

1 [Final Map 8731 - 5M Project Phase One]

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3 **Motion approving phased Final Map 8731, 5M Project, PID 8731 - Phase No. 1, relating**  
4 **to portions of the 5M Project, the merger and vertical subdivision of existing**  
5 **Assessor’s Parcel Block No. 3725, Lot Nos. 005, 006, 008, 009, 043 through 047, 077,**  
6 **097, and 098 resulting in eight lots intended for commercial, open space, and public**  
7 **right-of-way uses, subject to specified conditions; approving a Public Improvement**  
8 **Agreement related to the Final Map; and acknowledging findings pursuant to the**  
9 **General Plan, and eight priority policies of Planning Code, Section 101.1.**

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11 WHEREAS, The 5M site is a nearly four-acre area generally between Mission, Fifth  
12 and Howard Streets; and

13 WHEREAS, The 5M Project is a mixed use development including office, residential,  
14 retail, cultural, educational, open space parking and related uses; specifically at build-out the  
15 5M Project would include up to 807,600 gross square feet of office uses (including ground  
16 floor uses), up to 821,300 gross square feet of residential uses (including both rental and  
17 ownership units), approximately 68,600 gross square feet of other active ground floor uses,  
18 and collectively up to 1,697,600 gross square feet of new construction, and renovated existing  
19 building space, with approximately 331 subterranean vehicle parking spaces, plus bicycle  
20 parking spaces and approximately 59,500 square feet of public and private open space; now,  
21 therefore, be it

22 MOVED, That the certain map entitled “FINAL MAP 8731, 5M Project, PID 8731 -  
23 Phase No. 1”, a merger and vertical subdivision of portions of the 5M Project area into an  
24 eight lot subdivision, with lots intended for commercial, open space, and public right-of-way  
25 uses, as described on Sheets 4, 5, and 6 of said Map, comprising six sheets, approved

1 May 21, 2019, by Department of Public Works Order No. 201239, is hereby approved, subject  
2 to the conditions specified in this motion, and said map is adopted as an Official Final Map  
3 No. 8731; and, be it

4 FURTHER MOVED, That the Board of Supervisors acknowledges the findings made  
5 by the Planning Department, in a letter dated March 25, 2019, that the tentative map complies  
6 with the applicable provisions of the Planning Code and is subject to the conditions contained  
7 in Planning Commission Motion Nos. 19467 through 19473, Board of Supervisors File No.  
8 150788, and that none of the conditions in California Government Code, Section 66474(a),  
9 through (g) exist, and the findings made by Planning Commission Resolution No. 19460, that  
10 the proposed subdivision, on balance, is consistent with the objectives and policies of the  
11 General Plan, and the eight priority policies of Section 101.1 of the Planning Code; and, be it

12 FURTHER MOVED, That because the Subdivider has not completed the required  
13 public improvements associated with this Final Map, completion of certain improvements will  
14 be deferred, and certain conditions have not been fulfilled at the time of the filing of this Final  
15 Map, the Subdivision Code requires that the Subdivider and City enter into a Public  
16 Improvement Agreement to address these requirements; and, be it

17 FURTHER MOVED, That Public Works recommends that the Board of Supervisors  
18 approve the Public Improvement Agreement for Final Map 8731 and hereby approves said  
19 Agreement and authorizes the Director of Public Works and the City Attorney to execute and  
20 file the agreement in the Official Records of the City and County of San Francisco; and, be it

21 FURTHER MOVED, That Public Works recommends that the Board of Supervisors  
22 conditionally accept on behalf of the public the offer of improvements described in the owners'  
23 statements on the Final Map, subject to the City Engineer's issuance of a Notice of  
24 Completion and further Board of Supervisors action, and the Board adopts this  
25 recommendation; and, be it

1           FURTHER MOVED, That the Board of Supervisors acknowledges that the Director of  
2 the Division of Real Estate shall accept offers of dedication for sidewalk and right-of-way  
3 purposes on Lots A, B and C, as described on the Final Map, and the dedication of a  
4 non-exclusive public sidewalk easement, as shown on Final Map 8731, to be conveyed by  
5 separate instrument (sidewalk easement agreement); and, be it

6           FURTHER MOVED, That the approval of this Final Map also is conditioned upon  
7 compliance by subdivider with all applicable provisions of the California Subdivision Map Act,  
8 California Government Code Sections 66410 et seq., and the San Francisco Subdivision  
9 Code and amendments thereto; and, be it

10          FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of  
11 Public Works to enter all necessary recording information on the Final Map and authorizes the  
12 Clerk of the Board of Supervisors to execute the Clerk's statement as set forth herein.

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14           DESCRIPTION APPROVED:

RECOMMENDED:

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Bruce R. Storrs, PLS

Mohammed Nuru

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City and County Surveyor

Director of Public Works

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