, and Bernal Senior Housing Partners, a California Limited Partnership, as lessee, and recorded September 28, 1989, Instrument No. E440962, Reel E966, Image 897, of Official Records, for the term, upon and subject to all of the provisions contained therein, as to Parcel Five of Tract Two

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Elevate Housing Partners L.P., a California limited partnership, as to Tract One; and

Bernal Senior Housing Corporation, a California nonprofit benefit corporation, as to the Fee of Tract Two, Parcels One and Two;

Bernal Senior Housing Partners, a California limited partnership, as to the Fee of Tract Two, Parcels Three and Four; and

Bernal Senior Housing Partners, a California limited partnership, as to a Leasehold Interest, of Tract Two, Parcel Five

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

Parcel One of Lot 99, as shown on that certain Map entitled, "Parcel Map Showing the Subdivision of Airspace in a portion of the Precita Valley Lands also being a portion of Assessor's Block 5615, San Francisco, California", Recorded June 29, 1987 in Parcel Map Book 35 at Pages 100 and 101 Series No. E-014384, Official Records.

APN: Lot 099, Block 5615

TRACT TWO:

Parcel One:

Parcel Two Lot 100, as shown on that certain Map entitled "Parcel Map Showing the Subdivision of Airspace in a Portion of the Precita Valley Lands also Being a Portion of Assessor's Block 5615", San Francisco, California recorded June 29, 1987 in Parcel Map Book 35 at Pages 100 and 101 Series No. E014384, Official Records.

Excepting therefrom all buildings and other improvements located upon said real property as of September 28, 1989 or thereafter constructed or erected upon said real property as conveyed in the Grant Deed dated September 28, 1989 from Bernal Senior Housing Partners, a California Limited Partnership to Bernal Senior Housing Corporation, a California nonprofit public benefit corporation, Recorded September 28, 1989 Reel E966 Image 894 Instrument No. 1989- 440961 Official Records.

Parcel Two:

Parcel Three Lot 101, as shown on that certain Map entitled "Parcel Map Showing the Subdivision of Airspace in a Portion of the Precita Valley Lands also Being a Portion of Assessor's Block 5615", San Francisco, California recorded June 29, 1987 in Parcel Map Book 35 at Pages 100 and 101 Series No. E014384, Official Records.

Excepting therefrom all buildings and other improvements located upon said real property as of September 28, 1989 or thereafter constructed or erected upon said real property as conveyed in the Grant Deed dated September 28, 1989 from Bernal Senior Housing Partners, a California Limited Partnership to Bernal Senior Housing Corporation, a California nonprofit public benefit corporation, Recorded September 28, 1989 Reel E966 Image 894 Instrument No. 1989- 440961 Official Records.

Parcel Three:

All Buildings and other improvements located upon that certain land described as:

Parcel Two Lot 100, as shown on that certain Map entitled "Parcel Map Showing the Subdivision of Airspace in a Portion of the Precita Valley Lands also Being a Portion of Assessor's Block 5615", San Francisco, California recorded June 29, 1987 in Parcel Map Book 35 at Pages 100 and 101 Series No. E014384, Official Records.

As reserved in the deed dated September 28, 1989 from Bernal Senior Housing Partners, a California Limited Partnership to, Bernal Senior Housing Corporation, a California nonprofit public benefit corporation recorded September 28, 1989 Reel E966 Image 894 Instrument No. 1989-440961 Official Records.

APN: Lot 100, Block 5615

Parcel Four:

All Buildings and other improvements located upon that certain land described as:

**EXHIBIT A
(Continued)**

Parcel Three Lot 101, as shown on that certain Map entitled "Parcel Map Showing the Subdivision of Airspace in a Portion of the Precita Valley Lands also Being a Portion of Assessor's Block 5615", San Francisco, California recorded June 29, 1987 in Parcel Map Book 35 at Pages 100 and 101 Series No. E014384, Official Records.

As reserved in the deed dated September 28, 1989 from Bernal Senior Housing Partners, a California Limited Partnership to, Bernal Senior Housing Corporation, a California nonprofit public benefit corporation recorded September 28, 1989 Reel E966 Image 894 Instrument No. 1989- 440961 Official Records.

APN: Lot 101, Block 5615

Parcel Five:

Parcel Two Lot 100, as shown on that certain Map entitled "Parcel Map Showing the Subdivision of Airspace in a Portion of the Precita Valley Lands also being a Portion of Assessor's Block 5615", San Francisco, California recorded June 29, 1987 in Parcel Map Book 35 at Pages 100 and 101 Series No. E014384, Official Records.

Excepting therefrom all buildings and other improvements located upon said real property as of September 28, 1989 or thereafter constructed or erected upon said real property as conveyed in the Grant Deed dated September 28, 1989 from Bernal Senior Housing Partners, a California Limited Partnership to Bernal Senior Housing Corporation, a California nonprofit public benefit corporation, Recorded September 28, 1989 Reel E966 Image 894 Instrument No. 1989- 440961 Official Records.

APN: Lot 100, Block 5615

Parcel Six:

A Non-exclusive emergency access easement appurtenant to Parcels One, Two, Three, Four and Five hereinabove described for vehicular and pedestrian ingress and egress over Parcel One Lot 99 as shown on the map referred to above, as said easement is described in that certain Declaration of Covenants, Conditions and Restrictions dated June 3, 1987 recorded June 29, 1987 in Reel E373, Image 617, Series No. E014385, and that certain Amendment to Declaration dated June 1, 1988 and recorded June 21, 1988 in Reel E620, Image 1, Series No. E192878.

Parcel Seven:

A Non-Exclusive easement appurtenant to Parcels One, Two, Three, Four and Five hereinabove described over Parcel One Lot 99 as shown on the map referred to above for structural support and integrity of improvements located on Parcel Two Lot 100 and Parcel Three Lot 101 shown in Parcel A above as said easements are described in that certain Declaration of Covenants; Conditions and Restrictions dated June 3, 1987 recorded June 29, 1987 in Reel E373, Image 617, Series No. E014385, and that certain Amendment to Declaration dated June 1, 1988 and recorded June 21, 1988 in Reel E620, Image 1, Series No. E192878.

Parcel Eight:

A Non-Exclusive easement appurtenant to Parcels One, Two, Three, Four and Five hereinabove described over Parcel One Lot 99 as shown on the map referred to above for construction, maintenance, elevators and utilities as said easement is described in that certain Declaration of Covenants, Conditions and Restrictions dated June 3, 1987 recorded June 29, 1987 in Reel E373, Image 617, Series No. E014385, and that certain Amendment to Declaration dated June 1, 1988 and recorded June 21, 1988 in Reel E620, Image 1, Series No. E192878.

**EXHIBIT A
(Continued)**

Parcel Nine:

A Non-Exclusive easement appurtenant to Parcels One, Two, Three, Four and Five hereinabove described over Parcel One Lot 99 as shown on the map referred to above for the purpose of accommodating and maintaining any encroachments due to engineering errors, errors in original construction, reconstruction, repair, settlement or shifting or movement of the building, or any other similar cause as said easement is described in that certain Declaration of Covenants, Conditions and Restrictions dated June 3, 1987 recorded June 29, 1987 in Reel E373, Image 617, Series No. E014385, and that certain Amendment to Declaration dated June 1, 1988 and recorded June 21, 1988 in Reel E620, Image 1, Series No. E192878.

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

THE FOLLOWING MATTERS AFFECT TRACT ONE:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.
2. Intentionally deleted
3. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. The Land lies within the boundaries of a Mello Roos Community Facilities District ("CFD"), as follows:

CFD No: 90-1
For: School Facility Repair and Maintenance

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

Further information may be obtained by contacting:

Chief Financial Officer
San Francisco Unified School District
135 Van Ness Ave. – Room 300
San Francisco, CA 94102
Phone (415) 241-6542

6. Notice of Special Restrictions under the City Planning Code of the City and County of San Francisco upon the terms and conditions contained therein

Recording Date: February 3, 1987
Recording No. D939499, Reel E271, Image 1443, of Official Records

Reference is made to said document for full particulars.

7. Recitals, notes and legends as shown on that certain Parcel Map, filed for record on June 29, 1987, in Book 35, Page 100, of Parcel Maps.

**EXCEPTIONS
(Continued)**

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 29, 1987

Recording No: E014385, Reel E373, Image 617, of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Liens and charges as set forth in the above mentioned declaration,

Payable to: Mission Coleridge Owners Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 1988

Recording No: E192878, Reel E620, Image 1, of Official Records

EXCEPTIONS (Continued)

9. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$5,283,000.00
 Dated: January 30, 2024
 Trustor/Grantor: Elevate Housing Partners L.P., a California limited partnership
 Trustee: Chicago Title Company, a California corporation
 Beneficiary: Low Income Investment Fund, a California nonprofit public benefit corporation
 Loan No.: 34236
 Recording Date: January 30, 2024
Recording No: 2024011148, of Official Records

10. Matters contained in that certain document

Entitled: Order of Abatement
 Dated: June 4, 2024
 Executed by: Department of Building Inspection
 Recording Date: August 1, 2024
Recording No: 2024061137

Reference is hereby made to said document for full particulars.

11. Matters contained in that certain document

Entitled: Notice of Recordation of Lien for Delinquent Water, Utility Tax and Wastewater Charges
 Lien Case Number: 2809506625
 Owner: Elevate Housing Partners LP
 Lien Amount: \$274.36
 Recording Date: June 20, 2025
Recording No: 2025044533, of Official Records

Reference is hereby made to said document for full particulars.

12. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: T1363
 Dated: _____, 2024
 Prepared by: Martin M. Ron Associates
 Matters shown:

A) Encroachment of Improvements onto adjacent land to the Southwest (Lot 028, Block 5615):

1. 0.02' ov. @ bldg., 5' up
2. 0.05' ov. @ roof

EXCEPTIONS (Continued)

B) Encroachment of Improvements into Mission Street:

1. 0.01' ov. @ bldg., 5' up
2. 1.6'± ov. @ sign, 10'± up

C) Encroachment of Improvements onto adjacent land to the Southwest (Lot 080, Block 5615):

1. 0.32' ov. @ curb

D) Encroachment of Improvements located on adjacent land to the Southwest (Lot 028, Block 5615), onto said land:

1. 0.1'± ov. @ conduit, ground to top of 1st story
2. 0.2'± ov. @ electric box, 11'± up

E) Encroachment of Improvements located on adjacent land to the Southwest (Lot 080, Block 5615), onto said Land:

1. 0.5'± ov. max. @ roof drain @ grade & 10'± up (broken)

F) Encroachment of Improvements located on land adjacent land to the Southwest (Lot 079, Block 5615), onto said Land:

1. 0.02' ov. @ wall
2. 0.27' ov. @ wall
3. 0.22' ov. @ wall

G) Encroachment of Improvements located on land adjacent land to the Southwest (Lot 026, Block 5615), onto said Land:

1. 0.03' ov. @ wall
2. 0.13' ov. @ wall

H) Encroachment of Improvements located on land adjacent land to the Southwest (Lot 025, Block 5615), onto said Land:

1. 0.13' ov. @ wall
2. 0.36' ov. @ wall

I) Encroachment of Improvements located on land adjacent land to the Southwest (Lot 024B, Block 5615), onto said Land:

1. 0.62' ov. @ wall
2. 0.58' ov. @ wall
3. 0.68' ov. @ wall
4. 0.6'± ov. @ fence

SUBJECT TO NEW SURVEY OR NO CHANGE AFFIDAVIT.

EXCEPTIONS (Continued)

13. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Elevate Housing Partners L.P., a California limited partnership

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

14. Before issuing its policy of title insurance, the Company will require the following for the below-named limited partnership:

Name: Elevate Housing Partners L.P., a California limited partnership

Certificate of Limited Partnership filed with the Secretary of State, in compliance with the provisions of the California Revised Limited Partnership Act, Section 15611 et. seq., Corporations Code.
Certified Copy of the Certificate of Limited Partnership certified by the Secretary of State filed with the County Recorder.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation

15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: AJJLA Commercial 1, LLC a California limited liability company (General Partner)

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

EXCEPTIONS (Continued)

16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Dreambuilders Collective LLC, a California limited liability company
(General Partner)

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

THE FOLLOWING MATTERS AFFECT TRACT TWO:

- 17. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.
- 18. Intentionally deleted
- 19. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
- 20. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

EXCEPTIONS (Continued)

21. The Land lies within the boundaries of a Mello Roos Community Facilities District ("CFD"), as follows:

CFD No: 90-1
For: School Facility Repair and Maintenance

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

Further information may be obtained by contacting:

Chief Financial Officer
San Francisco Unified School District
135 Van Ness Ave. – Room 300
San Francisco, CA 94102
Phone (415) 241-6542

22. Notice of Special Restrictions under the City Planning Code of the City and County of San Francisco upon the terms and conditions contained therein

Recording Date: February 3, 1987
Recording No.: D939499, Book E271, Page 1443, of Official Records

Reference is made to said document for full particulars.

23. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 29, 1987
Recording No.: E014385, Book E373, Page 617, of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of a first mortgage or first deed of trust made in good faith and for value.

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 1988
Recording No.: E192878, Book E620, Page 1, of Official Records

Liens and charges as set forth in the above mentioned declaration,

Payable to: Mission Coleridge Owners Association

EXCEPTIONS (Continued)

24. Notice of Special Restrictions under the City Planning Code of the City and County of San Francisco upon the terms and conditions contained therein

Recording Date: October 27, 1987
Recording No.: E079675, Book E457, Page 1097, of Official Records

Reference is made to said document for full particulars.

25. Matters contained in that certain document

Entitled: Declaration of Housing Development Grant Covenants
 Dated: March 10, 1988
 Executed by: Bernal Heights Community Foundation, a California nonprofit public benefit corporation
 Recording Date: March 11, 1988
Recording No.: E142897, Book E548, Page 1018, of Official Records

Reference is hereby made to said document for full particulars.

An agreement to modify the terms and provisions of the said document, as therein provided

Executed by: Bernal Heights Community Foundation, a California nonprofit public benefit corporation
 Recording Date: March 24, 1988
Recording No.: E148377, Reel E557, Image 1276, of Official Records

26. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$2,000,000.00
 Dated: September 26, 1989
 Trustor/Grantor: Bernal Senior Housing Partners, a California limited partnership
 Trustee: Lawyers Title Insurance Corporation
 Beneficiary: Metropolitan Life Foundation
 Recording Date: September 28, 1989
Recording No.: E440958, Reel E966, Image 837, of Official Records

Affects: Parcels One thru Five

27. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Amount: \$2,000,000.00
 Assigned to: Metropolitan Life Foundation
 Assigned By: Bernal Senior Housing Partners, a California limited partnership
 Recording Date: September 28, 1989
Recording No.: E440959, Reel E966, Image 875, of Official Records

Affects: Parcels One thru Five

EXCEPTIONS (Continued)

28. A financing statement as follows:

Debtor: Bernal Senior Housing Partners
 Secured Party: Metropolitan Life Foundation
 Recording Date: September 28, 1989
 Recording No: E440960, Reel E966, Image 887, of Official Records

Affects: Parcels One thru Five

29. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
 Lessor: Bernal Senior Housing Corporation
 Lessee: Bernal Senior Housing Partners
 Recording Date: September 28, 1989
 Recording No: E440962, Reel E966, Image 897, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Affects: Parcel Five

30. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$80,000.00
 Dated: September 8, 1989
 Trustor/Grantor: Bernal Senior Housing Partners, a California limited partnership
 Trustee: Lawyers Title Insurance Corporation
 Beneficiary: City and County of San Francisco
 Recording Date: September 28, 1989
 Recording No: E440964, Reel E966, Image 908, of Official Records

Affects: Parcels Three and Five

31. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$445,569.00
 Dated: September 28, 1989
 Trustor/Grantor: Bernal Senior Housing Partners, a California limited partnership
 Trustee: Lawyers Title Insurance Corporation
 Beneficiary: Redevelopment Agency of the City and County of San Francisco
 Recording Date: September 28, 1989
 Recording No: E440965, Reel E966, Image 915, of Official Records

Affects: Parcels Three and Five

**EXCEPTIONS
(Continued)**

32. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$360,279.00
Dated: September 28, 1989
Trustor/Grantor: Bernal Senior Housing Partners, a California limited partnership
Trustee: Lawyers Title Insurance Corporation
Beneficiary: City and County of San Francisco
Recording Date: September 28, 1989
Recording No: E440966, Reel E966, Image 919, of Official Records

Affects: Parcels Three and Five

33. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$166,000.00
Dated: September 28, 1989
Trustor/Grantor: Bernal Senior Housing Partners, a California limited partnership
Trustee: Lawyers Title Insurance Corporation
Beneficiary: City and County of San Francisco
Recording Date: September 28, 1989
Recording No: E440967, Reel E966, Image 926, of Official Records

Affects: Parcel Two

34. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$49,000.00
Dated: September 28, 1989
Trustor/Grantor: Bernal Senior Housing Partners, a California limited partnership
Trustee: Lawyers Title Insurance Corporation
Beneficiary: City and County of San Francisco
Recording Date: September 28, 1989
Recording No: E440968, Reel E966, Image 931, of Official Records

Affects: Parcel Two

35. An option to purchase said Land with certain terms, covenants, conditions and provisions as set forth therein.

Optionor: Bernal Senior Housing Partners
Optionee: Bernal Housing Corporation
Disclosed by: Purchase Option Agreement
Recording Date: September 28, 1989
Recording No: E440969, Reel 966, Image 936, of Official Records

Affects: Parcels One and Three

EXCEPTIONS (Continued)

36. Matters contained in that certain document

Entitled: Memorandum of Easement
 Dated: June 29, 2001
 Executed by: Bernal Senior Housing Corp.
 Recording Date: July 28, 2004
 Recording No: 2004-H776722-00, Reel I689, Image 0944, of Official Records

Reference is hereby made to said document for full particulars.

37. Matters contained in that certain document

Entitled: Grant of Easement
 Dated: December 9, 2014
 Executed by: Bernal Senior Housing Corporation, a California Limited Liability Company
 Recording Date: August 20, 2015
 Recording No: 2015-K112907-00, of Official Records

Reference is hereby made to said document for full particulars.

38. The effect of any failure to comply with the terms, covenants, conditions and provisions of the lease described or referred to in Schedule A.

39. Any rights, interests or claims which are not shown by the public records but which could be ascertained by making inquiry of the lessors and their successors in interest, in the lease described or referred to in Schedule A.

40. Any defect in or invalidity of, or other matters relating to the leasehold estate referred to herein, which would be disclosed by an examination of the unrecorded lease.

41. This Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below.

Name of corporation: Bernal Senior Housing Corporation, a California nonprofit benefit corporation

- a) A copy of the corporation By-laws and Articles of Incorporation.
- b) An original or certified copy of the resolution authorizing the subject transaction, together with a Certificate of Compliance pursuant to Section 5912 or 7912 Corporations Code.
- c) If the Articles and/or By-laws require approval by a "parent" organization, a copy of those By-laws and Articles of Incorporation is required.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

EXCEPTIONS (Continued)

42. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the limited partnership named below:

Name: Bernal Senior Housing Partners, a California limited partnership

- a) A complete copy of the limited partnership agreement and all amendments thereto.
- b) Satisfactory evidence that the partnership was validly formed and is in good standing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

THE FOLLOWING MATTERS AFFECT ALL TRACTS:

43. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

44. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

45. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): The Vestee(s) named herein

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

46. The requirement that the complete and correct name(s) of the buyer(s) in this transaction be submitted to the Title Department at least 5 days prior to the close of Escrow.

47. This transaction requires high liability approval prior to close of escrow together with an inspection of the subject property.

Please advise title department with an estimated date that your transaction will close so we can schedule the necessary approvals and inspections.

48. Prior to the close of escrow and the issuance of an ALTA Coverage Policy, an inspection of the property will be required.

**EXCEPTIONS
(Continued)**

49. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

1. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Commercial Property, known as 3333 Mission Street and 190 Coleridge Street, San Francisco, CA, as to Tract One; and a Multiple Family Dwelling, known as 190 Coleridge Street, San Francisco, CA, as to Tract Two, to an Extended Coverage Loan Policy.

2. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

3. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Big Lots Stores - PNS Stores, Inc., a California corporation, successor by conversion to
PNS Stores, Inc., a California corporation
Grantee: Elevate Housing Partners L.P., a California limited partnership
Recording Date: January 30, 2024
Recording No.: 2024011147, of Official Records

Affect: Tract One

4. Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.

5. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: Lot 099, Block 5615
Fiscal Year: 2024-2025
1st Installment: \$18,238.76
2nd Installment: \$18,238.76
Land: \$1,811,461.00
Improvements: \$1,235,080.00
Code Area: 1000
Bill No.: 20240405567

6. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: Lot 100, Block 5615
Fiscal Year: 2024-2025
1st Installment: \$613.00
2nd Installment: \$613.00
Land: \$1,397,313.00
Improvements: \$2,851,723.00
Personal Property: \$36,241.00
Fixtures: \$321,510.00
Code Area: 1000
Bill No.: 20240405568

NOTES (Continued)

7. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:	Lot 101, Block 5615
Fiscal Year:	2024-2025
1st Installment:	NO TAXES DUE
2nd Installment:	NO TAXES DUE
Land:	\$206,708.00
Improvements:	\$143,750.00
Code Area:	1000
Bill No.:	20240405569

8. Requirement that a Transfer Tax Affidavit accompany every Deed (Grant Deed, Quitclaim Deed, Interspousal Deed) to be recorded in the City and County of San Francisco. This transfer Tax Affidavit is in addition to the change of ownership form (PCOR) and is required by the County Recorder. This item will not appear on any policy of title insurance.
9. Effective December 27, 2016, as mandated through local ordinance, the transfer tax rates are as follows:
- More than \$100 but Less than or Equal to \$250,000 at \$2.50 for each \$500 or portion thereof (\$5.00 per thousand)
- \$250,001 but Less than \$999,999 at \$3.40 for each \$500 or portion thereof (\$6.80 per thousand)
- \$1,000,000 or More but Less than \$4,999,999 at \$3.75 for each \$500 or portion thereof (\$7.50 per thousand)
- \$5,000,000 or More but Less than \$9,999,999 at \$11.25 for each \$500 or portion thereof (\$22.50 per thousand)
- \$10,000,000.00 or More but Less than \$24,999,999 at \$27.50 for each \$500 or portion thereof (\$55.00 per thousand)
- \$25,000,000.00 or More at \$30.00 for each \$500 or portion thereof (\$60.00 per thousand)
- NOTE: These rates are for documents recorded on or after December 27, 2016, regardless of when the instrument was executed.
10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
11. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTES
(Continued)

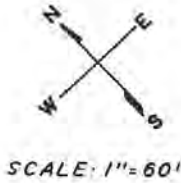
12. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
13. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
14. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
15. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
16. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES

Jeff Martin/817

5615

PRECITA VALLEY LANDS
SHEET 1



LOTS MERGED

LOTS INTO LOT
154 " 38 1998
430 omitted
564 into 56 52
304 " 37 56
lot 144 into lots 113 to 116 for 2007 roll
lot 172 into lots 109 to 111 for 2009 roll
lot 113 into lots 117 & 118 for 2012 roll

**3241-3243 MISSION STREET
A CONDOMINIUM**

LOT NO.	UNIT NO.	% COMMON AREA
90	1	14.237
91	2	13.650
92	3	7.537
93	4	7.192
94	5	13.882
95	6	14.490
96	7	7.537
97	8	8.018
98	STORE	13.457

**3239 MISSION ST.
A CONDOMINIUM**

LOT NO.	UNIT NO.	% COMMON AREA
82	1	11.478
83	2	13.534
84	3	12.075
85	4	10.488
86	5	13.534
87	6	12.075
88	7	13.418
89	8	13.418

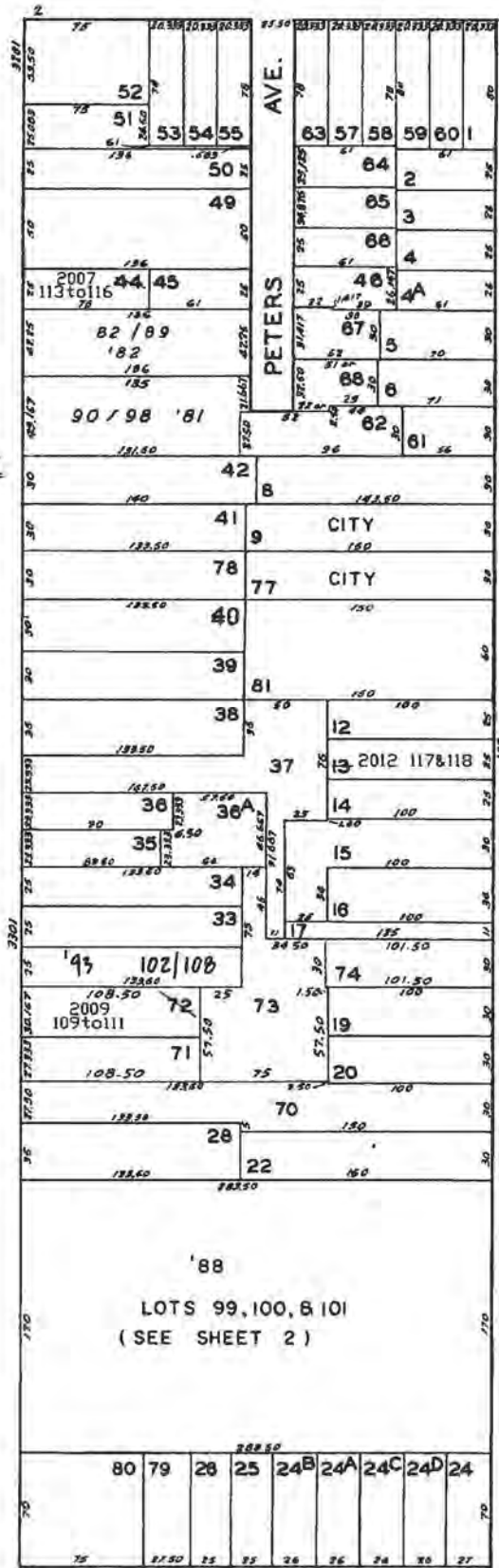
3301 MISSION ST.

