



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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|--|---|
| <input checked="" type="checkbox"/> Inclusionary Housing | <input checked="" type="checkbox"/> Public Open Space |
| <input checked="" type="checkbox"/> Childcare Requirement | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program | <input checked="" type="checkbox"/> Transit Impact Development Fee |
| <input checked="" type="checkbox"/> Downtown Park Fee | <input checked="" type="checkbox"/> Other – Per Development Agreement |
| <input checked="" type="checkbox"/> Public Art | |

Planning Commission Resolution Number 19463 General Plan Amendment

HEARING DATE: SEPTEMBER 17, 2015

Date: September 3, 2015
Case No.: 2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD
Project Address: **925 Mission Street and various parcels (aka "5M")**
Project Site Zoning: C-3-S (Downtown Support) District, RSD
40-X/85-B; 90-X and 160-F Height and Bulk Districts
SOMA Youth and Family Special Use District
Block/Lots: Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-
100 of Assessor's Block 3725
Project Sponsor: Audrey Tendell
5M Project, LLC
875 Howard Street, Suite 330
San Francisco, CA 94103
Staff Contact: Kevin Guy – (415) 558-6163
Kevin.Guy@sfgov.org

RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS AMEND THE GENERAL PLAN, INCLUDING AMENDMENTS TO DOWNTOWN AREA PLAN MAP 1 (LAND USE AND DENSITY PLAN), MAP 5 (PROPOSED HEIGHT AND BULK DISTRICTS), FIGURE 2 (BULK LIMIT), FIGURE 3 (BULK CONTROL UPPER TOWER VOLUME REDUCTION) AND FIGURE 4 (SEPARATION BETWEEN TOWERS); THE SOUTH OF MARKET AREA PLAN MAP 2 (GENERALIZED LAND USE PLAN), MAP 3 (DENSITY PLAN), 5 (HEIGHT PLAN) AND 7 (OPEN SPACE AND PEDESTRIAN NETWORK); THE URBAN DESIGN ELEMENT MAP 4 (HEIGHT MAP) AND MAP 5 (BULK MAP); EASTERN NEIGHBORHOODS AREA PLAN MAPS; AND THE LAND USE INDEX OF THE GENERAL PLAN, TO REFLECT AMENDMENT TO THE BOUNDARIES OF THE DOWNTOWN AND SOUTH OF MARKET AREA PLANS, AND TO

ADD REFERENCES TO THE FIFTH AND MISSION SPECIAL USE DISTRICT, AND ADOPTING FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION 340, CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1(b).

RECITALS

1. **WHEREAS**, Section 4.105 of the San Francisco Charter mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan.
2. **WHEREAS**, On August 19, 2014, May 15, 2015, and August 7, 2015, 5M Project, LLC (“Project Sponsor”) filed entitlement applications with the San Francisco Planning Department for the development of a mixed-use commercial, residential and retail/educational/cultural development project known as the 5M Project (“Project”), including amendments to the General Plan, Planning Code and Zoning Maps, and the adoption of the proposed “Fifth and Mission Special Use District” (“5M SUD”).
3. **WHEREAS**, The Project is located on approximately four acres of land under single ownership, bounded by Mission, Fifth and Howard Streets. The site is generally bounded by Mission Street to the north, Fifth Street to the east, Howard Street to the south, and Mary Street to the west, along with several additional parcels further to the west along Mary Street. It is currently occupied by eight buildings with approximately 318,000 square feet of office and cultural uses, and several surface parking lots. Buildings on the site include the San Francisco Chronicle Building, Dempster Printing Building and Camelline Building, as well as five low-rise office/warehouse/commercial workshop buildings and several surface parking lots. The site consists of Assessor's Block 3725, Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100.
4. **WHEREAS**, The site is located at the nexus of the Downtown, SOMA, and Mid-Market areas, with a context characterized by intense urban development and a diverse mix of uses. The Westfield San Francisco Centre is located at the southeast corner of Market and Fifth Streets, which defines the entry into the major retail shopping district around Union Square. The Fifth and Mission Parking Garage and the University of the Pacific School of Dentistry are located immediately to the east across Fifth Street, with the Metreon shopping center, Yerba Buena Gardens, and Moscone Center situated further to the east. The 340-foot Intercontinental Hotel is immediately to the east of the site, while the Pickwick Hotel and the Hotel Zetta are located along the 5th Street corridor. The Old Mint is situated immediately to the north of the site across Mission Street. Existing buildings to the west and the south of the site tend to be lower in scale, and contain a wide variety of uses, including residential hotels, older and newly-constructed residential buildings, offices, retail establishments, and automotive repair. The transit spine of Market Street is situated one block to the north, while the alignment of the future Central Subway is located one bloc to the east along Fourth Street.
5. **WHEREAS**, The Planning Department began conversations with the Project Sponsor in 2008 identifying the subject property as an opportunity site that should both reference the lower-scaled environment to the west by emphasizing the existing historic buildings on the site and adding much

