

1 [Final Map No. 10569 - 5M Project]

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3 **Motion approving Final Map No. 10569, 5M Project, for development purposes,**
4 **resulting in a two lot vertical subdivision, a 211 residential unit and eight commercial**
5 **unit condominium project within vertical Lot 1 and Lot 2 being a vertical lot, as shown**
6 **on this map, being a subdivision of Lot 1 as said lot is shown on Final Map 10101,**
7 **subject to specified conditions (also referred to as Assessor’s Parcel Block No. 3725,**
8 **Lots 124 through 132); and acknowledging findings pursuant to the General Plan, and**
9 **the 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, Assessor’s Parcel Block No. 3725, Lots 124 through 132; and

13 WHEREAS, The 5M Project is a mixed-use development including office, residential,
14 retail, cultural, educational, open space, parking, and related uses; and

15 WHEREAS, The 5M Project includes up to 807,600 gross square feet of office uses
16 (including ground floor uses), up to 821,300 gross square feet of residential uses (including
17 both rental and ownership units), approximately 68,600 gross square feet of other active
18 ground floor uses, and collectively up to 1,697,600 gross square feet of new construction and
19 renovated existing building space, with approximately 331 subterranean vehicle parking
20 spaces, plus bicycle parking spaces, and approximately 59,500 square feet of public and
21 private open space; and

22 WHEREAS, The Board of Supervisors acknowledges the Planning Department findings
23 contained in a letter, dated August 27, 2020, that the tentative map complies with the
24 applicable provisions of the Planning Code and is subject to the conditions contained in
25 Planning Commission Motion Nos. 19467-19473, and Board of Supervisors Ordinance No.

1 206-15, copies of which are on file with the Clerk of the Board of Supervisors in File No.
2 150788; and

3 WHEREAS, This Planning Department letter also found that none of the conditions in
4 California Government Code, Section 66474(a)-(g), exist, and that the proposed subdivision,
5 on balance, is consistent with the objectives and policies of the General Plan, and the eight
6 priority policies of Section 101.1 of the Planning Code; and

7 WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the
8 Board of Supervisors in File No. 201358; and

9 WHEREAS, In Public Works Order No. 203950, dated December 3, 2020, the Public
10 Works Director recommended approval of this final subdivision and that it be conditioned on
11 completion of the public improvements identified in the Public Improvement Agreement
12 associated with the underlying Final Map No. 10101 that the Board of Supervisors approved
13 in Motion No. M19-192, a copy of which is on file with the Clerk of the Board of Supervisors in
14 File No. 191244; and

15 WHEREAS, A copy of the Public Works Order No. 203950 is on file with the Clerk of
16 the Board of Supervisors in File No. 201358; now therefore, be it

17 MOVED, That the certain map entitled "FINAL MAP 10569", 5M Project, a 2 lot vertical
18 subdivision, a 211 residential unit and 8 commercial unit condominium project within vertical
19 Lot 1 and lot 2 being a vertical lot as shown on this map, being a subdivision of lot 1 as said
20 lot is shown on "Final Map 10101", as described on said Map, comprising ten sheets, as
21 approved December 3, 2020, by Department of Public Works Order No. 203950, is hereby
22 approved, subject to the conditions specified in this motion, and said map is adopted as an
23 Official Final Map No.10569; and, be it

24 FURTHER MOVED, That the approval of this Final Map also is conditioned upon
25 completion of the public improvements identified in the Public Improvement Agreement

1 associated with the underlying Final Map No. 10101 and compliance by subdivider with all
2 applicable provisions of the California Subdivision Map Act, California Government Code
3 Sections 66410 et seq., and the San Francisco Subdivision Code and amendments thereto;
4 and, be it

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

8 DESCRIPTION APPROVED:

RECOMMENDED:

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10 _____ /s/

_____ /s/

11 James M. Ryan, PLS
12 Acting City and County Surveyor
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Alaric Degrafinried
Acting Director of Public Works
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