



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 19458 FEIR Certification

HEARING DATE: SEPTEMBER 17, 2015

*Hearing Date:* September 17, 2015  
*Case No.:* 2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD  
*Project Address:* **925 Mission Street and various parcels (aka "5M")**  
*Zoning:* C-3-S (Downtown Support) and Residential Service District (RSD)  
160-F, 90-X and 40-X/85-B Height and Bulk District  
Soma Youth and Family Special Use District  
*Block/Lot:* Block 3725, Lots: 005, 006, 008, 009, 012, 042, 043, 044, 045, 046, 047, 076,  
077, 089, 090, 091, 093, 097, 098 and air rights parcels 094, 099, and 100  
*Project Sponsor:* Audrey Tendell  
5M Project, LLC  
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San Francisco, CA 94103  
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE PROJECT THAT INCLUDES APPROXIMATELY 821,300 SQUARE FEET OF RESIDENTIAL USES (APPROXIMATELY 690 UNITS), 807,600 SQUARE FEET OF OFFICE USES, AND 68,700 SQUARE FEET OF OTHER ACTIVE GROUND FLOOR USES (A MIX OF RETAIL ESTABLISHMENTS, RECREATIONAL AND ARTS FACILITIES, RESTAURANTS, WORKSHOPS, AND EDUCATIONAL USES). THE PROJECT WOULD ALSO INCLUDE VEHICULAR PARKING, BICYCLE PARKING, AND LOADING FACILITIES, PRIVATE- AND PUBLICLY-ACCESSIBLE OPEN SPACE, AND STREETScape AND PUBLIC-REALM IMPROVEMENTS.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the final Environmental Impact Report identified as Case No. 2011.0409E, the "5M Project" at 925 Mission Street and various other parcels, above (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

- A. The Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on January 30, 2013.
  - B. The Department held a public scoping meeting on February 20, 2013 in order to solicit public comment on the scope of the 5M Project’s environmental review.
  - C. On October 15, 2014, the Department published the Draft Environmental Impact Report (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department’s list of persons requesting such notice.
  - D. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on October 15, 2014.
  - E. On October 15, 2014, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
  - F. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on October 15, 2014.
2. The Commission held a duly advertised public hearing on said DEIR on November 20, 2014 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on January 7, 2015.
  3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 83-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Comments and Responses document, published on August 13, 2015, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
  4. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
  5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
  6. On September 17, 2015, the Commission reviewed and considered the information considered in the FEIR and hereby does find that the contents of said report and the procedures through which the

FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

7. The project sponsor has indicated that the presently preferred alternative is the Revised Project, analyzed in the Comments and Responses document, and as further refined as described in the various proposed approvals for the 5M Project, and which closely resembles the Preservation Alternative described in the FEIR.
8. The Planning Commission hereby does find that the FEIR concerning File No. 2011.0409E reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the FEIR:
  - A. Will have significant, project-specific effects on the environment by degrading the Level of Service to LOS E or F, or contributing considerably to existing LOS E or F conditions at four study intersections (i.e., Fourth/Howard; Sixth/Folsom; Sixth/Brannan; and Sixth/Bryant);
  - B. Will have significant, project-specific construction-period transportation impacts;
  - C. Will have significant cumulative effects on the environment by contributing to substantial delays at six study intersections (i.e., Fourth/Howard; Fourth/Folsom; Fifth/Howard; Sixth/Folsom; Sixth/Brannan; Sixth/Bryant); and,
  - D. Will have significant cumulative construction-period transportation impacts.
10. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of September 17, 2015.

Jonas P. Ionin  
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Moore, Richards, Wu

NOES: None

ABSENT: None

ADOPTED: September 17, 2015