needed open space to this part of SOMA, with the potential for density and a mix of uses that relate to the high-rise environment to the east. The proposed Project pre-dates the Central SOMA Plan, but supports many of the goals of the Plan, such as supporting transit oriented growth, providing extensive open space, and shaping the area's urban form with recognition of both the City and neighborhood context.

6. **WHEREAS**, The Project proposes to demolish surface parking lots and several existing buildings (926 Howard Street, 912 Howard Street, 409-411 Natoma Street, and 190 Fifth Street), retain the Dempster, Camelline, Chronicle, and Examiner (portion) buildings, and construct three new towers on the Project site, with occupied building heights ranging from approximately 200 feet to 450 feet. The Project includes approximately 821,300 square feet of residential uses (approximately 690 units), 807,600 square feet of office uses (including active office uses at or below the ground floor), 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).
7. **WHEREAS**, The Project would also include vehicular parking, bicycle parking, and loading facilities, an extensive program of private- and publicly-accessible open space, and streetscape and public-realm improvements. The northerly portion of Mary Street between Minna and Mission Streets would be converted into a pedestrian alley lined with active uses and enhanced with seating, landscaping, an pedestrian-scaled lighting. Public open space will be provided at the center of the 5M Project, providing active and passive space incorporating artwork, landscape treatments, and furnishings. Another significant open space would be situated on the rooftop of the Chronical building, including a deck, lawn space, seating, and opportunities for urban agriculture and outdoor gardens.
8. **WHEREAS**, On November 20, 2014, the Planning Commission held an informational hearing regarding the Project, which included a broad overview of the design and regulatory approach being proposed for the site. On July 23, 2015, the Planning Commission held a second informational hearing for the Project, which focused on the Design for Development document proposed as part of the overall project entitlements. On August 6, 2015, the Planning Commission held a third informational hearing for the Project, focusing on public benefits, wind and shadow effect, circulation design and transportation, and street improvements. On September 3, 2015, the Planning Commission held a final informational hearing on the Project, focusing on various issues raised at the third informational hearing.
9. **WHEREAS**, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors.
10. **WHEREAS**, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions.
11. **WHEREAS**, In order for the Project to proceed and be developed with the proposed mix of uses and development controls, various General Plan amendments, height reclassifications and amendments to

the Planning Code and Zoning Maps, together with additional entitlements and approvals, are required.

