

BOARD of SUPERVISORS



City Hall
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NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, November 9, 2015

Time: 11:00 a.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: Fifth and Mission Project (5M Project)


File No. 150787. Ordinance amending the Planning Code to add Section 249.74 to create the Fifth and Mission Special Use District; and amending Zoning Sectional Maps ZN001, SU001, and HT001 to reflect the Fifth and Mission Special Use District; and making environmental findings, including a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

File No. 150788. Ordinance approving a Development Agreement between the City and County of San Francisco and 5M Project, LLC, a Delaware limited liability company, for the Fifth and Mission Project at the approximately 4-acre site located at Fifth Street between Mission and Howard Streets; making findings under the California Environmental Quality Act, findings of conformity with the City's General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving the use of Impact Fees and Exactions for affordable housing and other community benefits, as set forth in the Development Agreement, and waiving any conflicting provision in Planning Code, Article 4 or Administrative Code, Article 10; authorizing the acquisition of real property at 967 Mission Street for affordable housing; and confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B and 56, and ratifying certain actions taken in connection therewith.

File No. 150932. Ordinance amending the General Plan of the City and County of San Francisco by amending Map 1 of the Downtown Plan to reclassify Lot Nos. 005, 006, 008, 009, 012, and 098 in Assessor's Block No. 3725 as C-3-S (Downtown Support); amending Map 5 of the Downtown Plan to reclassify the height and bulk limits

in accordance with the Fifth and Mission Special Use District and Sectional Map HT001; amending Figures 2, 3, and 4 of the Downtown Plan to refer to the Fifth and Mission Special Use District, Planning Code, Section 249.74; amending Maps 4 and 5 of the Urban Design Element to refer to the Fifth and Mission Special Use District; amending Maps 2, 3, 5, and 7 of the South of Market Area Plan to remove Lot Nos. 005, 006, 008, 009, 012, and 098 in Assessor's Block No. 3725 from the boundaries of the South of Market Area Plan; and adopting findings, including environmental findings, Section 340, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. 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. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, November 6, 2015.


Angela Calvillo
Clerk of the Board

DATED: October 27, 2015
POSTED/PUBLISHED/MAILED: October 30, 2015



NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO COMITÉ SOBRE USO DE TIERRA Y TRANSPORTE

Fecha: Lunes, 9 de noviembre de 2015

Hora: 11:00 a.m.

Lugar: Cámara Legislativa, Alcaldía, Sala 250
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Asunto: Proyecto de la Quinta y Mission (Proyecto 5M)

Expediente Núm. 150787. Ordenanza que enmienda el Código de Planificación para agregar la Sección 249.74 para crear un el Distrito de Uso Especial de la Quinta y Mission; y enmendar los Mapas de Zonificación Regional ZN001, SU001, y HT001 para reflejar el Distrito de Uso Especial de la Quinta y Mission; y realizar hallazgos medioambientales, que incluye una declaración de consideraciones imperiosas, y conclusiones de coherencia con el Plan General, y ocho políticas prioritarias de la Sección 101.1 del Código de Planificación.

Expediente Núm. 150788. Ordenanza que aprueba el Acuerdo de Desarrollo entre la Ciudad y Condado de San Francisco y el Proyecto 5M, LLC, una sociedad de responsabilidad limitada de Delaware, para el Proyecto de la Quinta y Mission en el lugar de aproximadamente 4 acres que se encuentra en la Quinta Calle entre las Calles Mission y Howard; realizar conclusiones conforme con la Ley de Calidad Medioambiental de California, las conclusiones de conformidad con el Plan General de la Ciudad, y con las ocho políticas prioritarias de la Sección 101.1 del Código de Planificación (b); aprueba el uso de Tarifas de Impacto y Exacciones para viviendas asequibles y otros beneficios para la comunidad, como se establece en el Acuerdo de Desarrollo, y dispensa cualquier provisión contraria al Artículo 4 del Código de Planificación, al Artículo 10 del Código Administrativo; se autoriza la adquisición de bienes inmuebles en 967 de la calle Mission para viviendas asequibles; y confirma el cumplimiento o dispensación de ciertas provisiones de los Capítulos 14B y 56 del Código Administrativo, y ratifica ciertas acciones tomadas en relación con la misma.

Expediente Núm. 150932. Ordenanza que enmienda el Plan General de la Ciudad y Condado de San Francisco por medio de enmendar el Mapa 1 del Plan de Downtown que reclasifica los Lotes Núm. 005, 006, 008, 009, 012, y 098 en la Cuadra Núm. 3725 del Tasador como C-3-S (Apoyo a Downtown); enmienda el Mapa 5 del Plan de Downtown que reclasifica los límites de altura y tamaño de acuerdo con el Distrito de Uso Especial de la Quinta y Mission y el Mapa Regional HT001; enmienda

las figuras 2, 3, y 4 del Plan de Downtown para referirse al Distrito de Uso Especial de la Quinta y Mission, en la Sección 249.74 del Código de Planificación; enmienda los mapas 4 y 5 del Elemento de Diseño Urbano para referirse al Distrito de Uso Especial de la Quinta y Mission; enmienda los Mapas 2, 3, 5 y 7 del Plan de South of Market para quitar de los límites de los Lotes Núm. 005, 006, 008, 009, 012, y 098 en la cuadra Núm. 3725 del Tasador en South of Market; y adopa las conclusiones, que incluyen los hallazgos del medioambiente, la Sección 340, hallazgos, y conclusiones coherentes con el Plan General, y las ocho políticas prioritarias de la Sección 101.1 del Código de Planificación.


