



September 27, 2022

Carla Short
Interim Director of Public Works
San Francisco Public Works
49 South Van Ness, Suite 1600
San Francisco, CA 94103

RE: Public Street Parcels – Block 3725 Lots 124, 125, and 126
Acceptance of Grant Deeds

Dear Interim Director Short:

The 5M Project is a mixed-use development in the South of Market neighborhood subject to a Development Agreement enacted under Ordinance 206-15. Phase 1 and Phase 2 includes construction improvements to public roadways and infrastructure, including: Mary Street, Minna Street, Natoma, Street, 5th Street, Howard Street and Mission Street (“5M Project Public Infrastructure”). Construction of 5M Project Public Infrastructure was completed on September 23, 2022 and San Francisco Public Works determined it to have been constructed in accordance with the Plans and Specifications and all applicable City codes, regulations and standards governing the same and it is ready for its intended use. (Draft Public Works Order August 2022.)

The Planning Department reviewed the 5M Project, including the 5M Project’s Public Infrastructure and dedication, and determined and made environmental findings in a Final Environmental Impact Report (“FEIR”) for the 5M Project. The Planning Commission certified the FEIR on September 17, 2015 (Motion No. 19458). Also, on September 17, 2015, by Motion No. 19459, the Planning Commission adopted findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental effects analyzed in the FEIR, and a proposed mitigation monitoring and reporting program.

As set forth in a letter dated September 15, 2022, the Planning Department found that acceptance of the 5M Project Public Infrastructure and real property associated with Mary, Natoma, Minna, 5th, Mission, and Howard Streets, is consistent with the eight priority policies of Planning Code section 101.1 and in conformance with the General Plan.

In light of the above, I recommend the City accept the offers of 5M Project Public Infrastructure and the offers of real property dedications of Assessor's Block 3725 Lots 124, 125, and 126, as shown in Final Map No. 8731, recorded on June 11, 2019 (Book 136 of Survey Maps, pgs. 6-11) via Grant Deeds.

Respectfully,



Andrico Q. Penick
Director of Property