12. **WHEREAS**, On August 6, 2015, the Planning Commission held a duly noticed public hearing to consider initiation of General Plan Amendments associated with the Project, and adopted Resolution No. 19429 initiating such General Plan Amendments.
13. **WHEREAS**, On October 15, 2014, the Department published a draft Environmental Impact Report (EIR) for public review. The draft EIR public comment period was originally proposed to end on December 1, 2014, and was subsequently extended by the Environmental Review Officer to January 7, 2015. On November 20, 2014, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On August 13, 2015, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. The draft EIR and the Comments and Responses document constitute the Final EIR. On September 17, 2015, the Commission reviewed and considered the Final EIR at a duly noticed public hearing and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31. Jonas Ionin, at the Planning Department, is the custodian of records, located in the File for Case No. 2011.0409ENV, at 1650 Mission Street, Fourth Floor, San Francisco, California
14. **WHEREAS**, On September 17, 2015, at a duly noticed public hearing at a regularly scheduled meeting, by Motion No. 19459, the Commission adopted findings, including a statement of overriding considerations and a Mitigation Monitoring and Reporting Program pursuant to CEQA, the State CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR for the Project and adopts and incorporates by reference as though fully set forth herein the findings, including a statement of overriding considerations, pursuant to CEQA, adopted by the Commission by Motion No. 19459.
15. **WHEREAS**, The Project would affirmatively promote, be consistent with, and would not adversely affect the General Plan as it is proposed to be amended, for the reasons set forth set forth in Motion No. 19460, Case No. 2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD, which are incorporated herein as though fully set forth.
16. **WHEREAS**, The Project complies with the eight priority policies of Planning Code Section 101.1, for the reasons set forth set forth in Motion No. 19460, Case No.

2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD, which are incorporated herein as though fully set forth.

17. **WHEREAS**, A Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Project, by amending the Maps of the Downtown Area Plan, SoMa Area Plan, Urban Design Element, and the General Plan Land Use Index, to reflect amendments to the boundaries of the Downtown and SoMa Area Plans, and to add references to the 5M SUD, and adding a clarifying notation to the Eastern Neighborhoods Area Plans Maps concerning exclusion of the Project area and is attached hereto as Exhibit A.
18. **WHEREAS**, The Office of the City Attorney has approved the proposed Ordinance as to form.
19. **WHEREAS**, Section 4.105 of the San Francisco Charter and Section 340 of the Planning Code require that the Commission initiate any proposed amendments to the City's General Plan, and make a recommendation for approval or rejection to the Board of Supervisors before the Board of Supervisors acts on the proposed amendments.
20. **WHEREAS**, Also on September 17, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed General Plan Amendments.
21. **WHEREAS**, The Commission has had available to it for its review and consideration studies, case reports, letters, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearings on the Project.
21. **WHEREAS**, The Commission finds that the Project provides substantial assurances and benefits that would accrue to the public and the City, including, but not limited to, contributions to assist the City and surrounding community in meeting affordable housing, work-force development, youth development, transit, pedestrian safety, and public art goals, and promotes a wide variety of City policies and objectives regarding but not limited to urban design, public realm and streetscape features, affordable housing, economic and workforce development, sustainability, historic preservation, transportation demand management, and open space, all as further detailed in the findings in Motion No. 19460 (General Plan and priority policies consistency) and Resolution No. 19466 (Development Agreement) which are incorporated by reference as though fully set forth herein.
22. **WHEREAS**, all pertinent documents may be found in the files of the Planning Department, Jonas Ionin (Commission Secretary) as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

NOW, THEREFORE BE IT RESOLVED THAT, the Commission finds, based upon the entire record, including but not limited to the information set forth above, the submissions by the Applicant, the staff of the Department, and other interested parties, the oral testimony presented to the Commission at the public hearing, all other written materials submitted by all parties, and the evidence set forth above, that the public

necessity, convenience and general welfare require that the General Plan be amended as set forth in the attached Ordinance, pursuant to Planning Code Section 340; and

BE IT FURTHER RESOLVED THAT, the Planning Commission recommends that the Board of Supervisors approve the proposed General Plan Amendments.