A CONDOMINIUM

LOT	UNIT	% COMM. AREA
102	101	22.09
103	201	13.91
104	302	11.60
105	301	14.10
106	302	12.12
107	401	14.10
108	402	12.12

**3229-3235 MISSION ST.
A CONDOMINIUM**

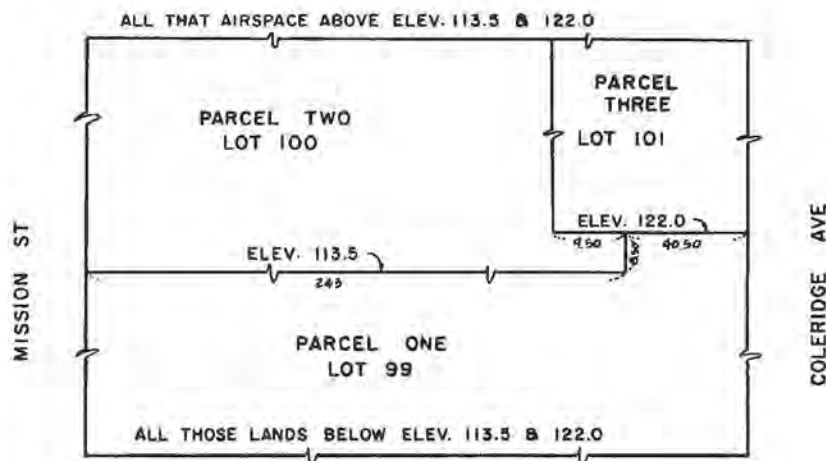
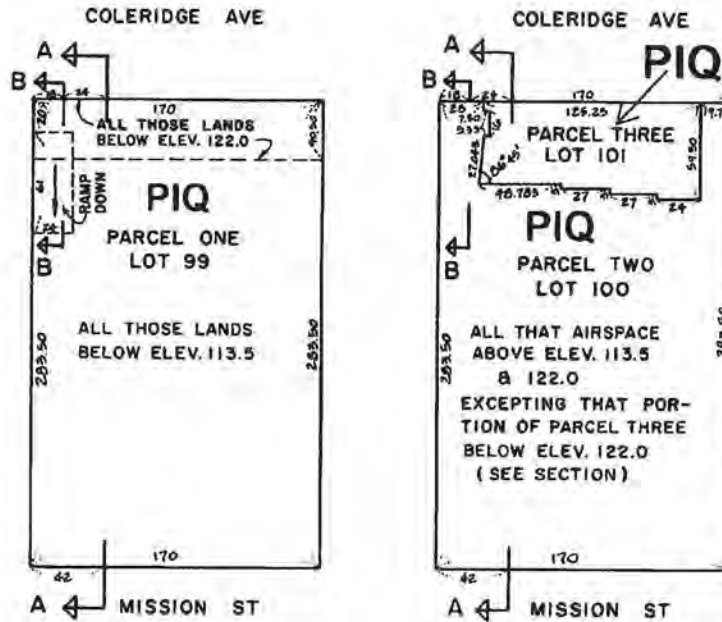
LOT	UNIT	% COMM. AREA
113	3229	20
114	3231	23
115	3233	30
116	3235	25



REVISED	'60
"	'62
"	'66
"	'78
"	'79
"	'80
"	'81
"	'82
"	'88
"	'93

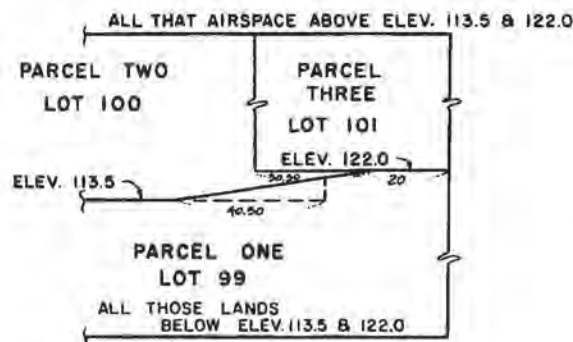
Revised 2007
Revised 2009
Revised 2012

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



SECTION A-A

NO SCALE



DETAIL B-B

NO SCALE

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



TO: San Francisco Department of Public Works Bureau of Surveying and Mapping

FROM: San Francisco Public Utilities Commission In-City Project Review Committee

DATE: August 15, 2025

SUBJECT: SFPUC Comments regarding Revised Tentative Subdivision Map No. 12259 for 3333 Mission Street

Thank you for the opportunity to review and comment regarding the revised Tentative Subdivision Map No. 12259 for 3333 Mission Street (Assessor's Block/Lot 5615/099, 5615/100, and 5615/101) in San Francisco. The San Francisco Public Utilities Commission (SFPUC) offers the following comments:

SFPUC Water Enterprise Comments

Water Fixture Efficiency

The project sponsor must comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code, which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads, and faucet aerators.

Landscape Irrigation

If the project will install or modify 500 square feet or more of landscape area, then the project sponsor must comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. The SFPUC must review and approve the project's landscape and irrigation plans prior to installation.

Water Distribution – San Francisco Water Division (SFWD), formerly City Distribution Division (CDD)

1. After reviewing the provided document(s), SFWD takes no exceptions to the proposed plans. Please see Exhibit A and submit any questions to cddengineering@sfwater.org.
2. To ensure the welfare and safety of people and structures in the City and County of San Francisco, the project sponsor must design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC- San Francisco Water

Daniel L. Lurie
Mayor

Kate H. Stacy
President

Joshua Arce
Vice President

Avni Jamdar
Commissioner

Steve Leveroni
Commissioner

Meghan Thurlow
Commissioner

Dennis J. Herrera
General Manager



Division (SFWD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:

- SFWD/CDD Standard Specifications for the Installation of Ductile Iron Water Mains 16-Inches and Smaller (January 2020 or Latest Revision);
- SFWD/CDD Standard Plans (January 2020 or Latest Revision);
- SFPUC Asset Protection Standards (May 2017 or Latest Revision);
- SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);
- San Francisco Fire Code (2016);
- California Safe Drinking Water Act; and
- California Code of Regulations Titles 17 and 22

In addition to conforming to applicable SFPUC, SFWD, and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable, and fire use. If current distribution system pressures and flows are inadequate, the project sponsor will be responsible for any water distribution system improvements required to meet the proposed project's water demands. Additionally, a capacity fee will be assessed for the entire project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.

To ensure adequate fire suppression reliability and capacity, the project sponsor may be required to include construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low pressure fire hydrants, and Auxiliary Water Supply System (AWSS) high pressure distribution piping and hydrants.

SFPUC Wastewater Enterprise Comments

Sewer Systems

1. The project sponsor must provide both existing and proposed utility drawings and show all lateral connections on drawings. Each building must have its own sewer/storm lateral constructed per SFPUC Sewer Lateral Standard Details Dwg No. 5. Sewer vents must be located two feet (2') behind the proposed face of the curb.
2. The project sponsor must provide the final proposed building sanitary and storm flows in gallons per minute (GPM) at each point of connection. For storm flow calculations, see the 2015 San Francisco Subdivision Regulations.
3. Reuse of existing laterals will not be allowed. The project sponsor must replace existing laterals according to current SFPUC Sewer Lateral Installation Standards, regardless of as-found condition. Proposed lower laterals must have a minimum six-inch (6") diameter for single-family residential occupancy and a minimum eight-inch (8") diameter for multi-

family residential or commercial occupancies. Lower laterals must be at a minimum 2% slope.

4. Any modifications that affect the street flow, including but not limited to sidewalk bulb-outs, altered/moved catch basins, sidewalk widening, etc. will require cross-sectional analyses of each street affected by proposed changes. The project sponsor must determine the existing flow line and compare the pre-existing flow line to the proposed flow line at the affected streets, demonstrating that the existing street overland capacity is not impacted by the proposed development. Upstream conveyance flows are not necessary. If the existing cross-sectional area of flow cannot be contained within the new proposed right of way, the project sponsor must propose a solution. The analysis must be stamped and signed by the project sponsor's Engineer of Record and submitted to the SFPUC Wastewater Enterprise for review and approval.
5. If the project sponsor is widening a sidewalk, the project sponsor must replace any existing sewer laterals within the sidewalk widening limits, and relocate the sewer lateral's cleanout to comply with the requirement that sewer vents must be located two feet (2') behind the proposed face of the curb.
6. Per SFPUC Asset Protection Standards S2.a, "Sidewalk extensions, bulb-outs, curbs, and gutters shall not be built in the same location as existing manholes." Any existing manhole(s) located within the proposed sidewalk extension or bulb-out must be relocated for any proposed sidewalk changes to be approved. The face of any new curb must be horizontally offset from the outside edge of any manhole frame by a minimum of eighteen inches (18").
7. Sewer laterals require five feet (5') of clearance from outside of the sewer lateral to the centerline of the tree basin.
8. The project sponsor is responsible for designing and building at the correct elevation to avoid flooding from overland flow.
9. All materials must comply with the latest available City standards or better, subject to approval by the SFPUC.
10. Any proposed force mains are considered private. The SFPUC Wastewater Enterprise's responsibility starts at the connection point to SFPUC Wastewater Enterprise assets.
11. Any increase in wastewater demand must be submitted to the SFPUC for review and approval, including but not limited to, expansion of property, change in usage, addition of units, etc. The capacity of the

sewer system must be analyzed to ensure that it can accommodate the flows. The project sponsor has the option of providing the analysis, or having the SFPUC provide the analysis. If the project sponsor does the analysis, the SFPUC Wastewater Enterprise will review and approve. If the SFPUC does the analysis, the project sponsor will reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.

12. Construction activities such as pile driving, compaction, pipe jacking, and large excavations can damage SFPUC Wastewater Enterprise assets. If these activities take place, monitoring for vibration and settlement of SFPUC Wastewater Enterprise assets will be required. The project sponsor must submit a monitoring plan to the SFPUC for review and approval.
13. (For large excavation) Foundation excavation within the proposed property will likely impact utilities. The SFPUC Wastewater Enterprise must review and approve a work plan prior to the commencement of excavation work, including but not limited to, excavation of basements and underground utilities. The project sponsor will need to perform pre- and post-CCTV inspection of SFPUC Wastewater Enterprise assets prior to the commencement of any excavation. CCTV inspection performed by the project sponsor must comply with SFPUC standards. Resultant damage must be remedied by the project sponsor.
14. Special foundations such as tiebacks, pressure grout/soil stabilization, etc., that encroach into public rights of way must include pre- and post-CCTV inspection of SFPUC Wastewater Enterprise assets to ensure no impact from the project.
15. Pre- and post-construction videos of SFPUC Wastewater Enterprise assets will be required if construction activities, such as the examples above, are performed. The videos must be submitted in Pipeline Assessment Certification Program (PACP) format and reviewed by the SFPUC Wastewater Enterprise.
16. Dewatering discharge to the sewer system requires review and approval by the SFPUC Wastewater Enterprise.
17. The project sponsor must provide a detailed permanent dewatering plan, including but not limited to, water quality, estimated flow, etc., for any underground basements.
18. The SFPUC Wastewater Enterprise must be notified at sewerinspections@sfgwater.org prior to the commencement of any construction activities.

19. The project sponsor must reimburse the City for all construction management fees and project oversight during construction.
20. Any newly installed sewers must be air tested and televised according to SFPUC standards. The contractor must coordinate with SFPUC staff for field witness of CCTV inspection and testing. SFPUC standards can be obtained prior to construction.
21. New manholes will require vacuum testing, and new sewers will require either air testing (to applicable ASTM standards) or a Focused Electron Leak Locator (FELL).
22. The project sponsor must provide manhole details, including a requirement for contractor shop drawings.
23. The project sponsor must provide a monitoring plan for the potential settlement of surrounding utilities and buildings.

Stormwater Management

24. The project sponsor must submit a Stormwater Control Plan to document compliance with the Stormwater Management Ordinance requirements, if the project creates or replaces more than 5,000 square feet of impervious surface area. For more information, see <https://www.sfpuc.gov/smr>.

SFPUC Power Enterprise Comments

Hetch Hetchy Power

San Francisco Administrative Code Section 99 identifies certain types of development projects that present good opportunities for City electric service from the SFPUC. The SFPUC has been providing clean, reliable Hetch Hetchy Power for almost 100 years and is San Francisco's local publicly owned electric utility. The SFPUC provides its customers in new developments with 100% GHG-free electricity at stable, affordable rates. The SFPUC can assess the feasibility of providing clean energy to this project and whether such service would benefit the project and the City's existing electric customers. For more information, please contact HHPower@sfgwater.org.

Streetlights

If the project sponsor is performing work on any sidewalks, the project sponsor may need to perform streetlight work. Streetlight work will be reviewed and permitted through the Public Works Street Improvement permit process. For more information about streetlight requirements, standard streetlight design and installation, photometric requirements, separation requirements, Standard plans, and SFPUC's Streetlight Catalog of approved streetlight fixtures and poles, visit <https://sfpuc.gov/streetlights>.

SFPUC Real Estate Services Comments

At this time, the SFPUC Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.

The SFPUC will not accept utilities outside of the public right-of-way.

Exhibit A



SFPUC Asset Protection Standards

For the protection of existing SFPUC Assets in existing SFPUC Rights-of-Way or Easements

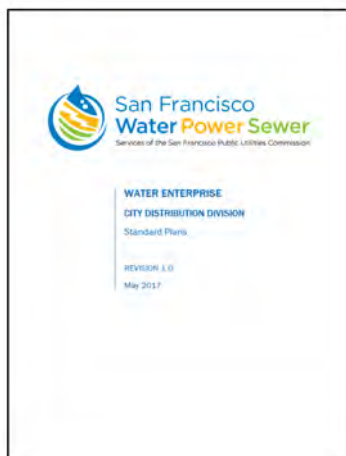
<https://sfpuc.org/construction-contracts/design-guidelines-standards/asset-protection-standards>



SFPUC Rules and Regulations Governing Water Service to Customers

Rules and regulations governing the installation and maintenance of potable water service.

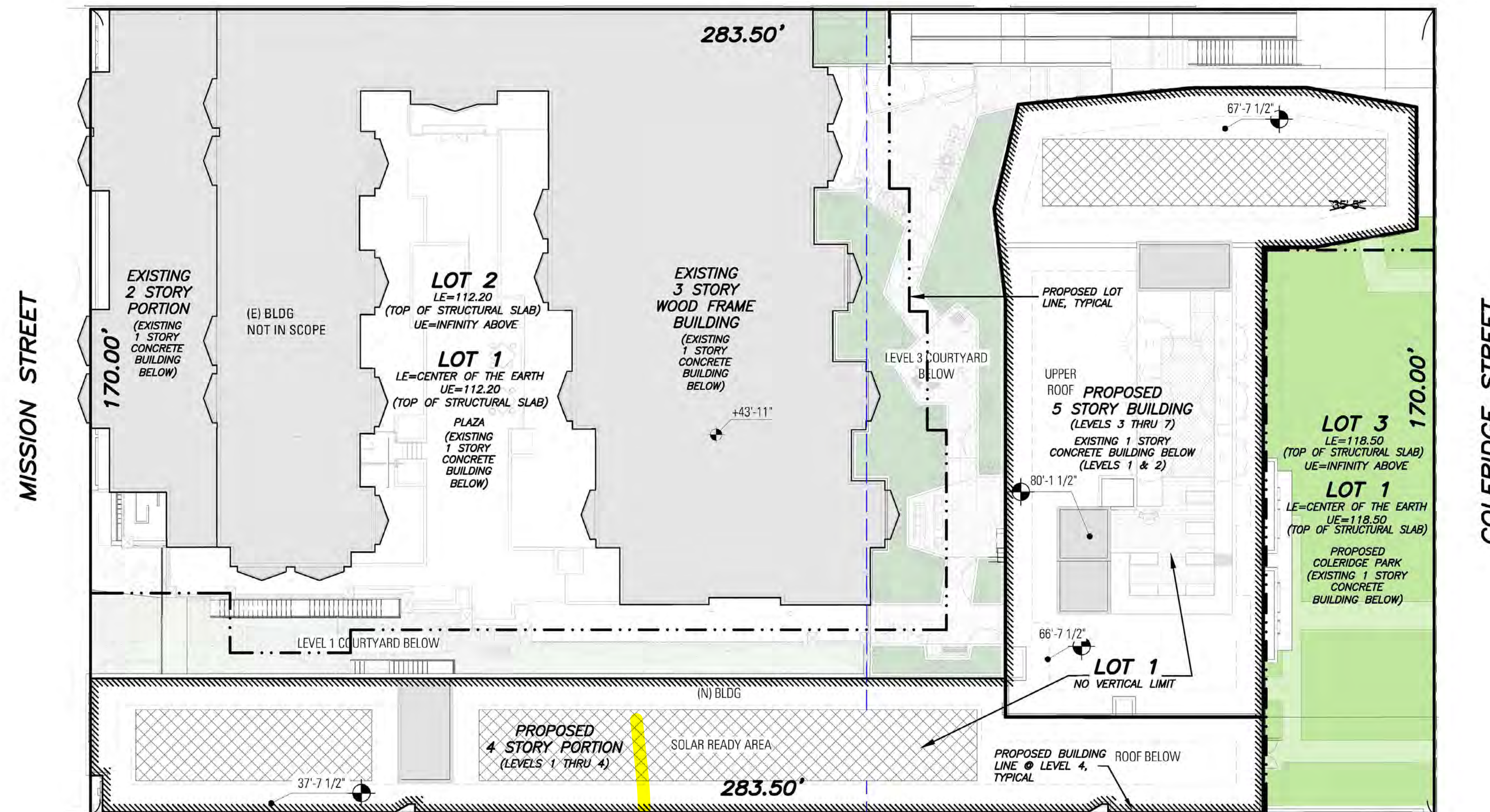
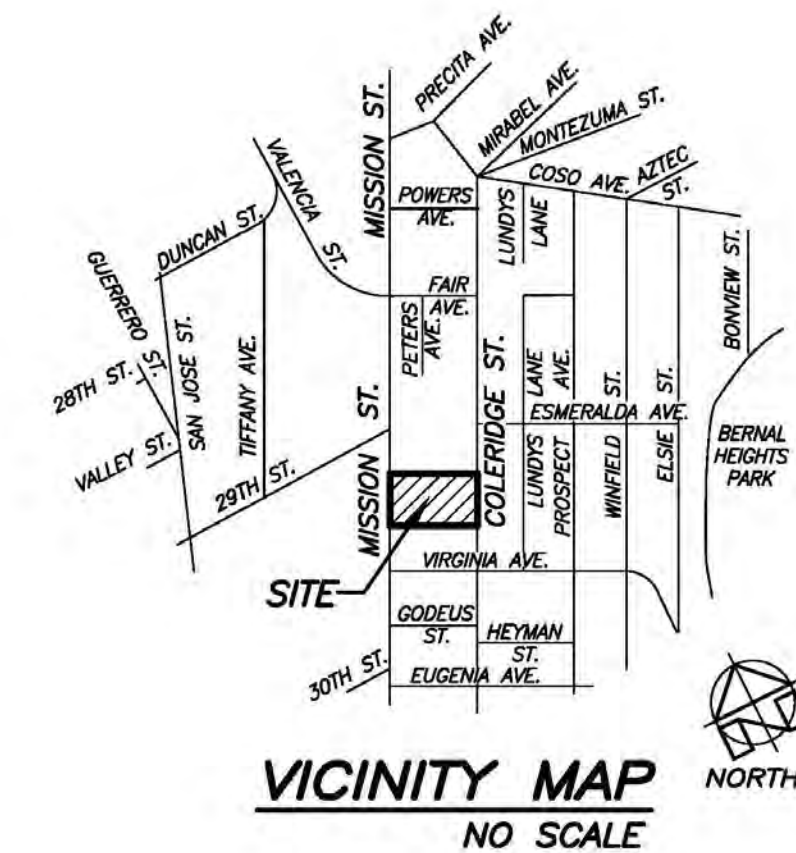
https://sfpuc.org/sites/default/files/accounts-and-services/RulesRegs-waterservice_11FEB2020.pdf



San Francisco Water Division Standard Specifications and Plans

For the installation of new potable water mains and water services

<https://sfpuc.org/construction-contracts/design-guidelines-standards/water-main-installation>



PROJECT DATA

STREET ADDRESS: 3333 MISSION STREET AND 190 COLERIDGE STREET
ASSESSOR'S PARCEL NUMBERS: APN 5615-099 THRU 101
PROJECT AREA: 48,195 SQ.FT.
EXISTING LAND USE: APN 5615-099: EXISTING 1 STORY BUILDING (COMMERCIAL SPACE) WITH 1 STORY PARKING GARAGE
APN 5615-100: EXISTING 3 STORY BUILDING (SENIOR RESIDENTIAL HOUSING)
APN 5615-101: EXISTING PARK
PROPOSED LAND USE: LOT 1: PROPOSED 5 & 4 STORY BUILDING (SENIOR RESIDENTIAL HOUSING), PROPOSED REMODELED 1 STORY BUILDING (COMMERCIAL SPACE AND PROPOSED 5 SENIOR RESIDENTIAL HOUSING UNITS W/MEZZANINES) AND REMODELED 1 STORY PARKING GARAGE
LOT 2: EXISTING 3 STORY BUILDING (SENIOR RESIDENTIAL HOUSING)
LOT 3: PROPOSED REMODELED PARK

LEGEND

LE LOWER ELEVATION
UE UPPER ELEVATION
--- PERIMETER PROPERTY LINE
--- PROPOSED LOT LINE

OWNER/DEVELOPER

ELEVATE HOUSING PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND
BERNAL SENIOR HOUSING PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP

BENCHMARK

"+" CUT WEST END LOWER TERRAZZO STEP 6 FOOT WEST OF THE NORTHWEST CORNER OF VIRGINIA AVENUE AND COLERIDGE STREET. ELEVATION = 119.943 FEET "OLD" SAN FRANCISCO CITY DATUM.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: *Ben B. Ron*
BENJAMIN B. RON
PLS NO. 5015
DATE: JULY 10, 2025



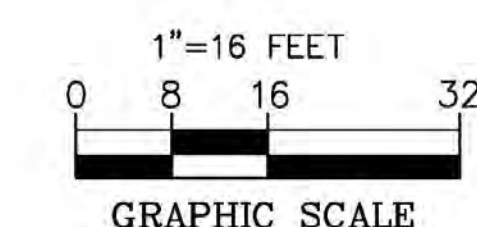
SITE PLAN W/PROPOSED LOTS

SCALE: 1"=16'

(SEE SHEETS 2 AND 3 FOR NEW CONSTRUCTION LEVELS 1 THRU 7)
(SEE SHEET 4 FOR DIMENSIONS OF PROPOSED LOTS)

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PROPOSED PARCELIZATION 1 OF 3
3	PROPOSED PARCELIZATION 2 OF 3
4	PROPOSED PARCELIZATION 3 OF 3
5	EXISTING SITE CONDITIONS 1 OF 2
6	EXISTING SITE CONDITIONS 2 OF 2
7	CODE DIAGRAMS
8	CODE DIAGRAMS
9	CODE DIAGRAMS
10	CONSTRUCTION PHASING & EGRESS

COVER SHEET



TENTATIVE FINAL MAP 12259

A THREE LOT VERTICAL SUBDIVISION
A CONDOMINIUM PROJECT WITHIN LOT 1
FOR UP TO 10 COMMERCIAL UNITS AND 5 RESIDENTIAL UNITS
BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
CERTAIN PARCEL MAP RECORDED JUNE 29, 1987 IN BOOK 35 OF
PARCEL MAPS AT PAGES 100 AND 101, OFFICIAL RECORDS.

