

1 [Approving Conditional Use Authorizations - 5M Project]

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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.**

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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 _____ 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. _____, 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. _____, _____ and _____, 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
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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.

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