Angela Calvillo
Secretaria de la Junta

FECHADO: **27 de octubre de 2015**
PUBLICADO/ANUNCIADO/ENVIADO: **30 de octubre de 2015**



公聽會通知

三藩市市及縣市參事委員會
土地使用與交通運輸委員會

日期: 2015年11月9日星期一
時間: 早上11時
地點: 市政廳, 立法會議廳 250 室, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
議題: 5th街夾米慎街計劃 (5M 計劃)

檔案號碼 150787。 條例修訂規劃法規旨在增加第249.74條以創建5th街夾米慎街特別使用區; 並修訂區域劃剖面圖ZN001、SU001及 HT001以反映5th夾米慎街特別使用區; 並作出環境裁斷, 包括凌駕性考量陳述, 以及作出與總體計劃, 及規劃法規第101.1條的八項優先政策相一致的裁斷。

檔案號碼 150788。 條例批准三藩市市及縣與5M計劃, LLC, 即Delaware有限責任公司之間有關5th街夾米慎街計劃的發展協議, 即位於約4英畝的米慎街夾Howard街之間的5th街處; 依據「加州環境質量法」(California Environmental Quality Act) 作出有關裁斷, 裁斷須符合市總體計劃, 以及規劃法規第101.1(b)條的八項優先政策; 批准使用可負擔住房及其它社區福利的影響費用及苛稅, 如發展協議上所規定, 並豁免規劃法規第4條或行政法規第10條上的任何衝突條文; 授權收購位於米慎街967號的可負擔住房類型的土地財產; 並確定遵從或豁免行政法規、第14B章及第56章的若干條文, 以及批准採取與之關聯的行動。

檔案號碼 150932。 條例修訂三藩市市及縣的總體計劃, 通過修訂市區計劃圖1, 重新分類評估街區號碼3725, 地段號碼 005、006、008、009、012及098, 即C-3-S (市區支持); 修訂市區計劃圖5, 旨在依據5th街夾米慎街特別使用區及剖面圖HT001, 重新分類高度及體積限制; 修訂市區計劃圖2、3及4, 請參閱5th街夾米慎街特別使用區, 規劃法規第249.74條; 修訂城市設計元素圖4和5, 請參閱5th夾米慎街特別使用區; 修訂市場南區計劃圖2、3、5及7, 旨在將評估街區號碼3725, 地段號碼005、006、008、009、012及 098 從市場南區計劃的範疇內移除; 並通過裁斷, 包括環境裁斷、第340條裁斷, 以及與總體計劃及規劃法規第101.1條相一致的裁斷。


Angela Calvillo
市參事委員會書記

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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 11.09.15 Land Use - 5M Project

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10/30/2015

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EXM 2811229

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, NOVEMBER 9, 2015 - 11:00 AM
LEGISLATIVE CHAMBER,
ROOM 250, CITY HALL,
1 DR. CARLTON B.
GOODLETT PLACE, SAN
FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal on the **FIFTH AND MISSION PROJECT (5M PROJECT)** and said public hearing will be held as follows, at which time all interested parties may attend and be heard. **File No. 150787.** Ordinance amending the Planning Code to add Section 249.74 to create the Fifth and Mission Special Use District; and amending Zoning Sectional Maps ZN001, SU001, and HT001 to reflect the Fifth and Mission Special Use District; and making environmental findings, including a statement of overriding considerations, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. **File No. 150788.** Ordinance approving a Development Agreement between the City and County of San Francisco and 5M Project, LLC, a Delaware limited liability company, for the Fifth and Mission Project at the approximately 4-acre site located at Fifth Street between Mission and Howard Streets; making findings under the California Environmental Quality Act, findings of conformity with the City's General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving the use of Impact Fees and Exactions for affordable housing and other community benefits, as set forth in the Development Agreement, and waiving any conflicting provision in Planning Code, Article 4 or Administrative Code, Article 10; authorizing the acquisition of real property at 967 Mission Street for affordable housing; and confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B and 56, and ratifying certain actions taken

in connection therewith. **File No. 150932.** Ordinance amending the General Plan of the City and County of San Francisco by amending Map 1 of the Downtown Plan to reclassify Lot Nos. 005, 006, 008, 009, 012, and 098 in Assessor's Block No. 3725 as C-3-S (Downtown Support); amending Map 5 of the Downtown Plan to reclassify the height and bulk limits in accordance with the Fifth and Mission Special Use District and Sectional Map HT001; amending Figures 2, 3, and 4 of the Downtown Plan to refer to the Fifth and Mission Special Use District, Planning Code, Section 249.74; amending Maps 4 and 5 of the Urban Design Element to refer to the Fifth and Mission Special Use District; amending Maps 2, 3, 5, and 7 of the South of Market Area Plan to remove Lot Nos. 005, 006, 008, 009, 012, and 098 in Assessor's Block No. 3725 from the boundaries of the South of Market Area Plan; and adopting findings, including environmental findings, Section 340, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. 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. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, November 6, 2015. - Angela Calvillo, Clerk of the Board