BEING A PORTION OF 100 PRECITA VALLEY LANDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200
San Francisco, California

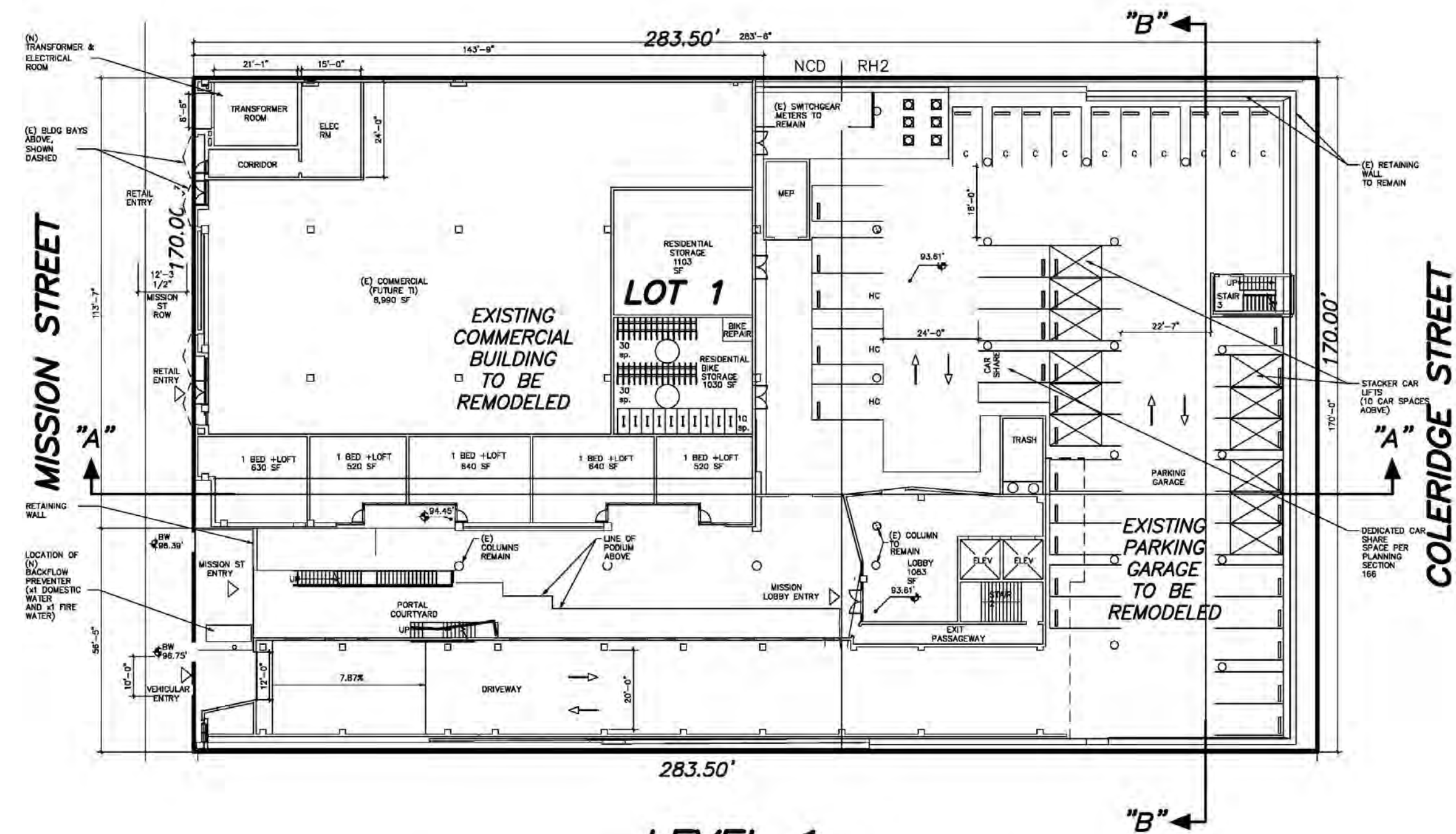
JULY 2025

SCALE: 1"=16'

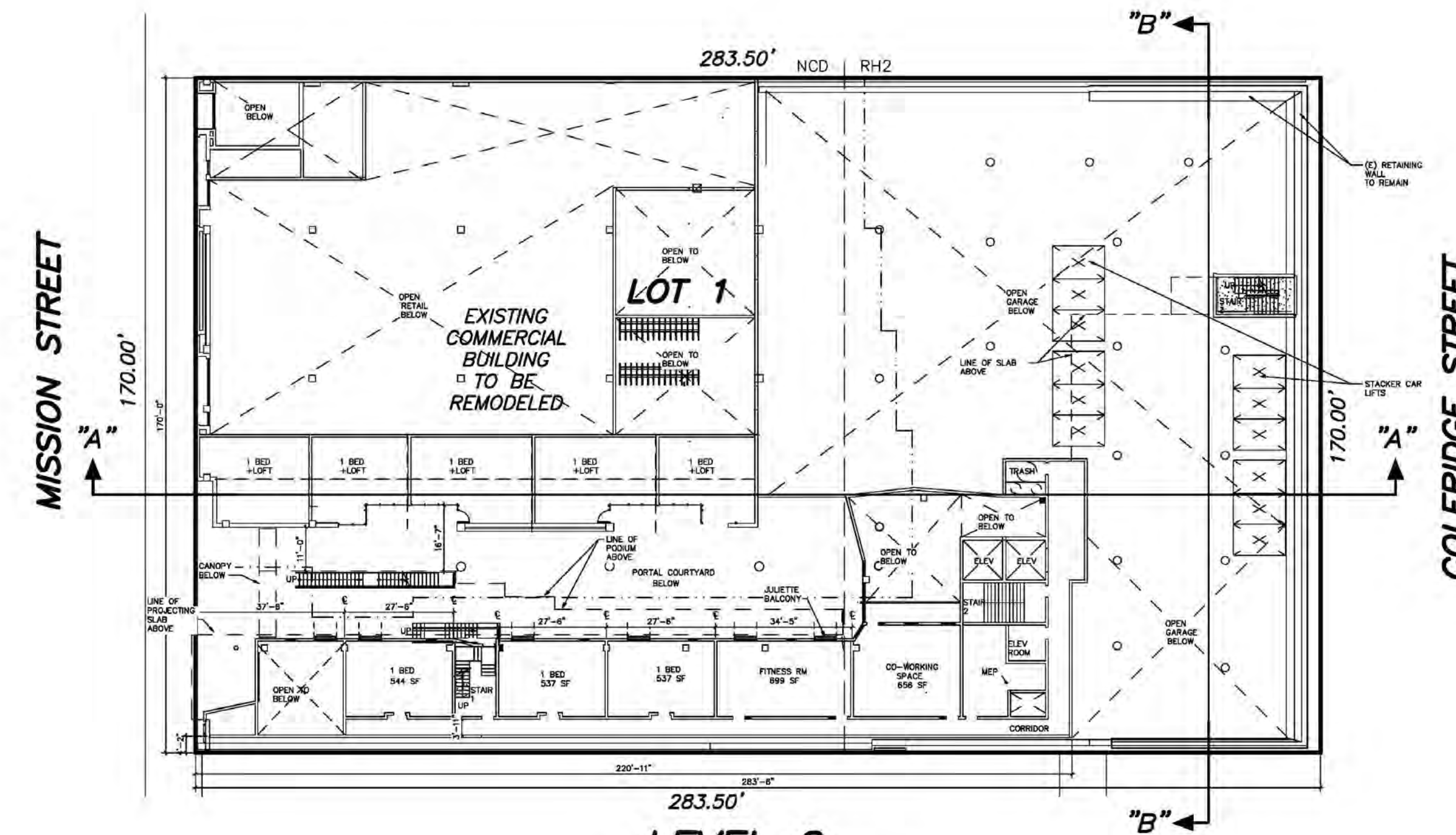
SHEET 1 OF 10

APN 5615-099 THRU 101

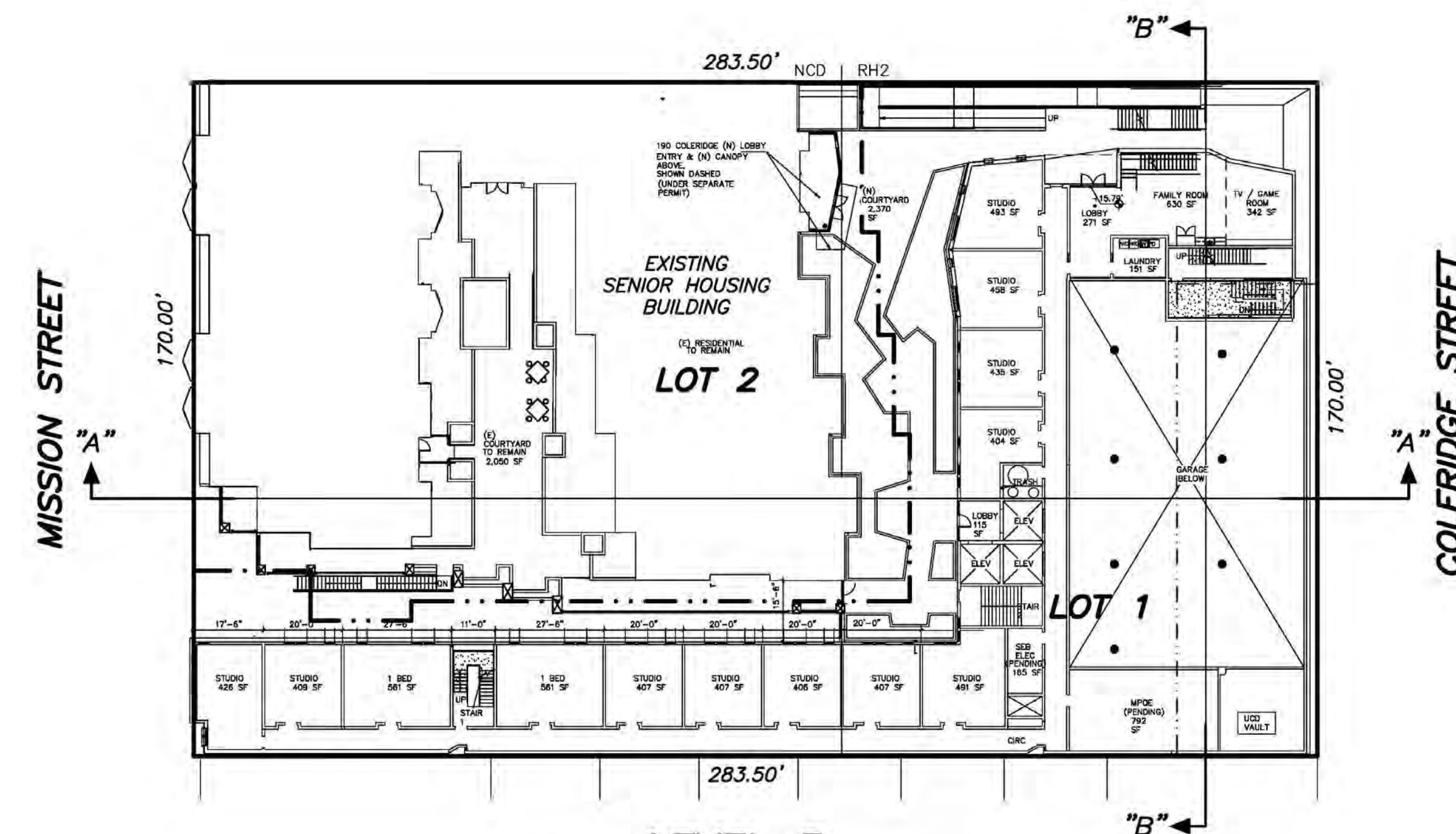
3333 MISSION STREET
190 COLERIDGE STREET



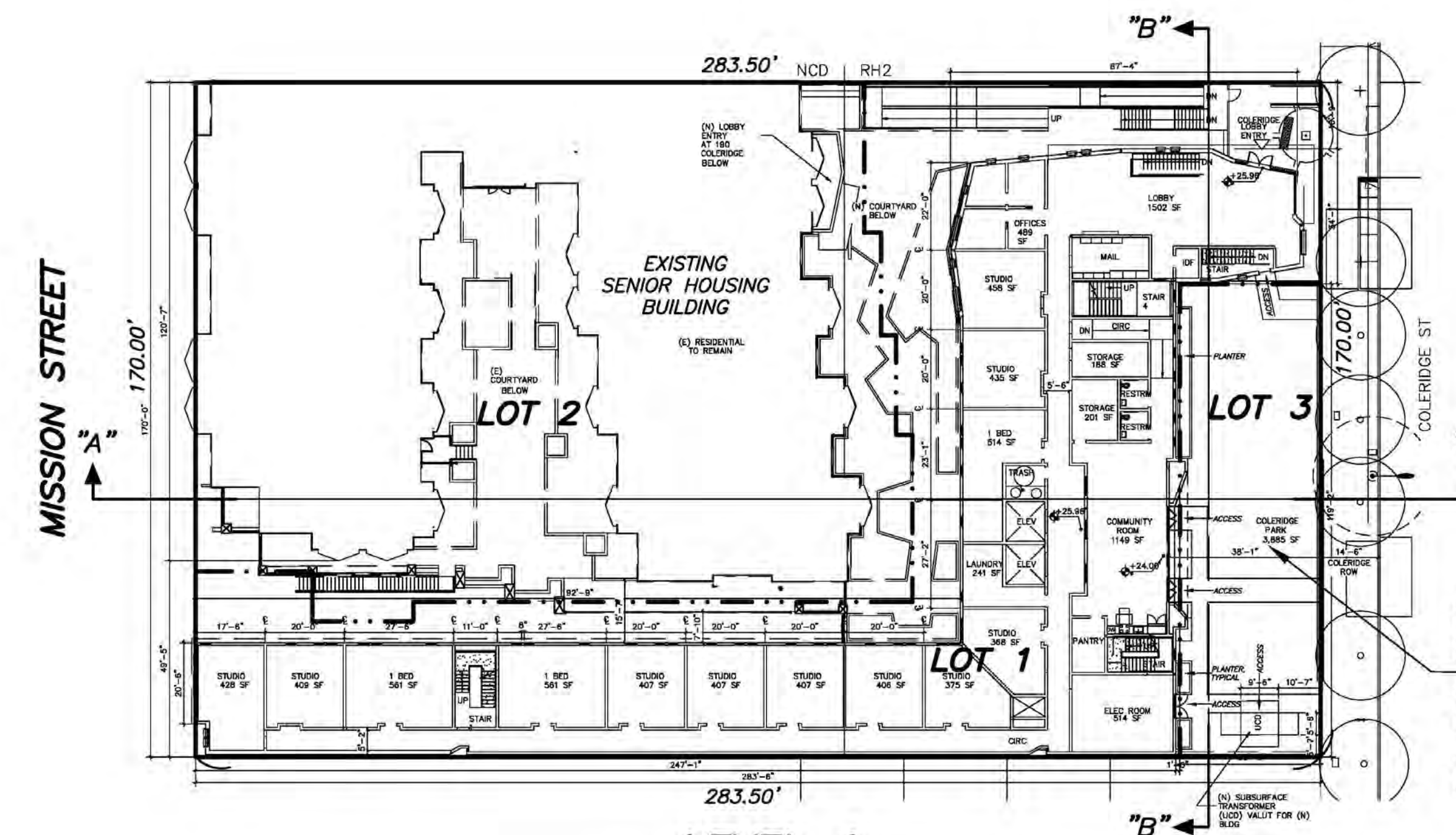
LEVEL 1
(MISSION STREET LEVEL)
LOWER ELEVATION = CENTER OF THE EARTH (97.82 & BELOW)
UPPER ELEVATION = 103.61



LEVEL 2
LOWER ELEVATION = 103.61
UPPER ELEVATION = 113.61



LEVEL 3
LOWER ELEVATION = 113.61
UPPER ELEVATION = 123.78



LEVEL 4
(COLERIDGE STREET LEVEL)
LOWER ELEVATION = 123.78
UPPER ELEVATION = 133.94

- NOTES:
1. ACCESS EASEMENTS WILL BE NEEDED TO THE UCD VAULT, ADJACENT ELECTRICAL ROOM, THE COMMUNITY ROOM AND THE EGRESS STAIR.
 2. NO BUILD EASEMENT WILL BE NEEDED FOR WINDOWS AND DOORS ON THE PROPOSED BUILDING LOCATED ON LOT 1.
 3. BUILDING DRAINAGE EASEMENT WILL BE NEEDED AT THE BIOTRETENTION PLANTERS ALONG WEST SIDE OF PARK.

TENTATIVE FINAL MAP 12259

A THREE LOT VERTICAL SUBDIVISION
A CONDOMINIUM PROJECT WITHIN LOT 1
FOR UP TO 10 COMMERCIAL UNITS AND 5 RESIDENTIAL UNITS
BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
CERTAIN PARCEL MAP RECORDED JUNE 28, 1987 IN BOOK 35 OF
PARCEL MAPS AT PAGES 100 AND 101, OFFICIAL RECORDS.

BEING A PORTION OF 100 PRECITA VALLEY LANDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

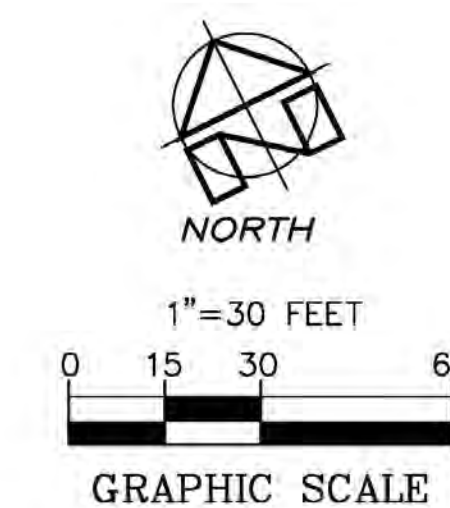
859 Harrison Street, Suite 200

San Francisco California

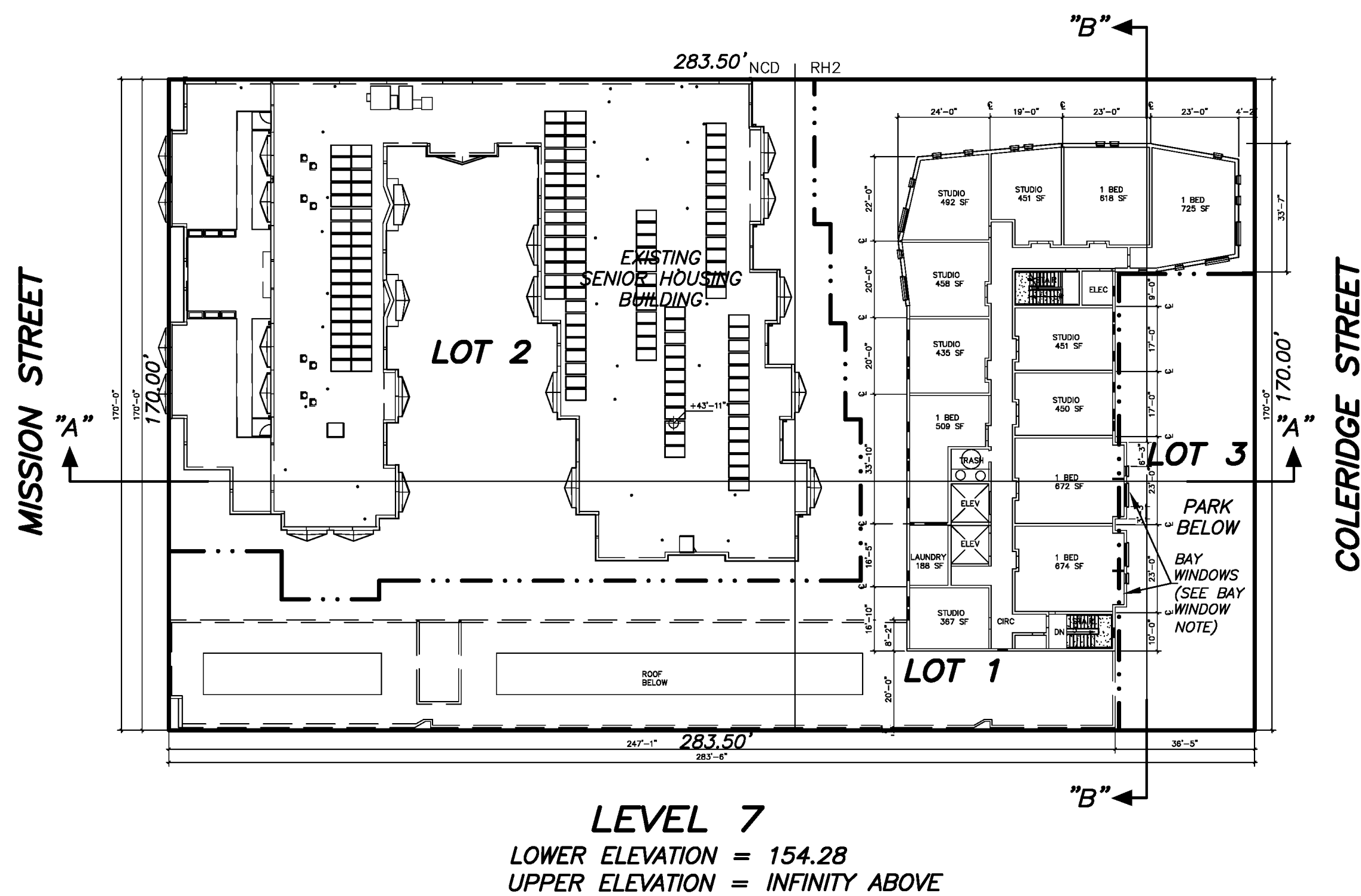
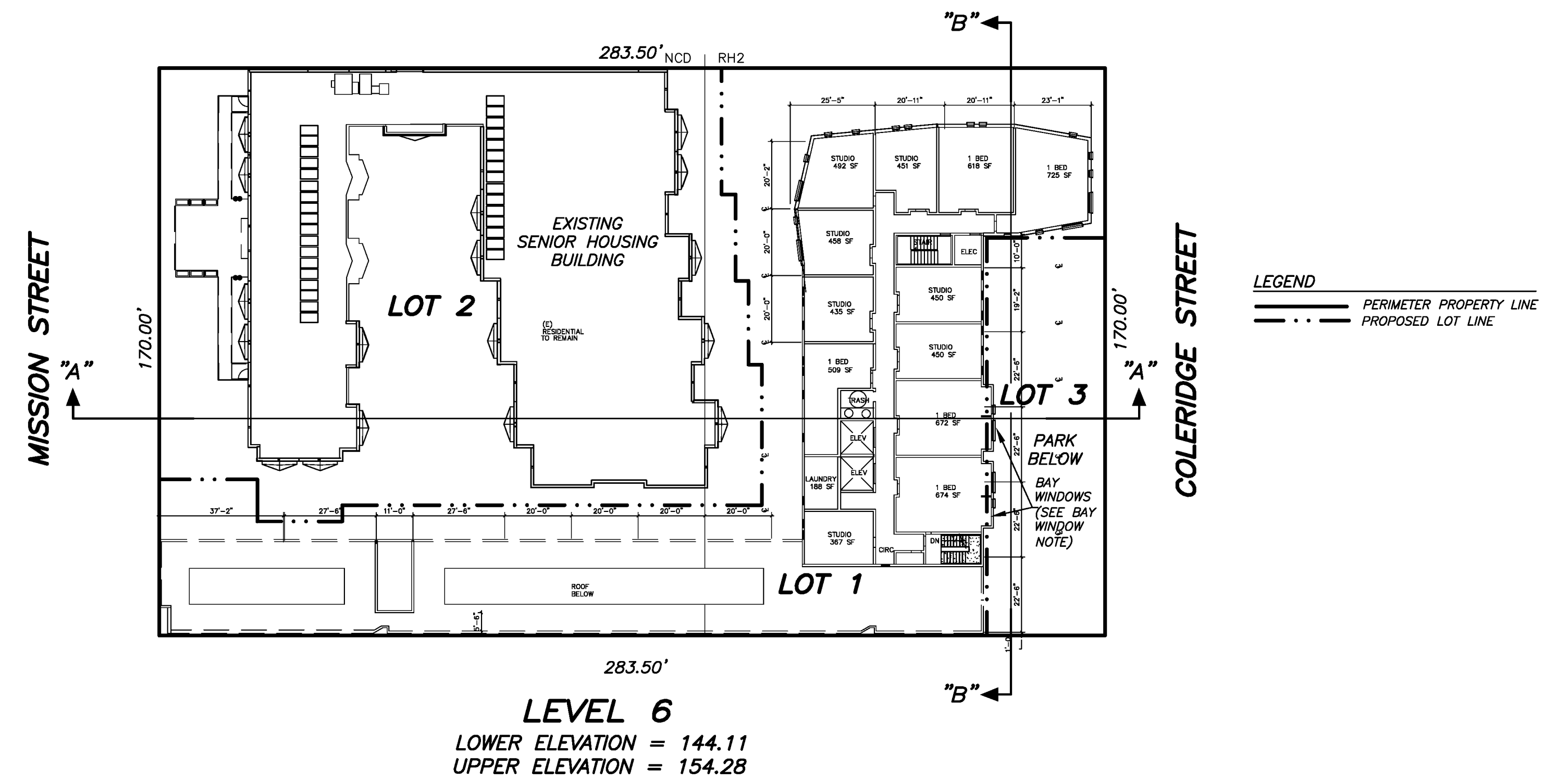
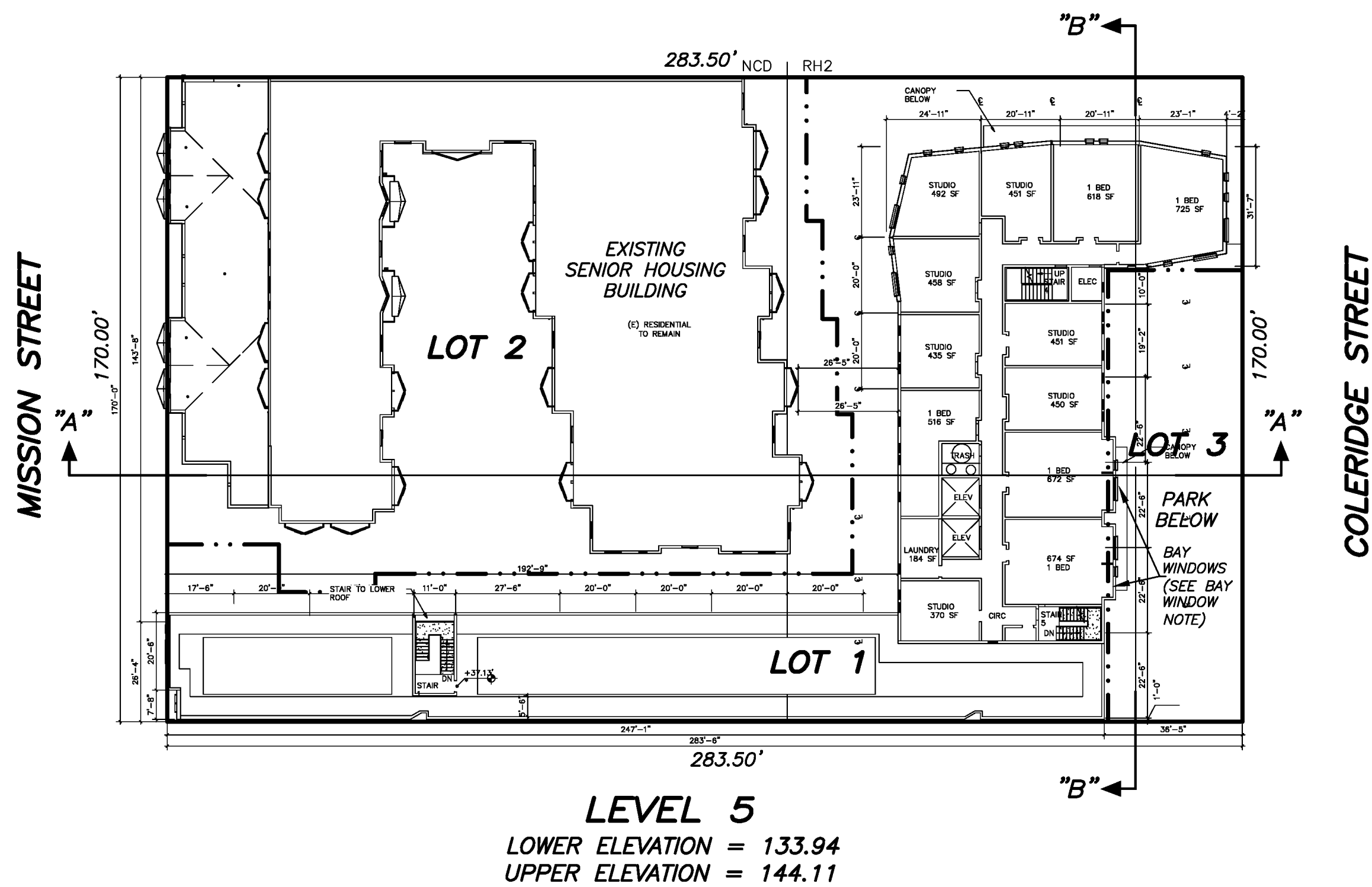
JULY 2025