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

Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Richards

NOES: Moore, Wu

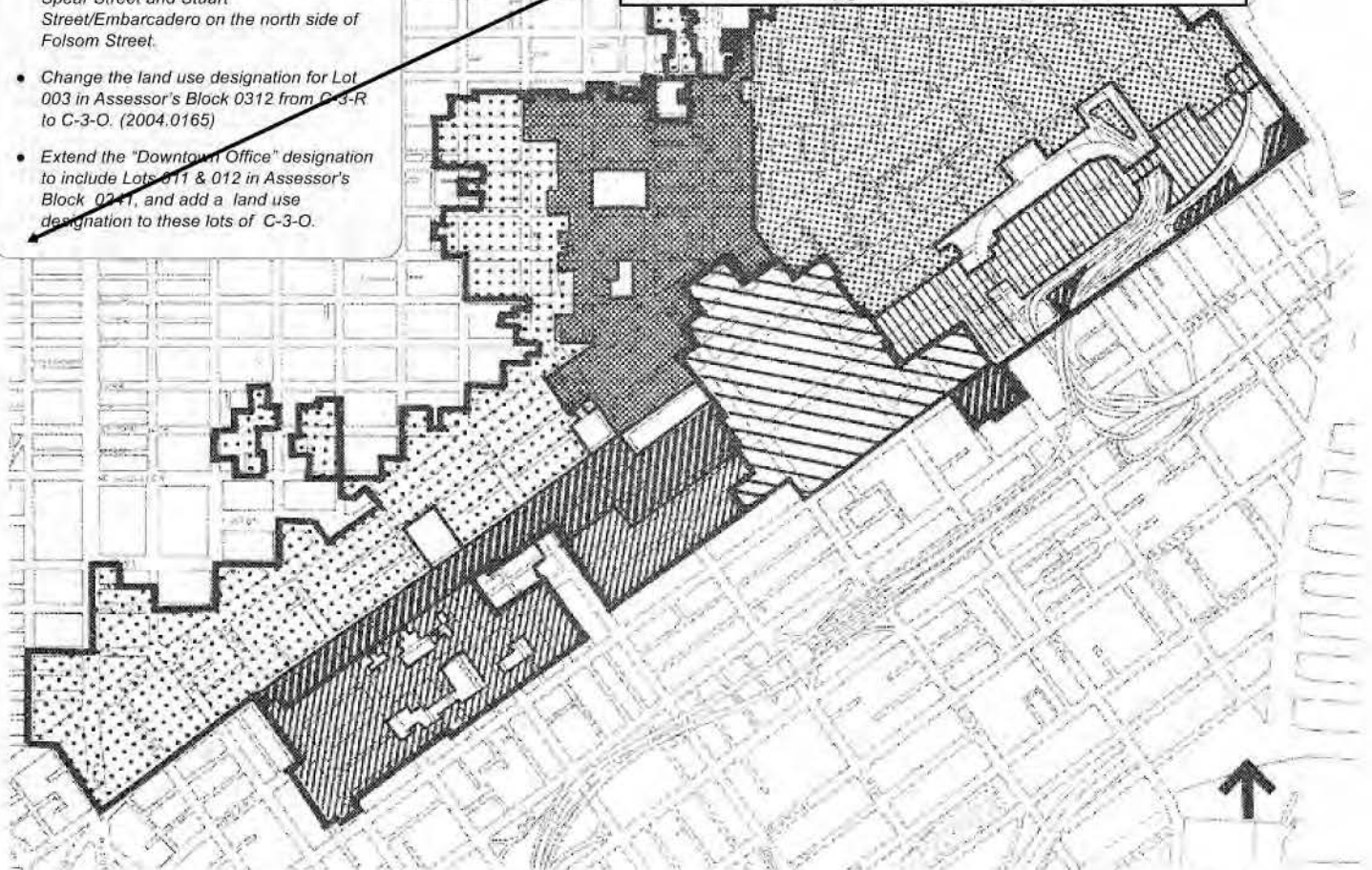
ABSENT: None

ADOPTED: September 17, 2015

MAP TO BE EDITED

- For public parcels on former freeway ramps in the Transbay (along Folsom Street between Essex and Spear Streets, and between Main and Beale Streets north of Folsom Street) create a new category called "Transbay Mixed-Use Residential." Add this to the reference chart with notation, "See Transbay redevelopment Plan and Development Controls"
- Extend the "Downtown Office" designation to the southern half of the block between Spear Street and Stuart Street/Embarcadero on the north side of Folsom Street.
- Change the land use designation for Lot 003 in Assessor's Block 0312 from C-3-R to C-3-O. (2004.0165)
- Extend the "Downtown Office" designation to include Lots 011 & 012 in Assessor's Block 0341, and add a land use designation to these lots of C-3-O.

