

1 [Approving Conditional Use Authorizations - 5M Project]

2  
3 **Motion approving the decision of the Planning Commission by its Motion Nos. 19469,**  
4 **19470, 19471, 19472, and 19473 approving conditional use authorizations for property**  
5 **located at 925 Mission Street and nearby parcels, also known as the 5M Project, and**  
6 **identified in Planning Case No. 2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD; and**  
7 **making environmental findings, and findings of consistency with the General Plan, and**  
8 **the eight priority policies of Planning Code, Section 101.1.**

9  
10 WHEREAS, The 5M Development Project, located at 925 Mission Street and nearby  
11 parcels and reviewed in Planning Case No. 2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD,  
12 consists of approximately 821,300 square feet of residential uses, 807,600 square feet of  
13 office uses, and 68,700 square feet of other active ground floor uses, as well as vehicular  
14 parking and bicycle parking, loading facilities, private and publicly accessible open space, and  
15 streetscape and public-realm improvements; and

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

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

1           WHEREAS, By Ordinance Nos. 207-15 , 205-15 and 206-15 , among other  
2 approval actions, which Ordinances are on file with the Clerk of the Board in File Nos.  
3 150932, 150787, and 150788, and incorporated in the Motion by reference as though fully set  
4 forth, this Board approved the 5M Project; and

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

9           WHEREAS, The 5M Project includes new and rehabilitated buildings, several of which  
10 required conditional use authorization by the Planning Commission, and the buildings  
11 requiring such conditional use authorizations are known as the N1, M1, New Examiner, H1,  
12 and M2 Buildings; and

13           WHEREAS, On September 17, 2015, the Planning Commission approved the  
14 conditional use authorizations for the N1, M1, New Examiner, H1, and M2 Buildings, in  
15 Planning Commission Motions Nos. 19469, 19470, 19471, 19472, and 19473, respectively,  
16 which motions are on file with the Board of Supervisors in File No. 151058; and

17           WHEREAS, By letter dated October 16, 2015, and filed October 19, 2015,  
18 supplemented by letter dated November 6, 2015, Rachel Mansfield-Howlett appealed the  
19 conditional use authorizations on behalf of South of Market Action Committee, South of  
20 Market Community Action Network, Save Our SoMa, and Friends of Boeddeker Park; and

21           WHEREAS, On November 17, 2015, this Board held a duly noticed public hearing to  
22 consider the appeal of the conditional use authorizations filed by Appellant; and

23           WHEREAS, This Board has reviewed and considered the conditional use  
24 authorizations, the appeal letters, the other written records before the Board of Supervisors  
25

1 including the response to the appeal by the Planning Department, and heard testimony and  
2 received public comment regarding the conditional use authorizations; now, therefore, be it

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

7           FURTHER MOVED, That the Board approves the decision of the Planning Commission  
8 by its Motion Nos. 19469, 19470, 19471, 19472, and 19473 approving conditional use  
9 authorizations for the 5M Project.

10  
11  
12  
13 n:\land\as2015\1200443\01059976.doc  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



**City and County of San Francisco**

**Tails**

**Motion: M15-167**

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

**File Number:** 151059

**Date Passed:** November 17, 2015

Motion approving the decision of the Planning Commission by its Motion Nos. 19469, 19470, 19471, 19472, and 19473 approving conditional use authorizations for property located at 925 Mission Street and nearby parcels, also known as the 5M Project, 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. 151059

**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