SCALE: 1"=30'

SHEET 2 OF 10



PROPOSED PARCELIZATION 1 OF 3



BAY WINDOW NOTE:
 BAY WINDOWS ON LEVELS 5, 6 & 7 ENCR OACH INTO LOT 3 BY 2.0 FEET.
 AN ENCROACHMENT EASEMENT WILL BE RECORDED FOR SAID BAY WINDOWS.

PROPOSED PARCELIZATION 2 OF 3

TENTATIVE FINAL MAP 12259

A THREE LOT VERTICAL SUBDIVISION
 A CONDOMINIUM PROJECT WITHIN LOT 1
 FOR UP TO 10 COMMERCIAL UNITS AND 5 RESIDENTIAL UNITS
 BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
 CERTAIN PARCEL MAP RECORDED JUNE 28, 1987 IN BOOK 35 OF
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BEING A PORTION OF 100 PRECITA VALLEY LANDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

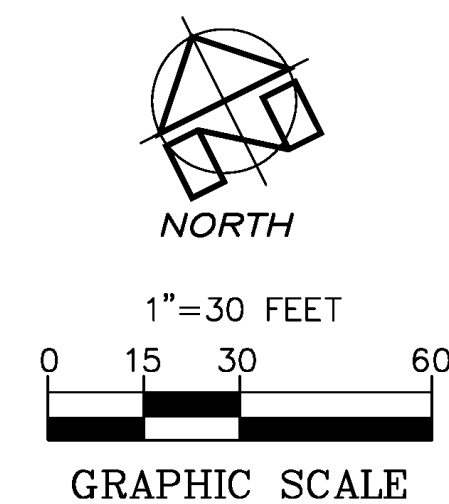
JULY 2025

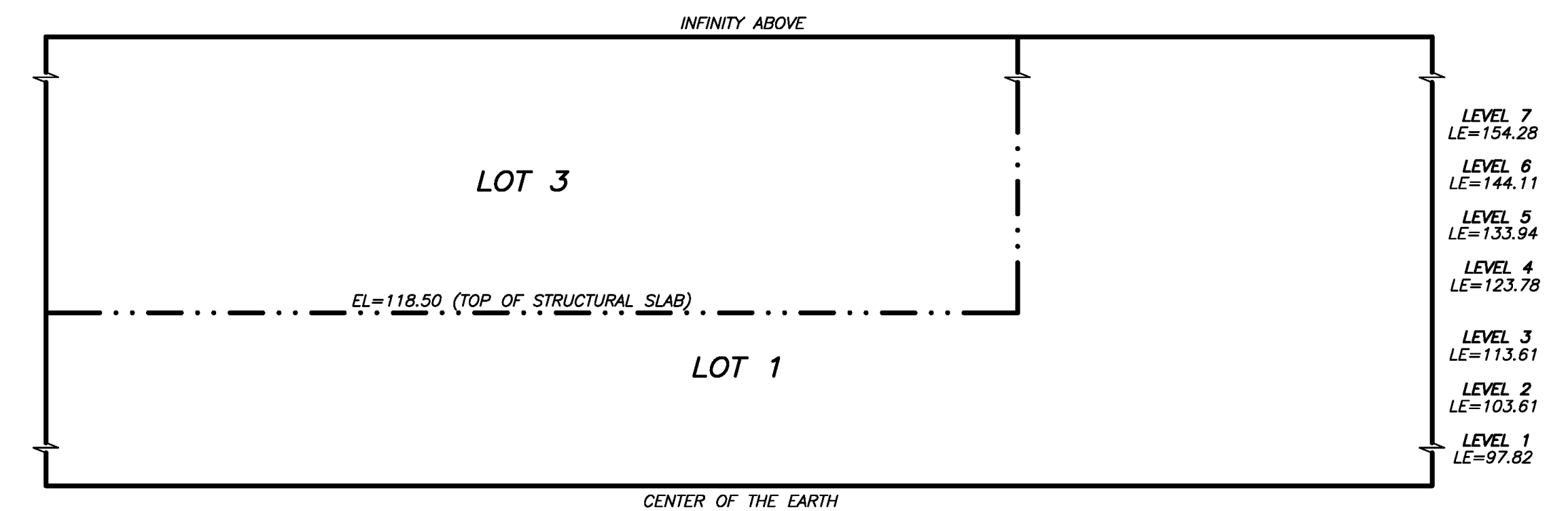
SCALE: 1"=30'

SHEET 3 OF 10



APN 5615-099 THRU 101

3333 MISSION STREET
 190 COLERIDGE STREET

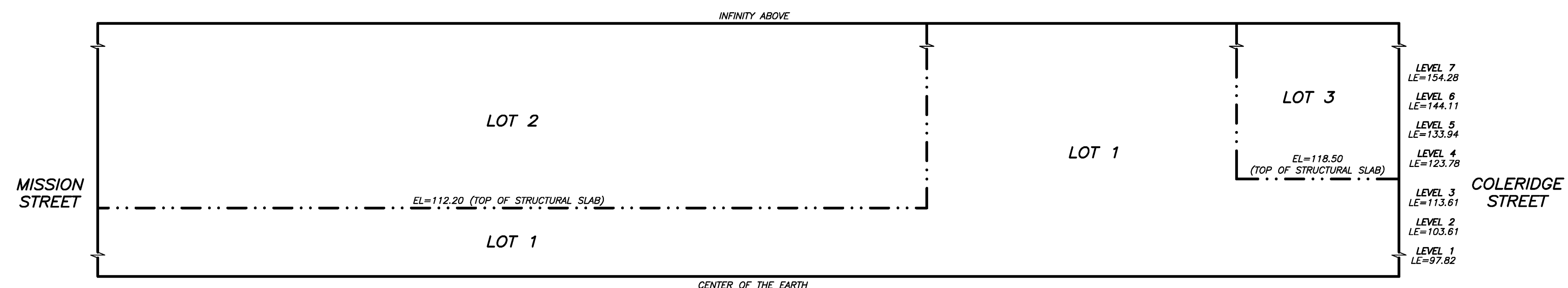




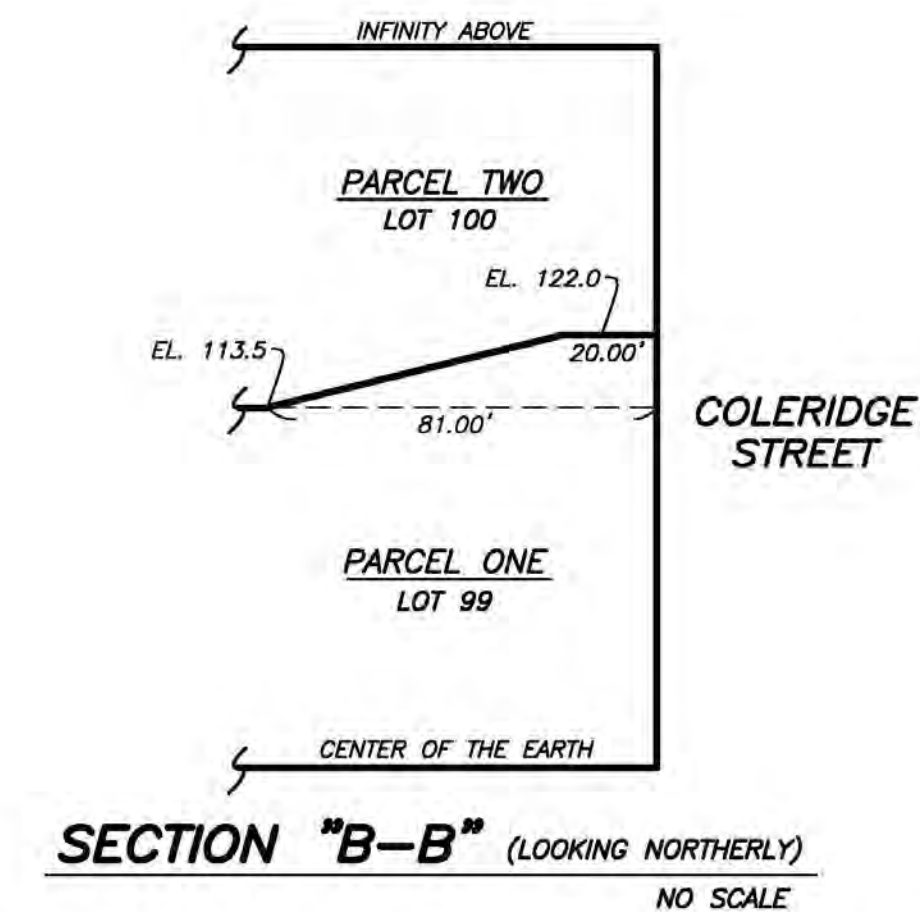
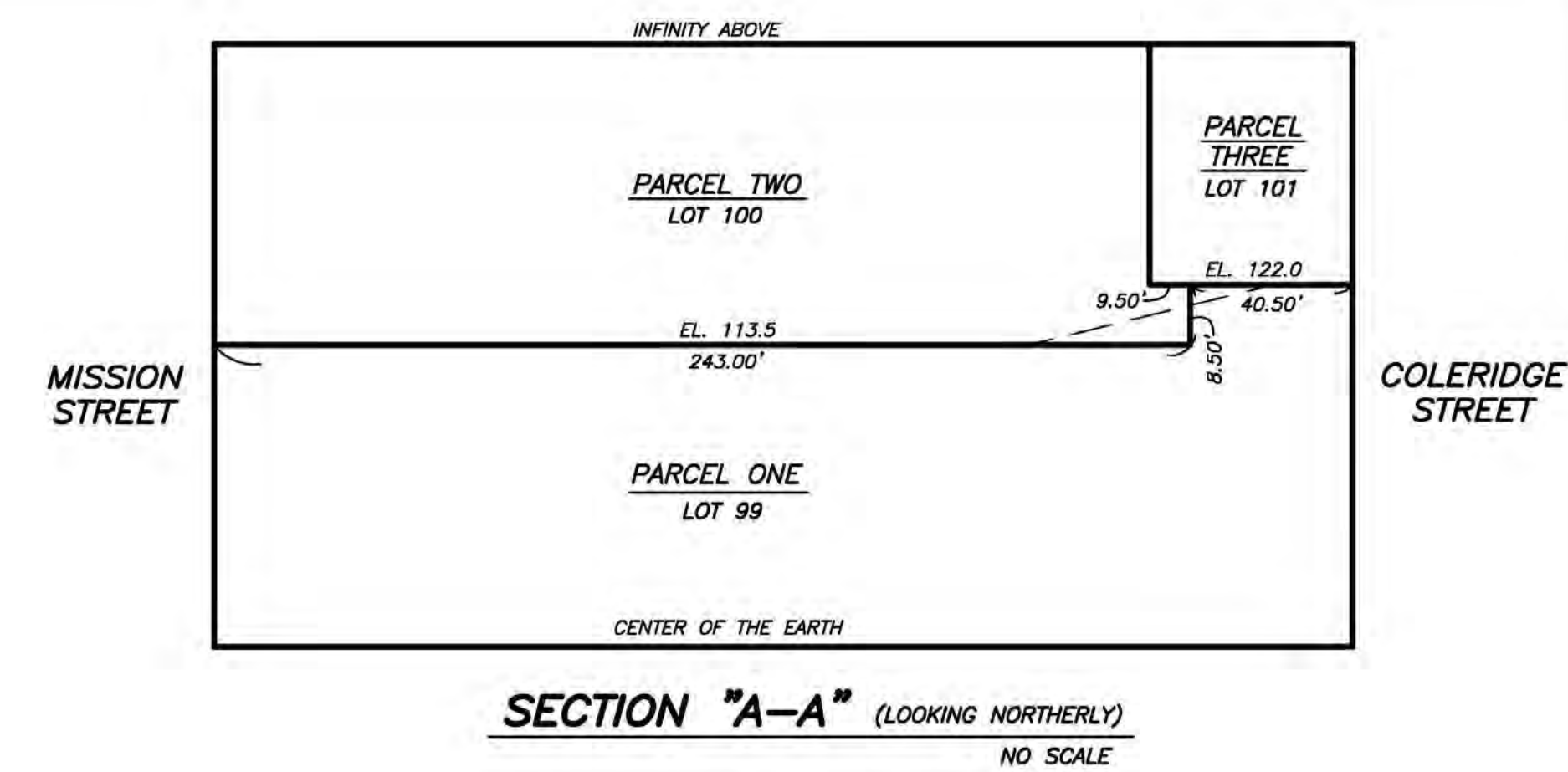
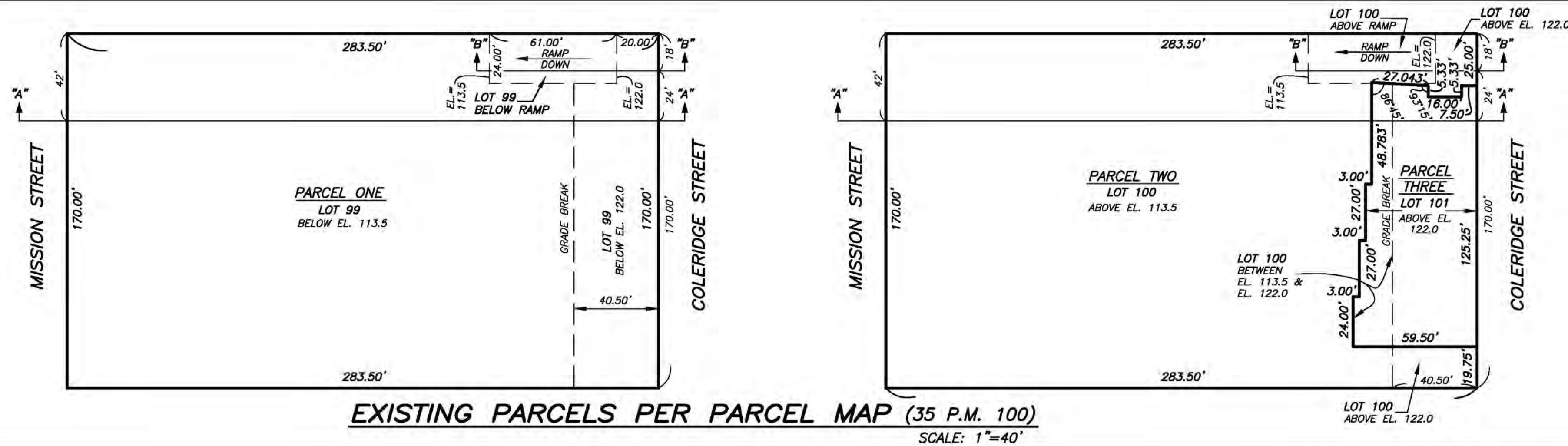
LEGEND

APN	ASSESSOR'S PARCEL NUMBER
EL.	ELEVATION
LE	LOWER ELEVATION
UE	UPPER ELEVATION
	PERIMETER PROPERTY LINE
	PROPOSED LOT LINE

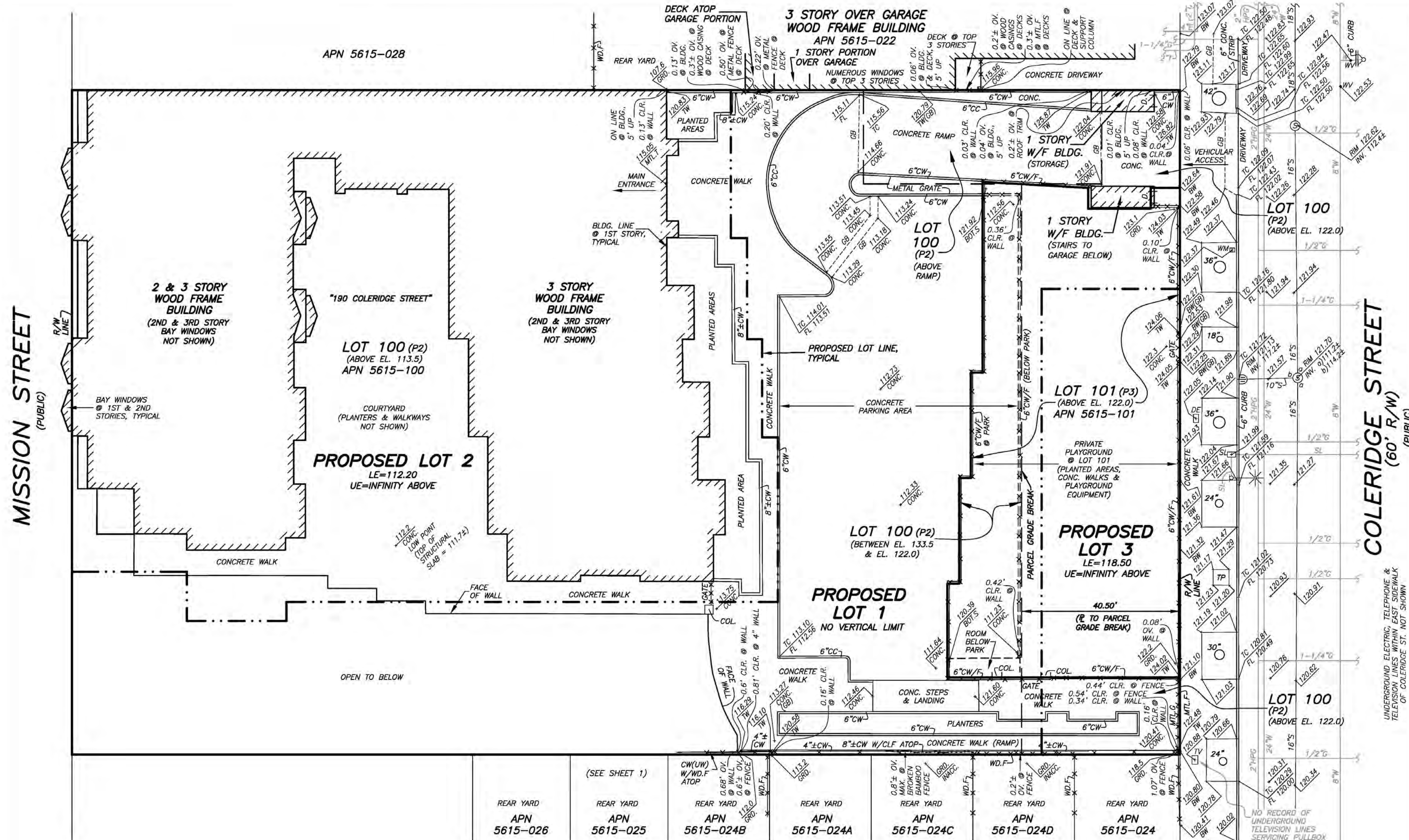
AREA, SQUARE FOOTAGE		
LOT	APN	AREA
LOT 1	APN 5615-___	48,195 SQ.FT.
LOT 2	APN 5615-___	22,787 SQ.FT.
LOT 3	APN 5615-___	4,221 SQ.FT.
		TOTAL 75,203 SQ.FT.



3333 MISSION STREET
190 COLERIDGE STREET



EXISTING SECTIONS PER PARCEL MAP (35 P.M. 100)
SCALE: 1"=40'



EXISTING TOPOGRAPHY AT LOTS 100 & 101

EXISTING SITE CONDITIONS
2 OF 2

SURVEY REFERENCE

- CHICAGO TITLE COMPANY AMENDED PRELIMINARY REPORT/AMENDMENT, ORDER NO. 15611245-156-TJK-JM DATED JUNE 20, 2025, AMENDED: JULY 8, 2025, AMENDMENT NO. A.
- THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:
- THE FOLLOWING MATTERS AFFECT TRACT ONE:
6. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED FEBRUARY 3, 1987 IN REEL E271, IMAGE 1443, OFFICIAL RECORDS.
 7. RECITALS, NOTES AND LEGENDS AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 29, 1987, IN BOOK 35 OF PARCEL MAPS, AT PAGE 100.
 8. "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN FOR REAL ESTATE DEVELOPMENT OWNERSHIP OF MISSION COLERIDGE DEVELOPMENT" RECORDED JUNE 29, 1987, IN REEL E373, IMAGE 617, OFFICIAL RECORDS. AMENDMENT RECORDED JUNE 21, 1988, IN REEL E620, IMAGE 1, OFFICIAL RECORDS.
- THE FOLLOWING MATTERS AFFECT TRACT TWO:
22. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED FEBRUARY 3, 1987 IN REEL E271, IMAGE 1443, OFFICIAL RECORDS.
 23. "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN FOR REAL ESTATE DEVELOPMENT OWNERSHIP OF MISSION COLERIDGE DEVELOPMENT" RECORDED JUNE 29, 1987, IN REEL E373, IMAGE 617, OFFICIAL RECORDS. AMENDMENT RECORDED JUNE 21, 1988, IN REEL E620, IMAGE 1, OFFICIAL RECORDS.
 24. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED OCTOBER 27, 1987 IN REEL E457, IMAGE 1097, OFFICIAL RECORDS.
 25. "DECLARATION OF HOUSING DEVELOPMENT GRANT COVENANTS" RECORDED MARCH 11, 1988 IN REEL E548, IMAGE 1018, OFFICIAL RECORDS. "AMENDED AND RESTATED DECLARATION OF HOUSING DEVELOPMENT GRANT COVENANTS" RECORDED MARCH 24, 1988 IN REEL E557, IMAGE 1276, OFFICIAL RECORDS.
 36. "MEMORANDUM EASEMENT" RECORDED JULY 20, 2004, DOCUMENT NO. 2004-H776722, OFFICIAL RECORDS. TELEVISION SIGNAL CORPORATION IS GRANTED A NON-EXCLUSIVE EASEMENT TO PROVIDE BROADBAND COMMUNICATIONS SERVICES.
 37. "GRANT OF EASEMENT" RECORDED AUGUST 20, 2015, DOCUMENT NO. 2015-K112907, OFFICIAL RECORDS. COMCAST OF CALIFORNIA III, INC. IS GRANTED A NON-EXCLUSIVE EASEMENT TO PROVIDE BROADBAND COMMUNICATIONS SERVICES.

