



San Francisco Public Works
General – Director's Office
City Hall, Room 348
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(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203950

**CITY AND COUNTY OF SAN FRANCISCO
PUBLIC WORKS**

RECOMMENDING APPROVAL OF FINAL MAP 10569, 5M PROJECT, A 2 LOT VERTICAL SUBDIVISION, A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN VERTICAL LOT 1 AND LOT 2 BEING A VERTICAL LOT AS SHOWN ON THIS MAP, BEING A SUBDIVISION OF LOT 1 AS SAID LOT IS SHOWN ON "FINAL MAP 10101," RECORDED DECEMBER 23, 2019 IN BOOK 138 OF CONDOMINIUM MAPS, PAGES 27-29, OFFICIAL RECORDS. BEING A PORTION OF 100 VARA BLOCK 381, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

1. The 5M site is a nearly four acre area generally between Mission, Fifth and Howard Streets, Assessor's Block 3725, Lots 124 through 132. The 5M Project is a mixed use development including office, residential, retail, cultural, educational, open space parking and related uses. Specifically at build-out the 5M Project would include up to 807,600 gross square feet of office uses (including ground floor uses), up to 821,300 gross square feet of residential uses (including both rental and ownership units), approximately 68,600 gross square feet of other active ground floor uses, and collectively up to 1,697,600 gross square feet of new construction and renovated existing building space, with approximately 331 subterranean vehicle parking spaces, plus bicycle parking spaces and approximately 59,500 square feet of public and private open space.
2. On October 30, 2020, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 203765 approving Tentative Map Application 10569, submitted on June 1, 2020, and revised on October 15, 2020, for a 2 lot subdivision, a 211 residential unit and 8 commercial unit condominium project within a vertical Lot 1 and Lot 2 being a vertical lot as shown on Final Map No. 10101 (the "Tentative Map").
3. In PW Order No. 203765, the Director determined that the Planning Department, in a letter dated August 27, 2020, found that the Tentative Map was consistent with and within the scope of the Project analyzed in the Final Environmental Impact Report ("FEIR") for the 5M Project, prepared pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000 et seq.). Since the FEIR, the Planning Department has determined there have been: a) no substantial changes to the Project; b) no substantial changes with respect to the surrounding circumstances; and c) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required.
4. In its August 27, 2020 letter, the Planning Department also found that the subdivision, on balance, is consistent with the General Plan and the priority policies of Planning

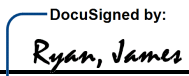
Code Section 101.1, consistent with the Project as defined in the Development Agreement (adopted per Ordinance No. 206-15) and related project approvals, that the Tentative Map complies with the applicable provisions of the Planning Code and is subject to the conditions contained in Planning Commission Motions No. 19467-19473, Board of Supervisors Ordinance No. 206-15 (clerk of the Board of Supervisors File No. 150788, and that none of the conditions in Government Code Section 66474(a)-(g) exist.

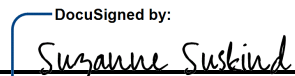
5. The PW Director and County Surveyor find that the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq., the San Francisco Subdivision Code, and the Tentative Map, and substantially conforms to the Tentative Map.
6. The PW Director, City Engineer, and County Surveyor recommend that the Board of Supervisors approve the Final Map subject to the conditions specified herein. These conditions include that this Final Map be subject to completion of the public improvements identified in the Public Improvement Agreement associated with the underlying Final Map No. 10101.

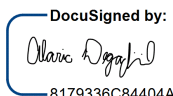
It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

X 
Ryan, James 368042466DEB4E8...
Acting City & County Surveyor

X 
Suskind, Suzanne 919FDB7F6564EA...
Acting City Engineer

X 
Degrafinried, Alaric 8179336C84404A5...
Acting Director