

From: [Angela Louise Tiangco](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: YIMBY Law Correspondence re: Appeal of the Public Works Approval of the 3-lot subdivision at 1979 Mission Street (7.29.2025 Meeting)
Date: Wednesday, July 23, 2025 2:12:36 PM
Attachments: [23072025 YIMBY Law Letter of Support for 1979 Mission Street.pdf](#)

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Hello San Francisco Board of Supervisors

Good afternoon. Please find the attached correspondence from YIMBY Law regarding the Appeal of the Public Works Approval of the 3-lot subdivision at 1979 Mission Street ahead of next week's Board of Supervisors Meeting (07.29.2025).

Thank you,
Angela Tiangco
Research Attorney at YIMBY Law



7/23/2025

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

bos.legislation@sfgov.org
Via Email

Re: Appeal of the Public Works Approval of the 3-lot subdivision at 1979 Mission Street

Dear San Francisco Board of Supervisors,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). The Board of Supervisors has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

1979 Mission Street, or "La Maravilla" as it is termed by many city constituents, will be a 100% affordable community adjacent to the 16th Street BART Plaza proposed by Mission Housing. It is a phased development that will include a 136-unit Permanent Supportive Housing ("PSH") Building for homeless individuals and two buildings with over 200 units for families. These units will do a great deal in helping San Francisco towards its RHNA allocation of 32,881 low-income units. Construction is expected to begin for the PSH portion this December.

However, Capp Street Neighbors are challenging the City of San Francisco Department of Public Works ("Public Works") approval of the Tentative Parcel Map in connection with Mission Housing's proposed three-lot subdivision. While AB 2162 does not prevent the City from imposing Subdivision Map Act Procedures and allowing interested parties to appeal Public Works' approval of the tentative parcel map, none of the Appellants' claims provide a basis to reverse approval of the tentative parcel map.

First, the Appellants' claims do not concern the criteria that Public Works considered in approving the parcel map; rather, the issues they raise—building height, building massing, density, setbacks, traffic review, social impacts—are under the purview of the Planning Department, which approved the proposed project on May 27, 2025. The Planning Department properly determined that the Project's design is authorized under the Density Bonus, and since the Appellants failed to appeal the Planning Department's approval of the Project, they cannot now raise these issues by appealing an entirely separate approval.

Second, State Density Bonus Law and the Housing Accountability Act provide strong protections for the Project. Under the Density Bonus Law, the City must waive any development standards that physically preclude construction of the Project. Furthermore, California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. Appellants have failed to cite any standards that are violated by the Project.

Lastly, the Appellants present a completely unsubstantiated claim that the addition of housing units will amplify "homelessness, drug use, and crime." Not only is that an illogical argument—more housing aims to prevent these issues and blocking such housing is what exacerbates them—but it is also an abhorrent approach to a problem they claim to want to solve. It is disingenuous for them to claim they "support the goal of affordable housing for this site" while in the same breath, attempting to stall the project and making derivative claims that providing housing will bring danger to families, and particularly children, in the surrounding neighborhood.

With the requested concessions and/or waivers available under State Density Bonus Law, the above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large, stylized 'S' at the beginning.

Sonja Trauss
Executive Director
YIMBY Law