**TENTATIVE
FINAL MAP 12259**

A THREE LOT VERTICAL SUBDIVISION
A CONDOMINIUM PROJECT WITHIN LOT 1
FOR UP TO 10 COMMERCIAL UNITS AND 5 RESIDENTIAL UNITS
BEING A MERGER AND RE-SUBDIVISION OF LOTS 99-101 OF THAT
CERTAIN PARCEL MAP RECORDED JUNE 29, 1987 IN BOOK 35 OF
PARCEL MAPS AT PAGES 100 AND 101, OFFICIAL RECORDS.

BEING A PORTION OF 100 PRECITA VALLEY LANDS

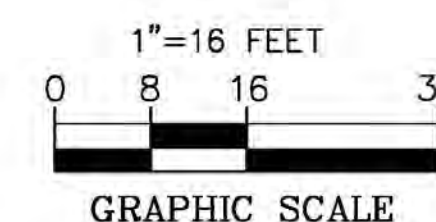
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

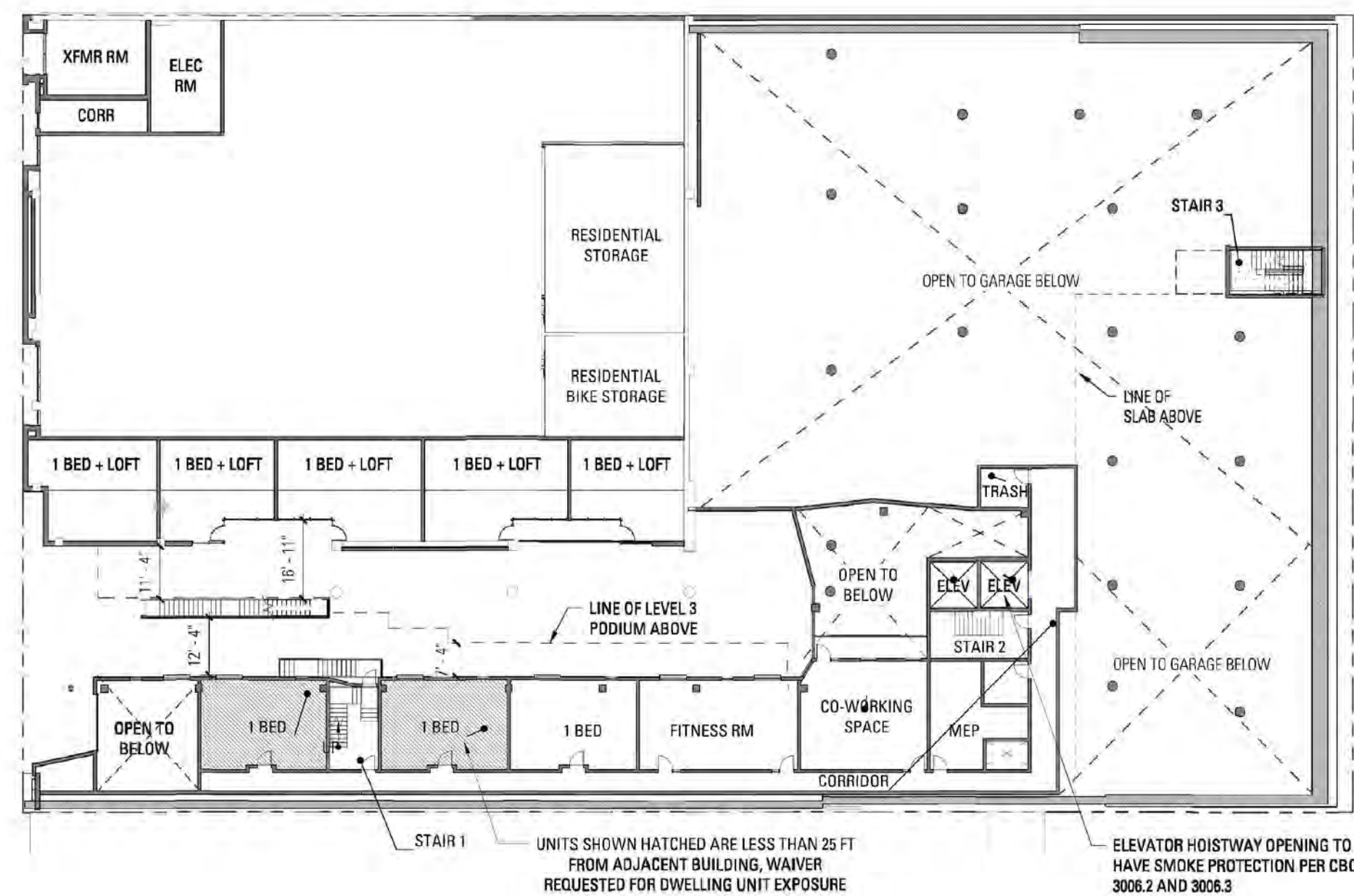
JULY 2025 SCALE: 1"=16' SHEET 6 OF 10

APN 5615-099 THRU 101

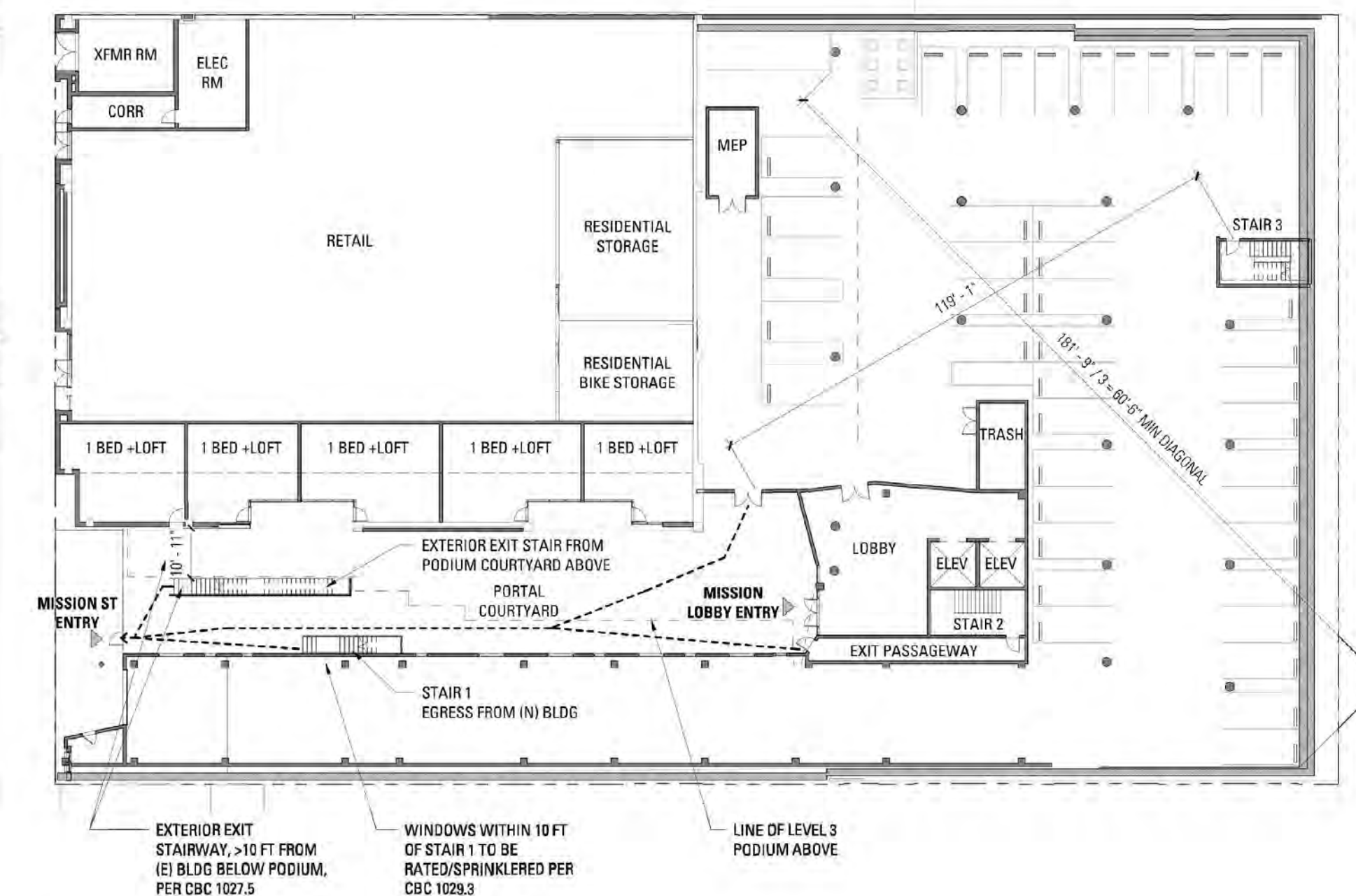
3333 MISSION STREET
190 COLERIDGE STREET



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2 LEVEL 02



1 LEVEL 01

3333 Mission
3333 MISSION ST, SAN FRANCISCO

CODE DIAGRAMS

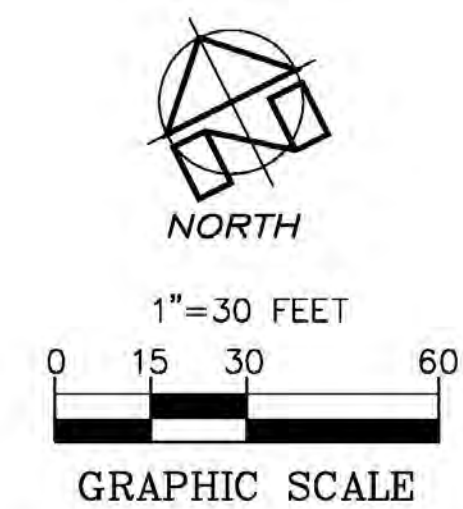
03.20.25

2023019

BAR architects

G005a

CODE DIAGRAMS



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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200

San Francisco, California

JULY 2025

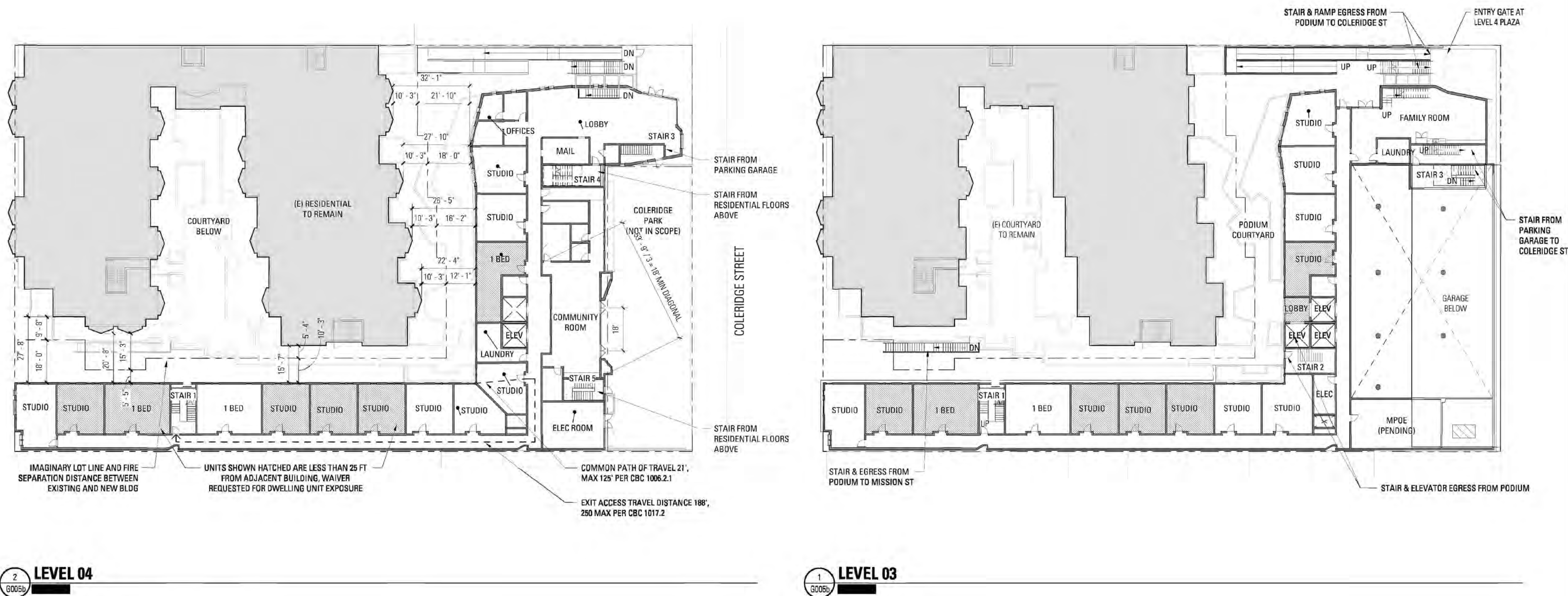
SCALE: 1"=30'

SHEET 7 OF 10

APN 5615-099 THRU 101

3333 MISSION STREET
190 COLLIERIDGE STREET

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3333 Mission
3333 MISSION ST, SAN FRANCISCO

CODE DIAGRAMS

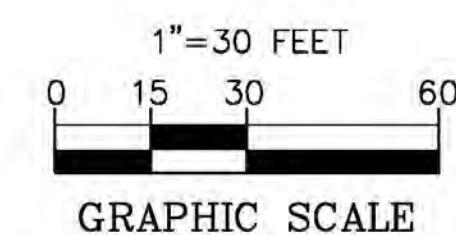
03.20.25

2023019

BAR architects

G005b

CODE DIAGRAMS



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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200
San Francisco, California

JULY 2025

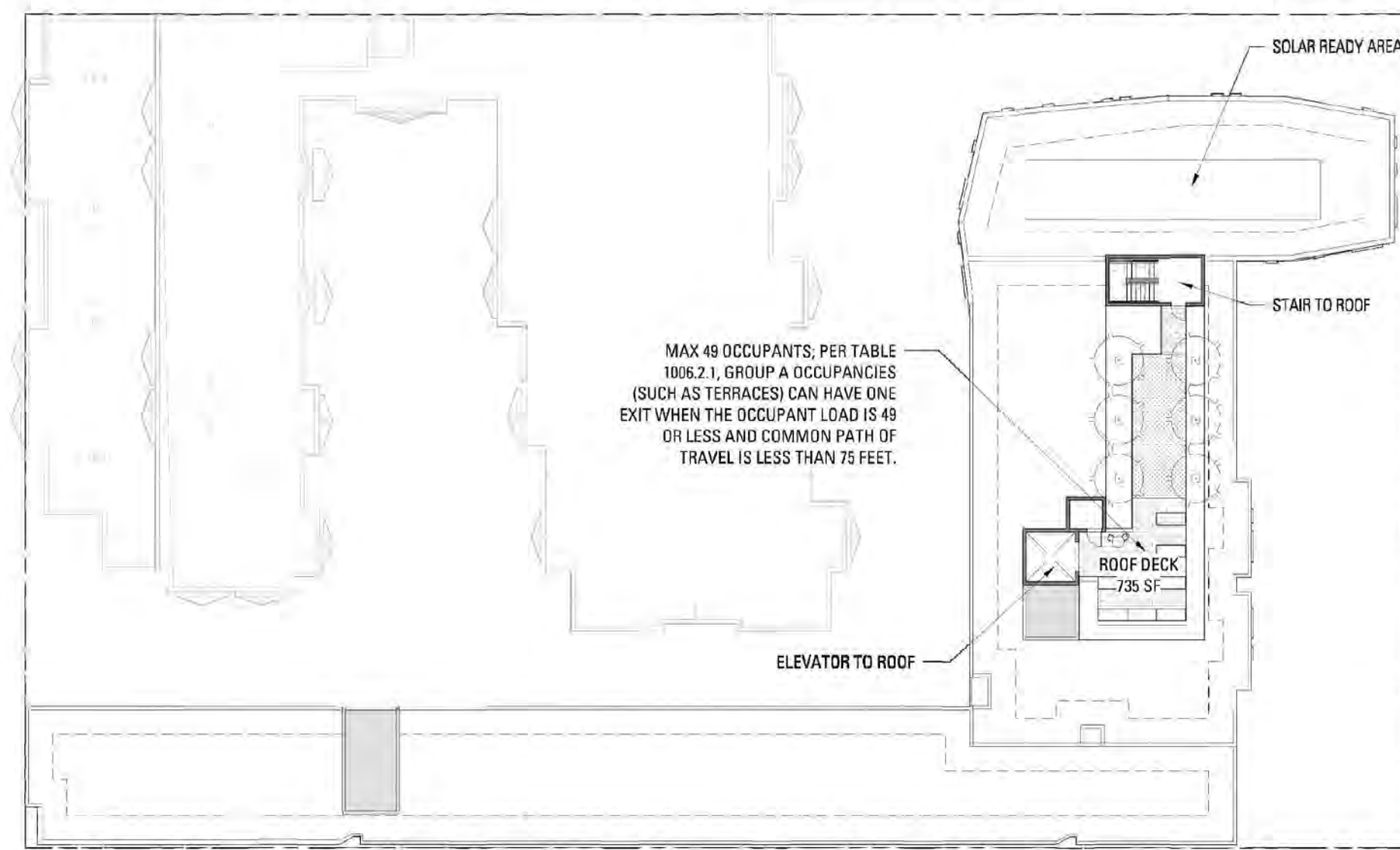
SCALE: 1"=30'

SHEET 8 OF 10

APN 5615-099 THRU 101

3333 MISSION STREET
190 COLERIDGE STREET

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2 ROOF LEVEL
20'-0"



1 LEVEL 05 (LEVEL 6-7 SIM)
6005c

3333 Mission
3333 MISSION ST, SAN FRANCISCO

CODE DIAGRAMS

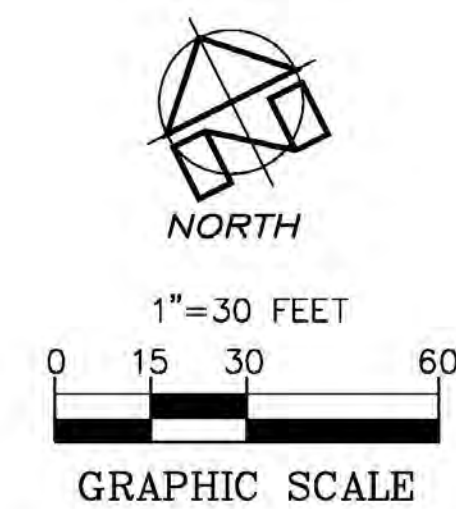
03.20.25

2023019

BAR architects

G005c

CODE DIAGRAMS



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BEING A PORTION OF 100 PRECITA VALLEY LANDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200
San Francisco, California

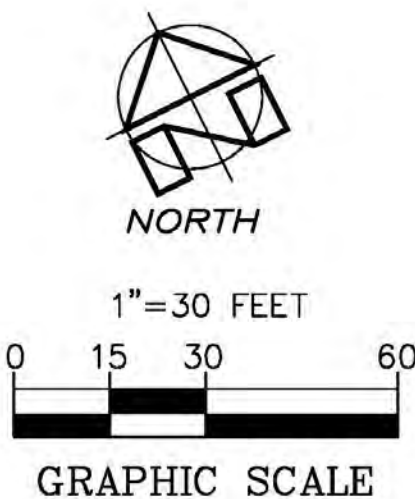
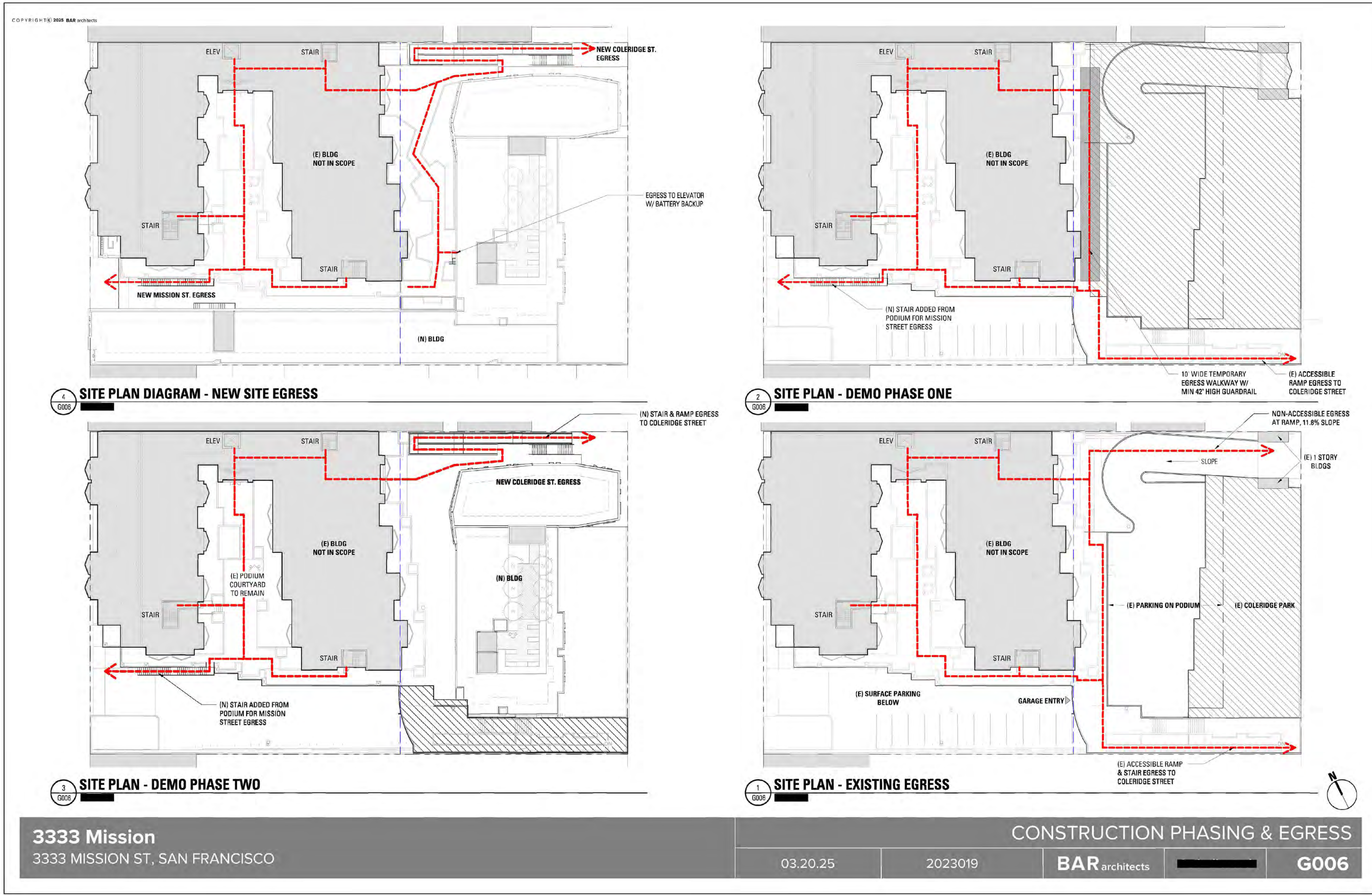
JULY 2025

SCALE: 1"=30'

SHEET 9 OF 10

APN 5615-099 THRU 101

3333 MISSION STREET
190 COLLIERIDGE STREET



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MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California
JULY 2025 SCALE: 1"=30' SHEET 10 OF 10
APN 5615-099 THRU 101 3333 MISSION STREET
190 COLERIDGE STREET



**City and County of San Francisco
Joaquin Torres, Assessor-Recorder**

Recording Requested by:

San Francisco Water, Power and Sewer
Customer Services
525 Golden Gate Ave., 2nd Floor
San Francisco, CA 94102

Doc #	2025052606	Fees	\$20.00
7/16/2025	3:27:28 PM	Taxes	\$0.00
KC	Electronic	Other	\$0.00
Pages 1	Title 019	SB2 Fees	\$0.00
Customer	022	Paid	\$20.00

**Notice of Lien Release for Delinquent Water, Utility Tax, and
Wastewater Charges**

The Lien number described below, recorded in the official records of the City and County of San Francisco, by San Francisco Water, Power and Sewer, against real property described below, has been paid in full and is hereby released.

Lien Recorded Number: 2025044533
Date Lien Recorded: 06-20-2025
Lien Case Number: 2809506625
Owner: ELEVATE HOUSING PARTNERS LP
Service Address: 3333 MISSION ST
Service Period: 01-09-2025 to 02-24-2025
Block/Lot: 5615 099

If you have any questions, please call the Collection and Lien Unit at (415)551-4760.

