

1 [Approving Office Allocation Approvals - 5M Project]

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3 **Motion approving the decision of the Planning Commission by its Motion Nos. 19467**
4 **and 19468 approving the allocation of office square footage under the 2014-2015**
5 **Annual Office Development Limitation Program pursuant to Planning Code, Sections**
6 **320 through 325, for two buildings known as the “H1 Site” (Assessor’s Block No. 3275,**
7 **Lot Nos. 005, 006, 008, 009, 012, and 098) and the “M1 Site” (Assessor’s Block No.**
8 **3275, Lot No. 93), part of the 5M Project, located at 925 Mission Street and nearby**
9 **parcels and identified in Planning Case No.**
10 **2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD; and making environmental findings, and**
11 **findings of consistency with the General Plan, and the eight priority policies of**
12 **Planning Code, Section 101.1.**

13
14 WHEREAS, The 5M Development Project, located at 925 Mission Street and nearby
15 parcels and reviewed in Planning Case No. 2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD,
16 consists of approximately 821,300 square feet of residential uses, 807,600 square feet of
17 office uses, and 68,700 square feet of other active ground floor uses, as well as vehicular
18 parking and bicycle parking, loading facilities, private and publicly accessible open space, and
19 streetscape and public-realm improvements; and

20 WHEREAS, The 5M Project was analyzed in the 5M Development Project Final
21 Environmental Impact Report (FEIR) certified by the San Francisco Planning Commission on
22 September 17, 2015, in Motion No. 19458, and upheld by this Board on appeal by Motion No.
23 M15-166 on November 17, 2015, in compliance with the California Environmental Quality
24 Act (California Public Resources Code, Sections 21000, et seq.); and
25

1 WHEREAS, As part of Ordinance No. 205-15, this Board adopted approval
2 findings under CEQA, the CEQA Guidelines, and Administrative Code, Chapter 31 (CEQA
3 Findings), including a statement of overriding considerations and a Mitigation Monitoring and
4 Reporting Program (MMRP), which CEQA Findings are on file with the Clerk of the Board in
5 Board File No. 150787, and are incorporated in this Motion by reference; and

6 WHEREAS, On September 17, 2015, the Planning Commission found that the 5M
7 Project is consistent with the General Plan, and the eight priority policies of Planning Code,
8 Section 101.1, for the reasons set forth in Planning Commission Resolution No. 19460, and
9 the Board hereby incorporates such reasons herein by reference; and

10 WHEREAS, By Ordinance Nos. 207-15, 205-15, and 206-15 among
11 other approval actions, which Ordinances are on file with the Clerk of the Board in File Nos.
12 150932, 150787, and 150788 and incorporated in the Motion by reference as though fully set
13 forth, this Board approved the 5M Project; and

14 WHEREAS, The 5M Project includes two buildings requiring the allocation of office
15 square footage under the 2014-2015 Annual Office Development Limitation Program pursuant
16 to Section 320 through 325 of the Planning Code, and these two buildings are known as the
17 "H1 Site" (on Assessor's Block No. 3275, Lot Nos. 005, 006, 008, 009, 012, and 098) and the
18 "M1 Site" (on Assessor's Block No. 3275, Lot No. 93); and

19 WHEREAS, On September 17, 2015, the Planning Commission approved the
20 allocation of office square footage the H1 Site and the M1 Site, in Planning Commission
21 Motions Nos. 19467 and 19468, respectively, which motions are on file with the Board of
22 Supervisors in File No. 151058; and

23 WHEREAS, By letter filed October 19, 2015, and subsequent letter dated November 6,
24 2015, Rachel Mansfield-Howlett appealed the office allocation approvals on behalf of South of
25

1 Market Action Committee, South of Market Community Action Network, Save Our SoMa, and
2 Friends of Boeddeker Park; and

3 WHEREAS, On November 17, 2015, this Board held a duly noticed public hearing to
4 consider the appeal of the office allocation approvals filed by Appellant; and

5 WHEREAS, This Board has reviewed and considered the office allocation approvals,
6 the appeal letters, the other written records before the Board of Supervisors including the
7 response to the appeal letters by the Planning Department, and heard testimony and received
8 public comment regarding the office allocation approvals; now, therefore, be it

9 MOVED, That the Board hereby adopts as its own and incorporates by reference in this
10 motion, as though fully set forth, the above CEQA Findings, and adopts as its own the
11 Planning Commission's findings of consistency with the General Plan, and Planning Code,
12 Section 101.1; and, be it

13 FURTHER MOVED, That the Board approves the decisions of the Planning
14 Commission by its Motion Nos. 19467 and 19468 approving the office allocation for the H1
15 and the M1 Sites.

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City and County of San Francisco
Tails
Motion: M15-168

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 151170

Date Passed: November 17, 2015

Motion approving the decision of the Planning Commission by its Motion Nos. 19467 and 19468 approving the allocation of office square footage under the 2014-2015 Annual Office Development Limitation Program pursuant to Planning Code, Sections 320 through 325, for two buildings known as the "H1 Site" (Assessor's Block No. 3275, Lot Nos. 005, 006, 008, 009, 012, and 098) and the "M1 Site" (Assessor's Block No. 3275, Lot No. 93), part of the 5M Project, located at 925 Mission Street and nearby parcels and identified in Planning Case No. 2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.


November 17, 2015 Board of Supervisors - APPROVED

Ayes: 8 - Breed, Christensen, Cohen, Farrell, Kim, Tang, Wiener and Yee

Noes: 3 - Avalos, Campos and Mar

File No. 151170

I hereby certify that the foregoing Motion was APPROVED on 11/17/2015 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board