San Francisco Water, Power and Sewer
Services of the San Francisco Public Utilities Commission

By:

Deidre Andrus
Customer Services Director
Authorized facsimile signature

Fwd: 3333 Mission Street project appeal on 2/3/26 agenda

3 messages

Gina Dacus <gdacus@bhnc.org>

Tue, Jan 27, 2026 at 12:22 PM

To: Connie Xie <cxie@bhnc.org>, Sulaiman Hyatt <shyatt@bhnc.org>, Luis Cuadra <LCuadra@bergdavis.com>, Shawnte Spears <sspears@bhnc.org>

FYI



Gina Dacus (she, her, hers)

Chief Executive Officer, Bernal Height Neighborhood Center

Main Workplace Address: 515 Cortland Ave, San Francisco Ca 94110

Mailing Address: 515 Cortland Ave, San Francisco CA 94110

Office: 415-206-2140 Ext: x169

Cell: 415-237-3178

bhnc.org

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----- Forwarded message -----

From: 'Michael Nulty' via BHNC General Email Box <info@bhnc.org>

Date: Tue, Jan 27, 2026 at 10:58AM

Subject: 3333 Mission Street project appeal on 2/3/26 agenda

To: Board of Supervisors <board.of.supervisors@sfgov.org>

Cc: tac_s_f@yahoo.com <tac_s_f@yahoo.com>

January 27, 2026

Board of Supervisors

City and County of San Francisco

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

I am writing on behalf of the Tenant Associations Coalition of San Francisco (TAC) to express our strong support for the proposed 100% affordable senior housing development at 3333 Mission Street in the Bernal Heights/Mission Bernal neighborhood. As a grassroots, community-based organization dedicated since 1998 to advocating for tenant rights, the preservation and expansion of affordable housing, and improved living conditions for renters citywide, we view this project as a critical advancement in addressing San Francisco's severe housing crisis, particularly for our most vulnerable residents.

The 3333 Mission Street project, developed by the Bernal Heights Housing Corporation in collaboration with Mitchelville Real Estate Group and the Low Income Investment Fund, will deliver 70 new fully affordable studio and one-bedroom rental units (42 studios and 28 one-bedrooms) exclusively for low- and moderate-income senior households aged 62 and older. These units will serve households earning between 30-120% of Area Median Income, with the majority targeted at lower-income levels. The development integrates with an existing 49-unit affordable senior building on the site, creating a cohesive 119-unit senior housing campus managed by a trusted local nonprofit.

This initiative offers substantial benefits to the broader San Francisco community and aligns with the city's priorities for equitable housing development:

- **Directly Addressing Senior Housing Scarcity and Preventing Displacement:** With fixed incomes and escalating rents, low-income seniors face acute risks of housing instability and homelessness. By adding 70 dedicated affordable units in a high-demand area, the project enables seniors to age in place with dignity in a familiar neighborhood, reduces pressure on emergency services, and helps preserve the diversity of long-term residents amid ongoing gentrification in the Mission Bernal corridor.
- **Promoting Accessibility, Health, and Quality of Life:** Designed as a disability-forward development, the project incorporates accessible features throughout units and common areas, supporting residents with mobility needs. Indoor amenities such as a library, family room, lounge, and community room—along with interconnected outdoor green spaces,

courtyards, and a revitalized public park along Coleridge Street—will foster social connections, community engagement, and overall well-being for both residents and the surrounding neighborhood.

- **Revitalizing Underutilized Land and Enhancing Neighborhood Vitality:** Located on the former Big Lots site (previously a parking garage), the project transforms vacant or underused space into productive housing while including new commercial space and a reopened, improved public park. This contributes to local economic activity through construction jobs, supports neighborhood connectivity between Bernal Heights and the Mission, and demonstrates responsible infill development under Senate Bill 35 streamlined processes.
- **Advancing Citywide Housing Goals and Equity:** In the context of San Francisco's state-mandated Regional Housing Needs Allocation and ongoing efforts to combat displacement, projects like [3333 Mission Street](#) help meet urgent production targets for affordable units while prioritizing vulnerable populations. By freeing up other housing stock and reducing competition for limited affordable options, it benefits families, essential workers, and the entire community.

TAC strongly urges the Board of Supervisors to support and advance this project through any necessary legislative or budgetary actions, including favorable consideration in relevant hearings, funding opportunities, or policy alignments. We are committed to working with city leaders, the developer, and community stakeholders to ensure its timely approval and successful realization, furthering tenant protections and housing justice across San Francisco.

Thank you for your leadership in addressing our city's housing challenges.

Please contact us for any additional information or to discuss how we can collaborate further.

Sincerely,

Michael Nulty
Program Director
Tenant Associations Coalition of San Francisco

Michael Nulty

P.O. Box 420782
San Francisco, CA 94142-0782
(415) 339-8327 - Direct
(415) 339-8779 - Alliance for a Better District 6
(415) 339-8683 - Central City Democrats
(415) 937-1289 - North of Market Business Association
(415) 820-1412 - Tenderloin Futures Collaborative
<http://abd6.cfsites.org/>

Sulaiman Hyatt <shyatt@bhnc.org>
To: Gina Dacus <gdacus@bhnc.org>
Cc: Connie Xie <cxie@bhnc.org>, Luis Cuadra <LCuadra@bergdavis.com>, Shawnte Spears <sspears@bhnc.org>

Tue, Jan 27, 2026 at 12:33 PM

Awesome :)
[Quoted text hidden]

Sulaiman Hyatt <shyatt@bhnc.org>
To: Connie Xie <cxie@bhnc.org>

Wed, Jan 28, 2026 at 10:01 AM

[Quoted text hidden]



Connie Xie <cxie@bhnc.org>

3333 Mission Street - appeal

michael smith <mikesmith25@yahoo.com>

Wed, Jan 28, 2026 at 8:32 AM

To: "jennifer.ferrigno@sfgov.org" <jennifer.ferrigno@sfgov.org>, "FielderStaff@sfgov.org" <FielderStaff@sfgov.org>, "ana.herrera@sfgov.org" <ana.herrera@sfgov.org>

Cc: Gina Dacus <gdacus@bhnc.org>, Connie Xie <cxie@bhnc.org>, Sulaiman Hyatt <shyatt@bhnc.org>, Caroline McCormack <caroline.donia@gmail.com>, Laurel Muniz <lmunizsf@gmail.com>, Jessica Branson <jessicabranson@gmail.com>, Bobby Cochran <bobbycochran123@gmail.com>, Novia Marshall <marshall.na.523@gmail.com>

Dear Supervisor Fielder,

Bernal Heights Housing Corporation (BHHC) is Bernal Heights Neighborhood Center's affiliate organization that develops, preserves, and rehabilitates affordable homes throughout San Francisco, offering programs designed to support adults with low incomes and their families. BHHC's Board of Directors is made up of community members committed to advancing affordable housing in Bernal Heights and beyond. **We are writing to respectfully request that you prevent the appeal hearing for the 3333 Mission project**, which is currently scheduled for next Tuesday, February 3.

This appeal is nothing more than an undue burden on a non-profit affordable housing developer, incurring unnecessary expenses including tens of thousands of dollars of legal fees plus the cost of flying the project's legal team to San Francisco for the hearing. It is a waste of resources, as staff are now required to spend valuable time preparing the appeal rather than focusing on moving affordable housing and community-based programming forward.

Furthermore, the appeal was made by a small group of neighbors who have been opposed to the project since it was first introduced and the associated proposal for the revitalization of Coleridge Neighborhood Park, which as you may be aware, has been closed since 2020 and is in need of significant repairs that can only be achieved through the funding from 3333 Mission. BHNC has proposed a more efficiently designed park, reducing the square footage from 6,720 to 3,885 with the removal of a concrete portion and some bushes to accommodate new senior housing. The proposal also adds a 1,000 square foot community room for neighbor and resident use. **This plan offers benefits to the entire community, allowing BHNC to reopen this privately operated park for public enjoyment while creating critical housing for seniors who have been priced out of the neighborhood.**

The appeal of the project's Tentative Final Map has no bearing on the affordable housing nor the park design, as 3333 Mission has already received ministerial approval twice. The Planning Department, Public Works, Department of Building Inspection and the other departments previously reviewed the project and confirmed that it meets the requirements of SB35, Density Bonus, Subdivision Map Act, and the Building Code. By appealing, neighbors have only succeeded in delaying the creation of more housing and the revitalization of the park and increasing costs for what is already a multimillion-dollar project.

We urge you to cancel the appeal hearing and allow this project to proceed as planned, without wasting any more time or money.

Thank you,

Michael Smith

BHHC Board President

January 28, 2026

The Honorable Rafael Mandelman
President, San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear President Mandelman and Honorable Supervisors,

I write on behalf of the Non-Profit Housing Association of Northern California (NPH) to oppose the appeal of the subdivision map at 3333 Mission Street.

This abuse of the appeals process clearly ignores Senate Bill 35 (SB 35), of which NPH is an original supporter. SB 35 requires a streamlined, ministerial approval process for development proponents of multi-family housing if the development meets affordability requirements and the local government in which the development is located has not produced enough housing units to meet its housing goals contained in the Regional Housing Needs Assessment (RHNA).

San Francisco Is Not Meeting Its RHNA Goals For Very Low- , Low- and Moderate-Income Residents And This Appeal Has Caused a 78-Day Delay

According to the *San Francisco Chronicle*, by the end of 2024 the City and County of San Francisco had constructed only 4.4% of the homes needed for very-low income residents, just 1.7% of the homes needed for low-income residents, and a meager 5.2% of the homes needed for moderate-income residents as defined in the 2023-2031 RHNA. While there are many well known challenges, such as funding, increasing costs of construction, and entitlement timelines, when a project like this is ready to go San Francisco should quickly approve it. By the time the Board hears the matter on February 3rd, 78 days will have been lost since the appeal was filed.

This Amazing Senior Affordable Housing Project Is What San Francisco Needs

The Bernal Heights Neighborhood Center (BHNC) and its affiliate, the Bernal Heights Housing Corporation (BHHHC) are an award-winning, neighborhood-based service provider and affordable housing developer. Programs and services for low-income renters - seniors, non-English speaking newcomers, youth and BIPOC residents of all ages - are designed to build stable neighborhoods and vibrant, engaged communities.

Their offerings are culturally and linguistically appropriate for a wide range of participants because everyone belongs.

As a project sponsor, BHHC is tackling one of San Francisco and our region's greatest challenges - senior housing. As many San Franciscans age, it becomes harder to afford ever increasing rents to stay in the communities they know and love. This project provides that chance with 70 units - a reduction from the 108 original units. Further delaying this project delays 70 households staying in their City.

SB 35 Requires Denying The Appeal

San Francisco Planning Department staff expertly note that the project has already been approved under SB 35, providing for the needed housing and a park. As stated in their report, denying this subdivision permit "will not alter the already approved reconfiguration and decrease in size of the park." Notwithstanding the arduous permitting process in San Francisco, the State of California is clear that housing production, especially multifamily housing construction for low- and moderate income residents is a priority.

Funding Affordable Housing Is Complicated - Delays Cost Time AND Money

Affordable housing relies on local, state and federal sources with different application deadlines. Delays like this harm Bay Area projects and smaller organizations who are disadvantaged in securing funding compared to projects without these delays.

For these reasons and many others, NPH strongly supports this project, opposes the appeal, and urges you to act today to deny the appeal. Let's keep building affordable housing in San Francisco.

Sincerely,



Bill Barnes

Director of Campaigns and Community Engagement

CC: BHNC, Supervisors, Mayor, City Attorney, SF Planning, SF Public Works

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Adeline Siew <asiew@bhnc.org>

Date Thu 1/15/2026 10:39 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Adeline Siew

asiew@bhnc.org

85 Vernon St, Apt 309 Oakland, CA - California 94610

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Andre White <andrewhite@mitchelville.com>

Date Thu 1/15/2026 10:47 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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-- Andre White

andrewhite@mitchelville.com

40 E. Colorado Blvd. Suite E Pasadena, CA 91105

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From aria chen <wchen@bhnc.org>

Date Tue 1/20/2026 9:29 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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-- aria chen

wchen@bhnc.org

4468 mission st san francisco, ca 94112

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Arnold Lerner <arnie@lernerarch.com>

Date Tue 1/27/2026 8:36 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from arnie@lernerarch.com. [Learn why this is important](#)

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Arnold Lerner

arnie@lernerarch.com

527 Dolores St Apt. 3 San Francisco, California 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Ayanna Weathersby <aweathersby@bhnc.org>

Date Mon 1/26/2026 1:03 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ayanna Weathersby
aweathersby@bhnc.org
515 CORTLAND AVENUE SAN FRANCISCO, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Barbara Attard <battard@concast.net>

Date Tue 1/20/2026 8:53 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from battard@concast.net. [Learn why this is important](#)

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-- Barbara Attard

battard@concast.net

340 Peralta A SF, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Ben Garcia <bgarcia@bhnc.org>

Date Thu 1/15/2026 2:01 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from bgarcia@bhnc.org. [Learn why this is important](#)

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-- Ben Garcia

bgarcia@bhnc.org

1220 Folsom Street, Apt 1 San Francisco, CA 94103

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Bill Falls <billfalls@sonic.net>

Date Tue 1/20/2026 2:21 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from billfalls@sonic.net. [Learn why this is important](#)

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-- Bill Falls

billfalls@sonic.net

692 Clipper St San Francisco, California 94114-3505

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From blair sandler <blair@drlapin.org>

Date Tue 1/20/2026 7:08 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from blair@drlapin.org. [Learn why this is important](#)

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-- blair sandler

blair@drlapin.org

1742 Newcomb Ave. San Francisco, CA 94124

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Bruce Livingston <bruce@policyaction.net>

Date Sun 1/18/2026 10:42 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from bruce@policyaction.net. [Learn why this is important](#)

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Bruce Livingston

bruce@policyaction.net

243 Elsie Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Bruce Wolfe <bruce@care-clt.org>

Date Tue 1/27/2026 9:53 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from bruce@care-clt.org. [Learn why this is important](#)

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-- Bruce Wolfe

bruce@care-clt.org

1951 Page St San Francisco, CA 94117

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Cathy Michalec <cmichalec@littlebrotherssf.org>

Date Wed 1/28/2026 12:41 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from cmichalec@littlebrotherssf.org. [Learn why this is important](#)

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-- Cathy Michalec

cmichalec@littlebrotherssf.org

909 Hyde Street, Ste. 628 San Francisco, CA 94109

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Colette Crutcher <colette@colettecrutcher.com>

Date Mon 1/19/2026 6:25 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from colette@colettecrutcher.com. [Learn why this is important](#)

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-- Colette Crutcher

colette@colettecrutcher.com

316 Highland Ave San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Debbie Uchida <duchida@littlebrotherssf.org>

Date Wed 1/28/2026 11:59 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from duchida@littlebrotherssf.org. [Learn why this is important](#)

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-- Debbie Uchida

duchida@littlebrotherssf.org

909 Hyde St. #628 San Francisco, CA 94109

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Evy Pine <evy@well.com>

Date Tue 1/20/2026 7:37 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from evy@well.com. [Learn why this is important](#)

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-- Evy Pine

evy@well.com

256 Ripley Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Gina Dacus <gdacus@bhnc.org>

Date Tue 1/20/2026 9:47 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

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-- Gina Dacus

gdacus@bhnc.org

515 Cortland Avenue San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Grace Cumming <gcumming@littlebrotherssf.org>
Date Wed 1/28/2026 11:28 AM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from gcumming@littlebrotherssf.org. [Learn why this is important](#)

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-- Grace Cumming
gcumming@littlebrotherssf.org
251 Central Ave San Francisco, CA 94117

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Hiep Phan <hphan@bhnc.org>

Date Tue 1/20/2026 9:29 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

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-- Hiep Phan

hphan@bhnc.org

101 Janie Ct El Cerrito, CA 94530

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Isaiah Bryant-Martinez <ibryant-martinez@bhnc.org>

Date Tue 1/20/2026 9:49 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from ibryant-martinez@bhnc.org. [Learn why this is important](#)

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Isaiah Bryant-Martinez

ibryant-martinez@bhnc.org

937 ellsworth st San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Ishanique Gill <iritnergill@bhnc.org>

Date Tue 1/27/2026 11:24 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

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-- Ishanique Gill

iritnergill@bhnc.org

1717 Webster St Unit 1322 Oakland, CA 94612

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jane Wattenberg <gardenia@jps.net>

Date Tue 1/20/2026 1:32 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

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-- Jane Wattenberg

gardenia@jps.net

73 Waltham Street San Francisco, California 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jeffrey Miller <jmiller@millercomp.com>

Date Mon 1/19/2026 1:59 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from jmiller@millercomp.com. [Learn why this is important](#)

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-- Jeffrey Miller

jmillermillercomp.com

179 Banks Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jennifer Butterfoss <jennifer@butterfoss.com>

Date Mon 1/19/2026 12:21 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from jennifer@butterfoss.com. [Learn why this is important](#)

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-- Jennifer Butterfoss

jennifer@butterfoss.com

188 Banks Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jim Hyden <jimhyden@pacbell.net>

Date Thu 1/15/2026 9:55 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from jimhyden@pacbell.net. [Learn why this is important](#)

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-- Jim Hyden

jimhyden@pacbell.net

42 Lundy's Lane San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Joel Shapiro <js@jsfmp.com>

Date Mon 1/19/2026 5:48 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from js@jsfmp.com. [Learn why this is important](#)

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-- Joel Shapiro

js@jsfmp.com

52 Virginia Ave San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Judy Olasov <olasov@pacbell.net>

Date Tue 1/20/2026 2:41 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from olasov@pacbell.net. [Learn why this is important](#)

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Judy Olasov

olasov@pacbell.net

80 Santa Ynez Ave San Francisco, California 94112

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Kristen Villalobos <kvillalobos@sfclt.org>

Date Wed 1/28/2026 11:03 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from kvillalobos@sfclt.org. [Learn why this is important](#)

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-- Kristen Villalobos

kvillalobos@sfclt.org

44 Page St San Francisco, CA 94102

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Kyle Ahlers <kahlers@wellesley.edu>

Date Tue 1/20/2026 3:38 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from kahlers@wellesley.edu. [Learn why this is important](#)

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-- Kyle Ahlers

kahlers@wellesley.edu

6 Godeus St San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Larisa Pedroncelli <design@factory1.com>

Date Tue 1/20/2026 6:06 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from design@factory1.com. [Learn why this is important](#)

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-- Larisa Pedroncelli

design@factory1.com

1875 Mission Street San Francisco, CA 94103

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Laurence Adelman <la@newsreel.org>

Date Sun 1/18/2026 11:06 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from la@newsreel.org. [Learn why this is important](#)

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-- Laurence Adelman

la@newsreel.org

243 Bonview St San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Leah Edwards <leah@leahedwards.com>

Date Tue 1/20/2026 9:16 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from leah@leahedwards.com. [Learn why this is important](#)

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-- Leah Edwards

leah@leahedwards.com

301 Main Street Unit 19A San Francisco, CA 94105

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Leslie Roffman <leslier@littleschool.org>

Date Tue 1/20/2026 1:33 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from leslier@littleschool.org. [Learn why this is important](#)

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-- Leslie Roffman

leslier@littleschool.org

2067 44th Avenue San Francisco, CA 94116

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Liz Talamo <ltalamo@littlebrotherssf.org>

Date Thu 1/29/2026 12:49 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from ltalamo@littlebrotherssf.org. [Learn why this is important](#)

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-- Liz Talamo

ltalamo@littlebrotherssf.org

4109 Avenue H Austin, TX 78751

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Mark Puchalski <mpuchalski@tndc.org>

Date Tue 1/27/2026 10:54 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from mpuchalski@tndc.org. [Learn why this is important](#)

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Mark Puchalski

mpuchalski@tndc.org

201 Eddy Street San Francisco, CA 94102

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Matisse Enzer <matisse@matisse.net>

Date Mon 1/19/2026 8:46 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from matisse@matisse.net. [Learn why this is important](#)

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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-- Matisse Enzer

matisse@matisse.net

100 Putnam Street San Francisco, CA 94110-6216

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Miriam Noboa <mnoboa@bhnc.org>

Date Tue 1/20/2026 12:41 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from mnoboa@bhnc.org. [Learn why this is important](#)

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Miriam Noboa

mnoboa@bhnc.org

515 CORTLAND AVENUE SAN FRANCISCO, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Miriam Simos <stella@mcn.org>

Date Tue 1/20/2026 9:13 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from stella@mcn.org. [Learn why this is important](#)

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-- Miriam Simos

stella@mcn.org

2852 Folsom St. San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Quintin Mecke <quintin@sfccho.org>
Date Wed 1/21/2026 2:05 PM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from quintin@sfccho.org. [Learn why this is important](#)

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I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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-- Quintin Mecke
quintin@sfccho.org
325 CLEMENTINA ST San Francisco, CA 94103-4104

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Rosalie Chan <rosaliechan2017@u.northwestern.edu>

Date Wed 1/21/2026 7:05 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from rosaliechan2017@u.northwestern.edu. [Learn why this is important](#)

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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-- Rosalie Chan

rosaliechan2017@u.northwestern.edu

San Francisco, CA 94112-1324

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Susan Coliver <scoliver@hclarchitecture.com>

Date Tue 1/27/2026 7:12 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from scoliver@hclarchitecture.com. [Learn why this is important](#)

Dear President Mandelman and Board Supervisors

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-- Susan Coliver

scoliver@hclarchitecture.com

62 Kissling Street San Francisco, CA 94103

From: [Rosalie Chan](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 21, 2026 7:05:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

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-- Rosalie Chan
rosaliechan2017@u.northwestern.edu
San Francisco, CA 94112-1324

From: [Logan Rowland](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 26, 2026 9:02:16 AM

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-- Logan Rowland
logrow@outlook.com
94127

From: [Ayanna Weathersby](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 26, 2026 1:07:27 PM

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-- Ayanna Weathersby
aweathersby@bhnc.org
515 CORTLAND AVENUE SAN FRANCISCO, CA 94110

From: [Susan Coliver](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 7:13:07 AM

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-- Susan Coliver
scoliver@hclarchitecture.com
62 Kissling Street San Francisco, CA 94103

From: [Esther Marks](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 7:50:34 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Esther Marks
esthermk@pacbell.net
125 Upper Terrace San Francisco, CA 94117

From: [Arnold Lerner](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 8:36:42 AM

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-- Arnold Lerner
arnie@lernerarch.com
527 Dolores St Apt. 3 San Francisco, California 94110

From: [Bruce Wolfe](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 9:53:28 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Bruce Wolfe
bruce@care-clt.org
1951 Page St San Francisco, CA 94117

From: [Mark Puchalski](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 10:54:29 AM

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-- Mark Puchalski
mpuchalski@tndc.org
201 Eddy Street San Francisco, CA 94102

From: [Michael Nulty](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: tac_s_f@yahoo.com
Subject: 3333 Mission Street project appeal on 2/3/26 agenda
Date: Tuesday, January 27, 2026 10:59:07 AM

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January 27, 2026

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

I am writing on behalf of the Tenant Associations Coalition of San Francisco (TAC) to express our strong support for the proposed 100% affordable senior housing development at 3333 Mission Street in the Bernal Heights/Mission Bernal neighborhood. As a grassroots, community-based organization dedicated since 1998 to advocating for tenant rights, the preservation and expansion of affordable housing, and improved living conditions for renters citywide, we view this project as a critical advancement in addressing San Francisco's severe housing crisis, particularly for our most vulnerable residents.

The 3333 Mission Street project, developed by the Bernal Heights Housing Corporation in collaboration with Mitchelville Real Estate Group and the Low Income Investment Fund, will deliver 70 new fully affordable studio and one-bedroom rental units (42 studios and 28 one-bedrooms) exclusively for low- and moderate-income senior households aged 62 and older. These units will serve households earning between 30-120% of Area Median Income, with the majority targeted at lower-income levels. The development integrates with an existing 49-unit affordable senior building on the site, creating a cohesive 119-unit senior housing campus managed by a trusted local nonprofit.

This initiative offers substantial benefits to the broader San Francisco community and aligns with the city's priorities for equitable housing development:

- **Directly Addressing Senior Housing Scarcity and Preventing Displacement:** With fixed incomes and escalating rents, low-income seniors face acute risks of housing instability and homelessness. By adding 70 dedicated affordable units in a high-demand area, the project enables seniors to age in place with dignity in a familiar neighborhood, reduces pressure on emergency services, and helps preserve the diversity of long-term residents amid ongoing gentrification in the Mission Bernal corridor.

- **Promoting Accessibility, Health, and Quality of Life:** Designed as a disability-forward development, the project incorporates accessible features throughout units and common areas, supporting residents with mobility needs. Indoor amenities such as a library, family room, lounge, and community room—along with interconnected outdoor green spaces, courtyards, and a revitalized public park along Coleridge Street—will foster social connections, community engagement, and overall well-being for both residents and the surrounding neighborhood.
- **Revitalizing Underutilized Land and Enhancing Neighborhood Vitality:** Located on the former Big Lots site (previously a parking garage), the project transforms vacant or underused space into productive housing while including new commercial space and a reopened, improved public park. This contributes to local economic activity through construction jobs, supports neighborhood connectivity between Bernal Heights and the Mission, and demonstrates responsible infill development under Senate Bill 35 streamlined processes.
- **Advancing Citywide Housing Goals and Equity:** In the context of San Francisco's state-mandated Regional Housing Needs Allocation and ongoing efforts to combat displacement, projects like 3333 Mission Street help meet urgent production targets for affordable units while prioritizing vulnerable populations. By freeing up other housing stock and reducing competition for limited affordable options, it benefits families, essential workers, and the entire community.

TAC strongly urges the Board of Supervisors to support and advance this project through any necessary legislative or budgetary actions, including favorable consideration in relevant hearings, funding opportunities, or policy alignments. We are committed to working with city leaders, the developer, and community stakeholders to ensure its timely approval and successful realization, furthering tenant protections and housing justice across San Francisco.

Thank you for your leadership in addressing our city's housing challenges.

Please contact us for any additional information or to discuss how we can collaborate further.

Sincerely,

Michael Nulty
Program Director
Tenant Associations Coalition of San Francisco

Michael Nulty

P.O. Box 420782
San Francisco, CA 94142-0782
(415) 339-8327 - Direct

(415) 339-8779 - Alliance for a Better District 6

(415) 339-8683 - Central City Democrats

(415) 937-1289 - North of Market Business Association

(415) 820-1412 - Tenderloin Futures Collaborative

<http://abd6.cfsites.org/>

From: [Ishanique Gill](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 11:25:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ishanique Gill
iritnergill@bhnc.org
1717 Webster St Unit 1322 Oakland, CA 94612

From: [Kristen Villalobos](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 11:04:06 AM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Kristen Villalobos
kvillalobos@sfcit.org
44 Page St San Francisco, CA 94102

From: [Grace Cumming](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 11:29:04 AM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Grace Cumming
gcumming@littlebrotherssf.org
251 Central Ave San Francisco, CA 94117

From: [Debbie Uchida](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 11:59:29 AM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Debbie Uchida
duchida@littlebrotherssf.org
909 Hyde St. #628 San Francisco, CA 94109

From: [Cathy Michalec](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 12:41:26 PM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Cathy Michalec
cmichalec@littlebrotherssf.org
909 Hyde Street, Ste. 628 San Francisco, CA 94109

From: [Bill Barnes](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Letter re: File#251139 - 3333 Mission Street Subdivision Map Appeal
Date: Wednesday, January 28, 2026 4:01:53 PM
Attachments: [3333 Mission Letter - FINAL.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors:

On behalf of NPH please find our letter in opposition to the subdivision map appeal of 3333 Mission Street. Please include it in the packet, and circulate to the Supervisors.

--

NPH Logo



BILL BARNES

Director, Campaigns & Community Engagement

he/him/his

nonprofithousing.org

[@nphanc](#)

T 415.399.3078 | C 415.654.9325

A 49 Stevenson Street, #500, San Francisco, CA 94103

January 28, 2026

The Honorable Rafael Mandelman
President, San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear President Mandelman and Honorable Supervisors,

I write on behalf of the Non-Profit Housing Association of Northern California (NPH) to oppose the appeal of the subdivision map at 3333 Mission Street.

This abuse of the appeals process clearly ignores Senate Bill 35 (SB 35), of which NPH is an original supporter. SB 35 requires a streamlined, ministerial approval process for development proponents of multi-family housing if the development meets affordability requirements and the local government in which the development is located has not produced enough housing units to meet its housing goals contained in the Regional Housing Needs Assessment (RHNA).

San Francisco Is Not Meeting Its RHNA Goals For Very Low- , Low- and Moderate-Income Residents And This Appeal Has Caused a 78-Day Delay

According to the *San Francisco Chronicle*, by the end of 2024 the City and County of San Francisco had constructed only 4.4% of the homes needed for very-low income residents, just 1.7% of the homes needed for low-income residents, and a meager 5.2% of the homes needed for moderate-income residents as defined in the 2023-2031 RHNA. While there are many well known challenges, such as funding, increasing costs of construction, and entitlement timelines, when a project like this is ready to go San Francisco should quickly approve it. By the time the Board hears the matter on February 3rd, 78 days will have been lost since the appeal was filed.

This Amazing Senior Affordable Housing Project Is What San Francisco Needs

The Bernal Heights Neighborhood Center (BHNC) and its affiliate, the Bernal Heights Housing Corporation (BHHHC) are an award-winning, neighborhood-based service provider and affordable housing developer. Programs and services for low-income renters - seniors, non-English speaking newcomers, youth and BIPOC residents of all ages - are designed to build stable neighborhoods and vibrant, engaged communities.

Their offerings are culturally and linguistically appropriate for a wide range of participants because everyone belongs.

As a project sponsor, BHHC is tackling one of San Francisco and our region's greatest challenges - senior housing. As many San Franciscans age, it becomes harder to afford ever increasing rents to stay in the communities they know and love. This project provides that chance with 70 units - a reduction from the 108 original units. Further delaying this project delays 70 households staying in their City.

SB 35 Requires Denying The Appeal

San Francisco Planning Department staff expertly note that the project has already been approved under SB 35, providing for the needed housing and a park. As stated in their report, denying this subdivision permit "will not alter the already approved reconfiguration and decrease in size of the park." Notwithstanding the arduous permitting process in San Francisco, the State of California is clear that housing production, especially multifamily housing construction for low- and moderate income residents is a priority.

Funding Affordable Housing Is Complicated - Delays Cost Time AND Money

Affordable housing relies on local, state and federal sources with different application deadlines. Delays like this harm Bay Area projects and smaller organizations who are disadvantaged in securing funding compared to projects without these delays.

For these reasons and many others, NPH strongly supports this project, opposes the appeal, and urges you to act today to deny the appeal. Let's keep building affordable housing in San Francisco.

Sincerely,



Bill Barnes

Director of Campaigns and Community Engagement

CC: BHNC, Supervisors, Mayor, City Attorney, SF Planning, SF Public Works

From: [Jill Berardini](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 21, 2026 7:44:25 AM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Jill Berardini
hey@jillberardini.com
479 Gates St San Francisco, CA 94110

From: [blair_sandler](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 7:08:33 PM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- blair sandler
blair@drlapin.org
1742 Newcomb Ave. San Francisco, CA 94124

From: [Larisa Pedroncelli](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 6:06:17 PM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Larisa Pedroncelli
design@factory1.com
1875 Mission Street San Francisco, CA 94103

From: [Kyle Ahlers](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 3:39:03 PM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Kyle Ahlers
kahlers@wellesley.edu
6 Godeus St San Francisco, CA 94110

From: [Judy Olasov](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 2:41:50 PM

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Dear President Mandelman and Board Supervisors

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-- Judy Olasov
olasov@pacbell.net
80 Santa Ynez Ave San Francisco, California 94112

From: [Bill Falls](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 2:21:20 PM

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Dear President Mandelman and Board Supervisors

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-- Bill Falls
billfalls@sonic.net
692 Clipper St San Francisco, California 94114-3505

From: [Leslie Roffman](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 1:33:43 PM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Leslie Roffman
leslier@littleschool.org
2067 44th Avenue San Francisco, CA 94116

From: [Jane Wattenberg](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 1:32:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Jane Wattenberg
gardenia@jps.net
73 Waltham Street San Francisco, California 94110

From: [Gina Dacus](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:47:34 AM

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Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Gina Dacus
gdacus@bhnc.org
515 Cortland Avenue San Francisco, CA 94110

From: [Hiep Phan](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:30:00 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Hiep Phan
hphan@bhnc.org
101 Janie Ct El Cerrito, CA 94530

From: [aria.chen](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:29:59 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- aria.chen
wchen@bhnc.org
4468 mission st san francisco, ca 94112

From: [Leah Edwards](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:17:05 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Leah Edwards
leah@leahedwards.com
301 Main Street Unit 19A San Francisco, CA 94105

From: [Miriam Simos](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:13:52 AM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Miriam Simos
stella@mcn.org
2852 Folsom St. San Francisco, CA 94110

From: [Heather Bornfeld](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 8:56:03 AM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Heather Bornfeld
hbornfeld@outlook.com
65A Manchester St San Francisco, Ca 94110

From: [Barbara Attard](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 8:53:29 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Barbara Attard
battard@concast.net
340 Peralta A SF, CA 94110

From: [Ellen Price](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 7:43:16 AM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ellen Price
ellenkprice@outlook.com
111 Clifford Terrace San Francisco, CA 94117

From: [Miriam Noboa](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 12:41:22 AM

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Dear President Mandelman and Board Supervisors

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-- Miriam Noboa
mnoboa@bhnc.org
515 CORTLAND AVENUE SAN FRANCISCO, CA 94110

From: [Colette Crutcher](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 6:25:15 PM

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Dear President Mandelman and Board Supervisors

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-- Colette Crutcher
colette@colettecrutcher.com
316 Highland Ave San Francisco, CA 94110

From: [Joel Shapiro](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 5:49:04 PM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Joel Shapiro
js@jsfmp.com
52 Virginia Ave San Francisco, CA 94110

From: [Jeffrey Miller](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 1:59:15 PM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Jeffrey Miller
jmiller@millercomp.com
179 Banks Street San Francisco, CA 94110

From: [Jennifer Butterfoss](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 12:21:56 PM

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Jennifer Butterfoss
jennifer@butterfoss.com
188 Banks Street San Francisco, CA 94110

From: [Todd Berman](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 12:15:34 PM

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This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Todd Berman
toddberman@live.com
103 Crescent Ave #4 San Francisco, CA 94110

From: [Matisse Enzer](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 8:46:14 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Matisse Enzer
matisse@matisse.net
100 Putnam Street San Francisco, CA 94110-6216

From: [Laurence Adelman](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Sunday, January 18, 2026 11:06:48 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Laurence Adelman
la@newsreel.org
243 Bonview St San Francisco, CA 94110

From: [Bruce Livingston](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Sunday, January 18, 2026 10:42:54 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Bruce Livingston
bruce@policyaction.net
243 Elsie Street San Francisco, CA 94110

From: [Jennifer Keith](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 3:50:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Jennifer Keith
jk@sheridonkeithdesign.com
525 Precita Avenue San Francisco, CA 94110

From: [Ben Garcia](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 2:01:27 PM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ben Garcia
bgarcia@bhnc.org
1220 Folsom Street, Apt 1 San Francisco, CA 94103

From: [Andre White](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 10:47:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Andre White
andrewhite@mitchelville.com
40 E. Colorado Blvd. Suite E Pasadena, CA 91105

From: [Adeline Siew](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 10:40:06 AM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Adeline Siew
asiew@bhnc.org
85 Vernon St, Apt 309 Oakland, CA - California 94610

From: [Jim Hyden](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 9:55:16 AM

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Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Jim Hyden
jimhyden@pacbell.net
42 Lundy's Lane San Francisco, CA 94110

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Board of Supervisors \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: FW: File 251138
Date: Monday, December 15, 2025 2:45:53 PM

Dear Supervisors,

Please see below from Jane Wong regarding:

File No. 251138 - Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Parcel Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025)

Regards,

Richard Lagunte
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Voice (415) 554-5184 | Fax (415) 554-5163
bos@sfgov.org | www.sfbos.org

Pronouns: he, him, his

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: Jane Wong <janebenitzwong@gmail.com>
Sent: Friday, December 12, 2025 4:20 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: File 251138

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Public Hearing Tuesday, December 16, 2025

Attn: Angela Calvillo

I am a neighbor who directly overlooks the proposed development site. My concerns are below:

- **Park Space Reduction:** The new development would eliminate or reduce the size of the current Coleridge St Park/open space, which all neighbors want to preserve. I've lived a block away for over 20 years, since 2002, and my kids grew up playing in that park
- **Building Height/Design:** The proposed height of the new structure (around 50 feet) and its potential impact on the neighborhood's character is extremely problematic
- **Overcrowding/Safety:** High-density housing developments drive issues such as potential overcrowding, safety hazards, and insufficient emergency access

Jane Wong
104 Lundys Lane

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#)
Subject: FW: ATTN Angela Calvillo File No 251138 Strong Support for the Proposed Project at 3333 Mission Street and Request for Consideration of Local Parking Enforcement
Date: Wednesday, December 10, 2025 8:44:39 AM

Hello,

Please see below for communication from Stacy Sanders Young regarding File No. 251138.

File No 251138: Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Parcel Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Stacy Sanders Young <stacy.sanders.young@gmail.com>
Sent: Tuesday, December 9, 2025 10:28 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: ATTN Angela Calvillo File No 251138 Strong Support for the Proposed Project at 3333 Mission Street and Request for Consideration of Local Parking Enforcement

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Strong Support for the Proposed Project at 3333 Mission Street and Request for Consideration of Local Parking Enforcement

To the Honorable Members of the San Francisco Board of Supervisors,

I am writing as an owner and resident of a condominium located directly across the street from the proposed development site at 3333 Mission Street. My family and I live here and are keenly

invested in the future of this neighborhood. I am writing to express my strong support for the proposed redevelopment project.

The current state of the property, which houses the existing Safeway, has been a significant detriment to our community for decades. The entire site, particularly the parking area, is consistently chaotic and poorly utilized. I have observed this neglect since the late 1990s. Many vehicles parked there appear not to be Safeway customer-related, which underscores the ineffective use of this key piece of land.

I believe a thoughtful redevelopment and more efficient use of this parcel is essential for revitalizing the entire neighborhood. While some residents may voice concerns about increased density or property values, I find these arguments counterintuitive. The current disarray and dangerous atmosphere of the space is arguably a downward pressure on local property values. The proposed project offers a vital opportunity to replace a blighted area with a dynamic, positive asset.

Critical Infrastructure and Enforcement Issue

In connection with this project, I must bring an urgent, related local issue to the Commission's attention, as it directly impacts local quality of life and circulation near the site: the rampant, unchecked double parking on 29th Street and Tiffany Avenue.

The severe and daily double parking on Tiffany Avenue makes it extremely difficult for me and my neighbors to safely access and egress our driveways. This street is routinely treated as a de facto parking lot, compounded by:

- A USPS semi-truck that double-parks daily on Tiffany Avenue, a clearly inappropriate vehicle size for this residential street.
- Multiple UPS trucks and delivery vehicles.
- Numerous customer vehicles that double park for convenience.

This situation becomes especially chaotic and dangerous every day when I attempt to pick up my son from school. It is an ongoing, daily struggle.

I have observed instances where San Francisco Police Department vehicles have been blocked by double-parked cars. Astonishingly, once officers manage to squeeze past, they take no enforcement action against the offending vehicles. The police's consistent allowance of pervasive double parking at all hours is deeply concerning and directly degrades the safety and livability of our street.

I respectfully request that the Planning Commission, in its consideration of the 3333 Mission project, leverage its influence to collaborate with the relevant City agencies (including SFMTA and SFPD) to develop a firm, actionable plan to address this chronic double-parking and traffic safety failure on Tiffany Avenue and 29th Street.

Thank you for your time and consideration of my comments. I urge you to approve the redevelopment of 3333 Mission Street.

Sincerely,
Stacy Sanders Young
stacy.sanders.young@gmail.com
Cell: 718.755.6519
[LinkedIn](#) | Pronouns: she/her

From: [BOS Legislation, \(BOS\)](#)
To: ["zazie7@comcast.net"; "ASLee@sheppardmullin.com"; lchang@sheppardmullin.com; gdacus;lchang@sheppardmullin.com](#)
Cc: [RUSSI, BRAD \(CAT\); TOM, CHRISTOPHER \(CAT\); CROSSMAN, BRIAN \(CAT\); YANG, AUSTIN \(CAT\); MALAMUT, JOHN \(CAT\); Short, Carla \(DPW\); Schneider, Ian \(DPW\); French, Elias \(DPW\); Anderson, Kate \(DPW\); Tse, Bernie \(DPW\); Crooms, Michael \(DPW\); Dennis Phillips, Sarah \(CPC\); Teague, Corey \(CPC\); Tam, Tina \(CPC\); Gibson, Lisa \(CPC\); Navarrete, Joy \(CPC\); Switzky, Joshua \(CPC\); Sider, Dan \(CPC\); Merlone, Audrey \(CPC\); Gluckstein, Lisa \(CPC\); Watty, Elizabeth \(CPC\); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela \(BOS\); Somera, Alisa \(BOS\); Mchugh, Eileen \(BOS\); BOS Legislation, \(BOS\)](#)
Subject: PROJECT PETITION SIGNATURES: Appeal of Tentative Map - Proposed 3333 Mission Street and 190 Coleridge Street Project - Appeal Hearing February 3, 2026
Date: Friday, January 30, 2026 8:36:07 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board is in receipt of project petition signatures submitted by Sheppard, Mullin, Richter & Hampton LLP, on behalf of Applicant, Elevate Housing Partners L.P., for the appeal of a Tentative Map for the proposed project at 3333 Mission Street and 190 Coleridge Street, scheduled for Special Order on February 3, 2026, at 3:00 p.m.

Please find the following link to the document for the matter:

[Project Petition Signatures](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 251138](#)

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of*

the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

Dear President Mandelman and Supervisors,

Bernal Heights has seen minimal affordable housing built in the last two decades. The development at 3333 Mission Street, which would create 70 units of 100% affordable senior housing, is a key step forward in keeping Bernal affordable and helping maintain the diversity that makes this community strong.

The project development team undertook comprehensive community outreach efforts, including mailers, open houses, surveys, virtual meetings, and in-person meetings at the BHNC community center as well as individual residences. Feedback received through these efforts was incorporated into the project design to promote seamless integration with the surrounding community.

This appeal is only delaying the process, stalling the creation of critically needed housing, and making the project more costly. Furthermore, the appeal was launched in response to the proposed changes to Coleridge Neighborhood Park; it is only through the 3333 Mission project that the redevelopment and revitalization of the park is possible.

We, the undersigned, urge the Board of Supervisors to reject the appeal against 3333 Mission and support the development of 70 new units of senior affordable housing.

Name	Zip Code	Email
Leo Chen	94134	chealeob11@gmail.com
James Zhou	94124	zhoujames123@gmail.com
Princeton Merritt	94110	Princetonmerritt1@gmail.com
Jay Den Washington	94112	aboutjaydot@gmail.com
Carlett Lopez	94124	Yuxavaz104@gmail.com
Vicky Fang	94110	vfang1011@gmail.com
Damon Zhang	94110	damonzhang063@gmail.com

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

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Alice Huang	94112	alihu2925@gmail.com
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Janet Ford	94134	zwritezz@gmail.com
Logan Espinoza	94124	LoganEspinoza@gmail.com
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Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

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Name	Zip Code	Email
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PO Jim L. L.	94112	

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Name

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Name	Zip Code	Email
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Albert Eng	94131	alberteng333@gmail.com
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Beth Wilmut	94117	BethWilmut@aol.com

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Jenna Melnyk

94110

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Lorraine Mantner

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KAREN ANDERSEN

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Jori Freeman

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Michele Schaal	94110	
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Bob Pincus	94110	RW12
Jill Stanton	94110	JillSL
Charles Hutchins	94110	caroldpictures@gmail.com
Renee Hutchins	94110	

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GREG Freeman 94124

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Zoe Freeman 94124

SFSU Scholar Student -
please support housing!

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Senior Citizen Petition



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Name	Zip Code	Email
<i>Yuri Acuna</i>	<i>94110</i>	
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<i>Angela Ferrufin</i>	<i>94110</i>	

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Diane Cordini	94110	
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KIM NGUYEN	94110	
Mim Tu	94110	
DELIA C. BAQUIN	94110	
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Wang Hui Gong	94112	
Wu, Shu An	94112	
Ma, Min yi	94112	
Huang, Xi chun	94112	
HUI YIM CHEN	94112	
DE YU Zhang	94112	

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Name

Zip Code

Email

WU FANG YE

94112

Huang Guangying

94112

Yu Guo Zhen

94112

Chen Huan Qun

94112

CAO NG CHUN CHEUNG

94112

Guangying Huang

94112

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Name	Zip Code	Email
ANNA TARABONA	94112	xviji2028@gmail.com
Xiaojiang Cai	94112	
JINGHUI HUANG	94112	
Hui Zhen Wu	94112	
Lee Rodney	94112	
CHEN WEIJIAN	94112	Samchen898@gmail.com
CHEN MEIRONGTAN	94112	Samchen898@gmail.com

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Resident Petition



BERNAL HEIGHTS
Neighborhood Center

bhnc.org

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Name	Zip Code	Email
Xiong Ying Wan	94112	
Zhong Chen	94112	
SOU Kin Chi		
XUE FANG GUAN	94112	
Lam Lai Yee	94112	
Liu, Jian Song	94112	
JIANG ZHONG		

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請願書



BERNAL HEIGHTS
NEIGHBORHOOD CENTER
www.bhnc.org

駁回針對 3333 號任務的上訴並予以保護
Mission-Bernal的經濟適用老年公寓

尊敬的Mandelman主席及各位監事：

舊金山正處於住房危機之中，全市老年人面臨流離失所和無家可歸的風險。生活成本持續上漲。因此，高效地建造經濟適用型老年住房至關重要，以確保…老年人可以繼續在他們熟悉的社區生活和安享晚年，並能獲得醫療和支持服務。與朋友聚會，探望親人。

作為老年人，我們深知像 3333 Mission 這樣的計畫的重要性，它能提供穩定、經濟適用的住房，這對我們至關重要。健康、獨立和福祉。基於這些原因，我們懇請監事會駁回針對…的上訴。3333 號任務，並允許該項目按計劃繼續進行，以便不久後在…新增 70 套老年人經濟適用房。我們的社區。

Name 姓名

Zip Code 郵編

Email 電郵

Cao, Hua zhen

94112

Peiping wa

94112

zhengei li

94112

ZHANG MENG CHEN

94112

WAN LING MA

94112

Cai xian huan

94112

Jia J Yu

94112

Bi Qing Wu

94112

Peter Msk

94112

Joe2fei@yahoo.com

png725851@gmail.com

Xeeonms@gmail.com

BHNC將保留一份請願書副本。所有請願書都將提交給舊金山市政府。

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

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Name

Zip Code

Email

Shao Yan Wang

94112

Sheng Min Zhu

94112

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

Senior Citizen Petition



BERNAL HEIGHTS
Multi-Senior Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

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As seniors, we know firsthand the importance of projects like 3333 Mission which offers stable, affordable housing crucial to our health, independence, and well-being. For these reasons, we respectfully urge the Board of Supervisors to reject the appeal against 3333 Mission and allow the project to continue as planned so that there may soon be 70 new units of senior affordable housing in our community.

Name

Zip Code

Email

Shirley Ladrina

94110

shirley.ladrina@gmail.com

Estrellita Ladrina

94112

gmaestas221@gmail.com

Gay Ladrina

94112

Roger Alvarez SF 415@gmail.com

ROGER ALVAREZ

94116

Roger Alvarez SF 415@gmail.com

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
1940 Irving St.
San Francisco, CA 94134

**REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT
AFFORDABLE SENIOR HOUSING IN MISSION BERNAL**

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Name	Zip Code	Email
TERESITA RACEUS	94112	
ERLINDA IGNACIO	94112	
Carrolla Guand	94134	
Leonila Pua	94134	
Plocerfida Sanchez	94112	
Yolanda R.	94112	
Leticia R. Jimenez	94112	
Rutha Herrans	94112	
ESHAH BAN S. 214	94112	

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adult employees

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

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Name

Zip Code

Email

~~SEAN MURPHY~~

~~94110~~

~~smurphachases@gmail.com~~

~~SEAN MURPHY~~

~~94110~~

~~smurphachases@gmail.com~~

John Martin

94110

john.martin@gmail.com

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Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Name

Zip Code

Email

Henry Lai
Bixuan Tan

94131
94112

helai318@gmail.com

Diana Cheng
KERRIE SCHWARTZ

94112
94127

~~Henry Lai~~
Diana Cheng@gmail.com
Kerrie.Schwartz@gmail.com

Miao Lu

94112

Feng Xiao Fang

94112

Anna Lai

94131

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Resident Petition

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Neighborhood Center
bhnc.org

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Name

Zip Code

Email

CHUCK SHEENY

94112

c2020pal@yahoo.com

MARIA MUNSAYAC

94112

MARIAMUNSAYAC@GMAIL.COM

Jonathan Cruz

94110

Bravosneakers415@gmail.com

Roger Alvarez

94110

Martha Rodriguez

94112

CHANITA R. SILLERMA

94110

chanitasambista@yahoo.com

Dr. Jim L. L.

94112

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Resident Petition



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Neighborhood Center
bhnc.org

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Name

Zip Code

Email

Christine Harris

94112

Carrodi418@gmail.com

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Name

Zip Code

Email

LYDIA VAFFE
D Banks

94110

94116

LULU4USF@gmail.com
DELUCH@ATT.net

Good Luck Folks

94110

Malak Garenh

94110

Embarahat@yahoo.com

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Senior Citizen Petition



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Name	Zip Code	Email
Martin Kitcher		
Julie Kitcher	94110	jkitcher@q15-2429116
Irma Marcada	94110	Walter Espana 94110
Ugo Chio Ab Hong	94110	
Sally Chan	94112	
Nicasio V. Blanco	94110	
Michelle	94110	
Ellany Dominguez	94112	
Lai Nuan Hong	94110	

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Senior Citizen Petition



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Neighborhood Center
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Name	Zip Code	Email
Nancy Squire	94110	
Nancy Squire	94110	
Alber		
Enita Per	94124	
Augusto Chaver	94124	
Bob	94110	
Eugenia Distefano	94110	
Luis Osegueda	94110	
Ana Arevalo	94110	

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
Bernal.org

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Name

Zip Code

Email

Enina Mendez		
Ara Avalos		
Joe Poch		
PAULAGALEH	94131	
Seene Kain	94131	
Jeri Jins	94110	
Mam Linn	94124	
Ronnie Bernal		

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
2000 18th Ave
San Francisco, CA 94116

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Name	Zip Code	Email
ROBERT MERRICK	94118	MITCHELLMERRICK@HOTMAIL.COM
Robert micallef	94134	IROBEROB@SBCGLOBAL.NET
MARIA SANCHEZ	94112	MSART73@gmail.com
Joe Pandac	94124	jpandac@bhnc.org

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Name	Zip Code	Email
Petaiaimau Segi	94110	fsegi71@gmail.com
Saysongkham Thepkaysone	94110	saysong1975@gmail.com
Jean Wong	94121	
Ellamae Smith	94121	
Andrew Collins	94121	
Li Shao Zhen	94121	
Amy Li	94121	liamf6410@gmail.com

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

From: [Herrera, Ana \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#); [zazie7](#)
Cc: [Gaona, Sasha \(BOS\)](#); [Ferrigno, Jennifer \(BOS\)](#); [Han, Feng \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [gdacus](#); [Ho, Calvin \(BOS\)](#)
Subject: Re: Reschedule Appeals date File No. 251138
Date: Tuesday, December 2, 2025 2:42:36 PM
Attachments: [image001.png](#)

Hi Lisa and Clerk's Office,

Adding Gina Dacus, the Executive Director of Bernal Heights Neighborhood Center, the project sponsor, as well as Calvin from President Mandelman's office.

The parties have both agreed to a continuance of this matter to February 3, 2026, and President Mandelman's office confirmed this date is available.

Please let us know if anything else is needed at this point.

Thank you,
Ana

Ana Herrera
Legislative Aide
Office of Supervisor Jackie Fielder
San Francisco Board of Supervisors, District 9
ana.herrera@sfgov.org

From: Herrera, Ana (BOS) <ana.herrera@sfgov.org>
Sent: Tuesday, December 2, 2025 9:12 AM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; [zazie7 <zazie7@comcast.net>](mailto:zazie7@comcast.net)
Cc: Gaona, Sasha (BOS) <sasha.gaona@sfgov.org>; Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Han, Feng (BOS) <feng.han@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: Re: Reschedule Appeals date File No. 251138

Hi all,

Both parties are required to agree to the continuance and we are waiting to hear back from the project sponsor if they agree to continuing to the dates. I have asked them to let us know ASAP, or by COB today.

Thank you,
Ana

Get [Outlook for iOS](#)

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Tuesday, December 2, 2025 8:49 AM
To: zazie7 <zazie7@comcast.net>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Gaona, Sasha (BOS) <sasha.gaona@sfgov.org>; Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Han, Feng (BOS) <feng.han@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: RE: Reschedule Appeals date File No. 251138

Hi Don,

Please continue to work with Supervisor Fielder's aides, they will communicate with the Board of Supervisors' President to see if these dates are available.

As for the names and addresses for the noticing, we will this list (optional) by the end of today.

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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From: zazie7 <zazie7@comcast.net>
Sent: Monday, December 1, 2025 7:33 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Gaona, Sasha (BOS) <sasha.gaona@sfgov.org>; Ferrigno, Jennifer (BOS) <jennifer.ferrigno@sfgov.org>; Han, Feng (BOS) <feng.han@sfgov.org>; Herrera, Ana (BOS) <ana.herrera@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Subject: Re: Reschedule Appeals date File No. 251138

Hi Lisa,

Thanks for getting back to me. A reschedule would be great. Not sure if you read the response from Ana Herrera, Supervisor Fielder's aide, She saw my request to have the appeals meeting rescheduled until next year to give us more time to organize with our group, particularly about attending and speaking at the meeting. She mentioned Jan 27 and Feb 3 as possible dates. Are those dates doable? If they are, we would like the Feb 3rd date. That will allow us the time to coordinate logistics and such, since many of the attendees are over 70 years old. It'll also give us the time to prepare the names and addresses that you had asked for.

Please let me know at your convenience if we can pencil in that date to attend.

Thanks,
Don

On Dec 1, 2025, at 1:43 PM, BOS Legislation, (BOS)
<bos.legislation@sfgov.org> wrote:

Hello,

We are requesting for names and addresses of interested parties to be notified of this hearing, whereas we will be sending a copy of the hearing notice to each individual listed. Pursuant to [Subdivision Code, Section 1313](#), the clerk sends notices to the appellant, owners of the subject property, owners of all properties within 300 feet (Public Works will provide list), and other interested persons who request notification from the Clerk of the Board of Supervisors. If there are any persons that are interested, kindly provide this list to us by Tuesday, December 2, 2025, via email, on an excel spreadsheet. We will be mailing/emailing notices on Friday, December 5, 2025.

We will not need the speakers list until 48 hours prior to the hearing date of December 16, 2025, an email will be forthcoming with additional information of speakers, presenters, presentations, time limits, etc.

If you would still like to request for a continuance from the December 16th date, kindly reach out to the office of Supervisor Jackie Fielder (her aides are cc'd here). All parties must agree to a continuance of a certain date before a motion can be made by the

Supervisor.

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click here to complete a Board of Supervisors Customer Service Satisfaction form
The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

-----Original Message-----

From: zazie7 <zazie7@comcast.net>
Sent: Monday, December 1, 2025 1:16 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Reschedule Appeals date File No. 251138

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon,

Three weeks ago, I filed an appeal regarding a subdivision in our neighborhood. Last week, I got a letter saying that the appeal would be added to the agenda for a

December 16th hearing. This past Friday, I received another letter stating that you needed a list of the names and addresses of the speakers by noon tomorrow. We are hoping to have about 15-20 attendees and perhaps 8-10 speakers. However, because this was a holiday weekend, I cannot roundup a list of speakers with only 2 days notice and I want to make sure I give everyone their opportunity to speak.

I was wondering if it would be possible to reschedule the hearing, preferably in the new year, so I can notify everyone about the hearing date and ask if they would like to speak. There are currently 50 people that are interested in this appeal, of which half are 70+ years old and would need more time to plan around this, especially coming so soon after the Thanksgiving holiday.

Let me know if you have any questions regarding rescheduling and if it's possible to give you the spreadsheet of names and addresses via email.

Again, two days was just not enough time to contact over 50 people.

Thank you for your cooperation.

Sincerely,
Don Lucchesi

From: [BOS Legislation, \(BOS\)](#)
To: ["zazie7@comcast.net"](#); ["ASLee@sheppardmullin.com"](#); ["lchang@sheppartmullin.com"](#); [gdacus](#)
Cc: [RUSSI, BRAD \(CAT\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [CROSSMAN, BRIAN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [MALAMUT, JOHN \(CAT\)](#); [Short, Carla \(DPW\)](#); [Schneider, Ian \(DPW\)](#); [French, Elias \(DPW\)](#); [Anderson, Kate \(DPW\)](#); [Tse, Bernie \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: HEARING NOTICE: Appeal of Tentative Map - Proposed 3333 Mission Street and 190 Coleridge Street Project - Appeal Hearing December 16, 2025
Date: Friday, December 5, 2025 10:15:55 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **December 16, 2025**, at 3:00 p.m. for the appeal of a Tentative Map for the proposed project at 3333 Mission Street and 190 Coleridge Street.

Please find the following link to the hearing notice for the matter:

[Public Hearing Notice - December 5, 2025](#)

Note: The President may entertain a motion to continue this Hearing and associated Motions to a Board of Supervisors meeting on February 3, 2026.

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 251138](#)

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



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***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information*

from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

NOTE:	The President may entertain a motion to continue this Hearing to the Board meeting of Tuesday, February 3, 2026. Public Comment will be taken on the continuance only.
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Date: Tuesday, December 16, 2025


Time: 3:00 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 251138.** Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Parcel Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, December 12, 2025.

For any questions about this hearing, please contact our office at bos.legislation@sfgov.org or call (415) 554-5184.


f Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jw:ll:ak:ams

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LISA LEW
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

File No. 251138 - Ten Map Appeal - Mission/Coleridge

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

12/05/2025

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$504.00
Set aside for CCSF Outreach Fund	\$56.00
Total	\$560.00

EXM# 3991703

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRAN- CISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

NOTE: The President may entertain a motion to continue this Hearing to the Board meeting of Tuesday, February 3, 2026. Public Comment will be taken on the continuance only.

Date: Tuesday, December 16, 2025 Time: 3:00 p.m.
Location: Legislative Chamber, Room 250, located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA
Subject: File No. 251138.

Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Final Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors.

Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, December 12, 2025.

Angela Calvillo, Clerk of the Board of Supervisors City and County of San Francisco

EXM-3991703#



* A 0 0 0 0 0 7 2 6 4 5 2 9 *

GOVERNMENT

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 MONDAY, DECEMBER 8, 2025 - 1:30 PM

The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-lrc>, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3992812#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 December 8, 2025 – 10:00 AM

The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-lrc>, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3992586#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO NOTICE IS HEREBY GIVEN THAT THE Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

NOTE: The President may entertain a motion to continue this Hearing to the Board meeting of Tuesday, February 3, 2026. Public Comment will be taken on the continuance only.

Date: Tuesday, December 16, 2025 Time: 3:00 p.m. Location: Legislative Chamber, Room 250, located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 251138. Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Final Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1

Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos.@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, December 12, 2025.

Angela Calvillo, Clerk of the Board of Supervisors City and County of San Francisco

EXM-3991703#

BULK SALES

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)
Escrow No. 70542-EY

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described (2) The name and business addresses of the seller are: EUN & SO INC, A CALIFORNIA CORPORATION, 130D SERRAMONTE CENTER, DALY CITY, CA 94015 (3) The location of the chief executive office of the Seller is: SAME AS ABOVE (4) The names and business address of the Buyer(s) are: ONETOP CORPORATION, A CALIFORNIA CORPORATION, 130D SERRAMONTE CENTER, DALY CITY, CA 94015 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, AND EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE of that certain business located at: 130D SERRAMONTE CENTER, DALY CITY, CA 94015 (6) The business name used by the seller(s) at said location is: DEVIL & ANGEL (7) The anticipated date of the bulk sale is DECEMBER 24, 2025 at the office of: UNITED ESCROW CO, 3440 WILSHIRE BLVD, #600, LOS ANGELES, CA 90010, Escrow No. 70542-EY, Escrow Officer: EUNICE YI (8) Claims may be filed with Same as "7" above (9) The last day for filing claims is: DECEMBER 23, 2025. (10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.

Dated: NOVEMBER 3, 2025
T R A N S F E R E E S :
ONETOP CORPORATION,
A CALIFORNIA CORPORATION
ORD-4473453 EXAMINER-DALY CITY-INDEPENDENT 12/5/25

SPEN-3992320# EXAMINER - DALY CITY INDEPENDENT

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)
Escrow No. 026905-KL

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: THE FISHERMAN'S TAVERNA LLC, 99 SAN MATEO RD, UNIT B, HALF MOON BAY, CA 94019 (3) The location in California of the chief executive office of the Seller is: SAME (4) The names and business address of the Buyer(s) are: SAVAS BASUMLI, 918 CHULA VISTA AVE APT #2, BURLINGAME, CA 94010 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES & EQUIPMENT of that certain business located at: 99 SAN MATEO RD, UNIT B, HALF MOON BAY, CA 94019 (6) The business name used by the seller(s) at said location is: THE FISHERMAN'S TAVERNA (7) The anticipated date of the bulk sale is DECEMBER 23, 2025 at the office of: GREEN ESCROW SERVICES, INC, 2010 CROW CANYON PLACE, SUITE 212 SAN RAMON, CA 94583, Escrow No. 026905-KL, Escrow Officer: KATHY LOZANO, CSEO, CEI (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is: DECEMBER 22, 2025. (10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.

DATED: DECEMBER 1, 2025
TRANSFEREES: SAVAS BASUMLI
ORD-4467328 EXAMINER-SAN MATEO WEEKLY 12/5/25

SPEN-3992317# EXAMINER & SAN MATEO WEEKLY

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-25-560290

Superior Court of California, County of SAN FRANCISCO
Petition of: [FN] VANESSA [LN] GODINEZ ELISARRARAZ for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner [FN] VANESSA [LN] GODINEZ ELISARRARAZ filed a petition with this court for a decree changing names as follows:
[FN] VANESSA [LN] GODINEZ ELISARRARAZ to [FN] VANESSA [MN] GODINEZ [LN] ELISARRARAZ
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:
Date: 1/13/2026, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: NOVEMBER 26, 2025
MICHELLE TONG
Judge of the Superior Court
12/5, 12/12, 12/19, 12/26/25

CNS-3991726# SAN FRANCISCO EXAMINER

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25CIV08849

Superior Court of California, County of SAN MATEO
Petition of: Pranav Gupta for Change of Name
TO ALL INTERESTED PERSONS:

Petitioner Pranav Gupta filed a petition with this court for a decree changing names as follows:
Veer Ashar Gupta to Veer Pranav Gupta
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:
Date: 01/15/2026, Time: 9am, Dept.: MC
The address of the court is 400 COUNTY CENTER REDWOOD CITY, CA-94063
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: EXAMINER - BOUTIQUE & VILLAGER
Date: 11/20/2025

Judge of the Superior Court
11/28, 12/5, 12/12, 12/19/25

NPEN-3990948# EXAMINER - BOUTIQUE & VILLAGER*10080

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-25-560251

Superior Court of California, County of SAN FRANCISCO
Petition of: JANINE GAPASIN DOMINGO for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JANINE GAPASIN DOMINGO filed a petition with this court for a decree changing names as follows:
LILCANE DELA CRUZ GAPASIN to LILCANE GAPASIN DOMINGO
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:
Date: DECEMBER 30, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO EXAMINER

Date: NOVEMBER 13, 2025
MICHELLE TONG
Judge of the Superior Court
11/21, 11/28, 12/5, 12/12/25

CNS-3987963# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-302280

The following person(s) is (are) doing business as: VCA SAN MATEO ANIMAL HOSPITAL, 2320 PALM AVE, SAN MATEO, CA 94403
County of SAN MATEO
VCA ANIMAL HOSPITALS, INC., 12401 WEST OLYMPIC BOULEVARD, LOS ANGELES, CA 90064
This business is conducted by Corporation, State of Organization: CA
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 4/10/2015.

I declare that all information in this statement is true and correct. (A registrant who declares as true information

which he or she knows to be false is guilty of a crime.)
S/ Taylor Mulligan, Assistant Secretary
This statement was filed with the County Clerk of San Mateo County on 11/26/2025.
Mark Church, County Clerk
KAMILLE SANTOS, Deputy Original
12/5, 12/12, 12/19, 12/26/25

NPEN-3991494# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-302258

The following person(s) is (are) doing business as: EPIQ CAPITAL GROUP, 950 TOWER LANE, STE 1800, FOSTER CITY, CA 94404
County of SAN MATEO
IEQ CAPITAL, LLC, 950 TOWER LANE, STE 1800, FOSTER CITY, CA 94404
This business is conducted by Limited Liability Company
State of Organization: DELAWARE

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ IEQ MIDCO II, LLC, MANAGING MBR BY LIOR KESHET, ITS SECRETARY
This statement was filed with the County Clerk of San Mateo County on 11/24/2025.
Mark Church, County Clerk Original
12/5, 12/12, 12/19, 12/26/25

NPEN-3991328# EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025-0407674

Fictitious Business Name(s)/ Trade Name (DBA):
MALAMA MATCHA, 1745 ADRIAN RD, UNIT 23, BURLINGAME, CA 94010
County of SAN MATEO
Registered Owner(s):
SOLEIL MALIA LLC, (CA) 2436 WILLIAMSBURG CT, SOUTH SAN FRANCISCO, CA 94080

This business is conducted by: A LIMITED LIABILITY COMPANY
The registrant commenced to transact business under the fictitious business name or names listed above on 10/01/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

S/ ANNELIESE KIM
This statement was filed with the County Clerk of San Francisco County on 10/27/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the

statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
12/5, 12/12, 12/19, 12/26/25

CNS-3991254# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025-0407673

Fictitious Business Name(s)/ Trade Name (DBA):
SNOWBIRD COFFEE, 1352 A 9TH AVE, SAN FRANCISCO, CA 94122
County of SAN FRANCISCO
Registered Owner(s):
BRUNMEDA LLC, (CA) 1352A 9TH AVE, SAN FRANCISCO, CA 94122
This business is conducted by: A LIMITED LIABILITY COMPANY
The registrant commenced to transact business under the fictitious business name or names listed above on 10/05/2014.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

S/ ANNELIESE KIM
This statement was filed with the County Clerk of San Francisco County on 10/27/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

12/5, 12/12, 12/19, 12/26/25

CNS-3991253# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025-0407903

Fictitious Business Name(s)/ Trade Name (DBA):
JJ HERNANDEZ CONSTRUCTION, 3049 SAN BRUNO AVE, SAN FRANCISCO, CA 94134
County of SAN FRANCISCO
Registered Owner(s):
JOSE JACHAR VALLE HERNANDEZ, 3049 SAN BRUNO AVE, SAN

FRANCISCO, CA 94134
This business is conducted by: AN INDIVIDUAL
The registrant commenced to transact business under the fictitious business name or names listed above on 11/01/2025.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

S/ JOSE VALLE HERNANDEZ
This statement was filed with the County Clerk of San Francisco County on 11/25/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

12/5, 12/12, 12/19, 12/26/25

CNS-3991239# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-302126

The following person(s) is (are) doing business as: BRACHY SYSTEMS, 144 SANTA MARGARITA AVE, MENLO PARK, CA 94025
County of SAN MATEO
Alan Shieh, 144 SANTA MARGARITA AVE, MENLO PARK, CA 94025
This business is conducted by an Individual

The registrant(s) commenced to transact business under the fictitious business name or names listed above on 11/07/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ Alan Shieh,
This statement was filed with the County Clerk of San Mateo County on 11/07/2025.
Mark Church, County Clerk [Deputy], Deputy Original

11/28, 12/5, 12/12, 12/19/25

NPEN-3989815# - EXAMINER BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-302197

The following person(s) is (are) doing business as: 1. APTLY HEALTH, 2. APTLY, 1763 DEWEY ST, SAN MATEO, CA 94403
County of SAN MATEO
APTLY HEALTH LLC, 1763 DEWEY ST, SAN MATEO, CA

BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF MAILING

Legislative File No. File Nos. 251138

Description of Items: Hearing - Appeal of Tentative Parcel Map Approval - 3333 Mission Street and 190 Coleridge Street - 230 Notices Mailed

I, Jocelyn Wong, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: December 5, 2025

Time: 8:37 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

From: [BOS Legislation, \(BOS\)](#)
To: [Short, Carla \(DPW\)](#); [French, Elias \(DPW\)](#); [Anderson, Kate \(DPW\)](#); [Schneider, Ian \(DPW\)](#); [Tse, Bernie \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Mapping, Subdivision \(DPW\)](#)
Cc: [BOS-Operations](#); [BOS Legislation, \(BOS\)](#)
Subject: REQUEST FOR SUBDIVISION APPLICATION - MAILING LIST - APPEAL CHECK PICKUP: Appeal of Tentative Map - 3333 Mission Street and 190 Coleridge Street - Appeal Hearing Date: December 16, 2025
Date: Tuesday, November 25, 2025 3:57:18 PM
Attachments: [image001.png](#)
[Appeal Check Pickup.doc](#)
Importance: High

Hello,

We received a Tentative Subdivision Map Appeal for the proposed 3333 Mission Street and 190 Coleridge Street project, filed by Don Lucchesi on November 17, 2025.

The Clerk of the Board will be scheduling the Tentative Subdivision Map Appeal for a hearing with a date of December 16, 2025, and a publishing date of December 5, 2025. We are reaching out to your department for the following support documents pertaining to the appeal:

1. Copy of the entire subdivision application and any relevant documents your office may have pertaining to 3333 Mission Street and 190 Coleridge Street as soon as possible for completeness of our file
Disclosure: Personal information that is provided in the application to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.
2. Mailing list within a 300-foot radius of the appealed property, and names and addresses of interested parties to be notified of the hearing, in an excel spreadsheet format by **Tuesday, December 2, 2025.**
3. Provide project sponsor and/or applicant contact information (name, email, mailing address, etc.)
4. Filing check for the appeal is available for pickup at the Clerk's Office

Please do not hesitate to contact our office if there are any questions or concerns. Thank you in advance.

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Tuesday, November 25, 2025 3:34 PM

To: zazie7@comcast.net; ASLee@sheppardmullin.com

Cc: RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>; TOM, CHRISTOPHER (CAT) <Christopher.Tom@sfcityatty.org>; CROSSMAN, BRIAN (CAT) <Brian.Crossman@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatty.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>; Schneider, Ian (DPW) <ian.schneider@sfdpw.org>; French, Elias (DPW) <elias.french@sfdpw.org>; Anderson, Kate (DPW) <katharine.anderson@sfdpw.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Crooms, Michael (DPW) <michael.crooms@sfdpw.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: Appeal of Tentative Map - 3333 Mission Street and 190 Coleridge Street - Appeal Hearing
Date: December 16, 2025

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **Tuesday, December 16, 2025, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 3333 Mission Street and 190 Coleridge Street, and an informational letter from the Clerk of the Board.

[Appeal Letter - November 17, 2025](#)

[Clerk of the Board Letter - November 25, 2025](#)

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

Regards

Lisa Lew

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

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November 25, 2025

File Nos. 251138-251141

PID: 12259

APN: 5615-099-100-101

Received from the Board of Supervisors Clerk's Office one check, one in the amount of Four Hundred Twenty Nine Dollars (\$429) the filing fee paid by Don Lucchesi for the appeal of the Tentative Subdivision Map Appeal for the proposed 3333 Mission Street, 190 Coleridge Street project:

Planning Department By:

Jessia Dehghani
Print Name

[Signature]
Signature and Date

From: [BOS Legislation. \(BOS\)](#)
To: zazie7@comcast.net; ASLee@sheppardmullin.com
Cc: [RUSSI, BRAD \(CAT\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [CROSSMAN, BRIAN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [MALAMUT, JOHN \(CAT\)](#); [Short, Carla \(DPW\)](#); [Schneider, Ian \(DPW\)](#); [French, Elias \(DPW\)](#); [Anderson, Kate \(DPW\)](#); [Tse, Bernie \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [BOS- Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: Appeal of Tentative Map - 3333 Mission Street and 190 Coleridge Street - Appeal Hearing Date: December 16, 2025
Date: Tuesday, November 25, 2025 3:33:39 PM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **Tuesday, December 16, 2025, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 3333 Mission Street and 190 Coleridge Street, and an informational letter from the Clerk of the Board.

[Appeal Letter - November 17, 2025](#)

[Clerk of the Board Letter - November 25, 2025](#)

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 251138](#)

Regards

Lisa Lew
San Francisco Board of Supervisors
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San Francisco, CA 94102
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Fax No. 554-5163
TDD/TTY No. 554-5227

November 25, 2025

Don Lucchesi
45 Virginia Avenue
San Francisco, CA 94110

Subject: File No. 251138 - Tentative Map Appeal - 3333 Mission Street and 190 Coleridge Street

Dear Mr. Lucchesi:

Pursuant to Subdivision Code, Section 1314, the Office of the Clerk of the Board has scheduled an appeal hearing on **Tuesday, December 16, 2025, at 3:00 p.m.**, at the Board of Supervisors meeting, concerning approval of the subject Tentative Map for properties located at:

3333 Mission Street and 190 Coleridge Street
Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101

Please provide to the Clerk's Office by noon:


14 days prior to the hearing: names and addresses of interested parties to be
Tuesday, December 2, 2025 notified of the hearing, in spreadsheet format; and

11 days prior to the hearing: any documentation which you may want available to
Friday, December 5, 2025 the Board members prior to the hearing.

For the above, the Clerk's Office requests electronic files be sent to bos.legislation@sfgov.org

Please feel free to contact our office at bos.legislation@sfgov.org or call 415-554-5184 if you have any questions.

Sincerely,


Angela Calvillo
Clerk of the Board

ak;jw:ll:ams



- c: Brad Russi, Deputy City Attorney
Christopher Tom, Deputy City Attorney
Brian Crossman, Deputy City Attorney
Austin Yang, Deputy City Attorney
John Malamut, Deputy City Attorney
Carla Short, Director, Public Works
Ian Schneider, Government Affairs Liaison, Public Works
Elias French, City and County Surveyor, Public Works
Katharine Anderson, Assistant City and County Surveyor, Public Works
Bernie Tse, Manager, Public Works
Micheal Crooms, Public Works
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. _____
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Tentative Parcel Map Approval - 3333 Mission Street and 190 Coleridge Street

Long Title or text listed:

Hearing of persons interested in or objecting to the decision of Public Works, dated November 7, 2025, approving a Tentative Parcel Map for a three-lot vertical subdivision, five residential and 10 commercial mixed-use condominium project at 3333 Mission Street and 190 Coleridge Street, Assessor's Parcel Block No. 5615, Lot Nos. 099, 100, 101. (District 9) (Appellant: Don Lucchesi) (Filed: November 17, 2025)

Signature of Requestor:



251138