****Amend the boundaries of the Downtown Plan to incorporate Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725, identify their land use designation as C-3-S, and add reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for commercial use types and density limits.**



DOWNTOWN LAND USE AND DENSITY PLAN

0 400FT
Map 1

Predominant Commercial Use Type	Building Commercial Intensity Density* Height	Appropriate Zoning District
Downtown Office	FAR 9:1	C-3-O
Downtown Office	6:1	C-3-O (SD)
Downtown Retail	6:1	C-3-R
Downtown General Commercial	6:1	C-3-G
Downtown Service	5:1	C-3-S
Downtown Service, Industrial	2:1 office, 5:1 other	C-3-S (SU)
Mixed Use	See Yerba Buena Center Redevelopment Plan	

*Unused FAR may be transferred from preservation sites to development sites up to a maximum FAR of 18:1 in the C-3-O and C-3-O (SD) districts and up to one and one half times the basic FAR in the C-3-R, C-3-G and C-3-S districts. See Preservation of the Past Chapter.

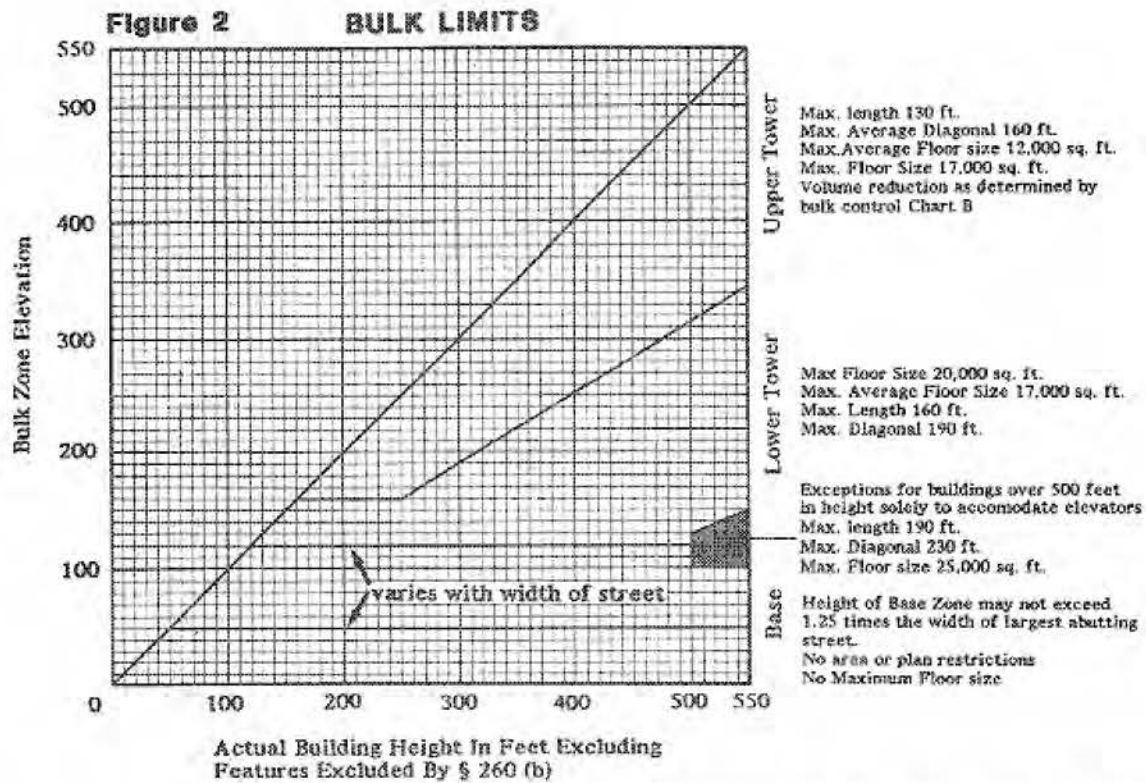
NOTE: The notations shown in italics represent recent amendments to the General Plan. This map is intended only as a temporary placeholder, and will be replaced by final maps illustrating these amendments in graphic form.



0 400FT
Map 5

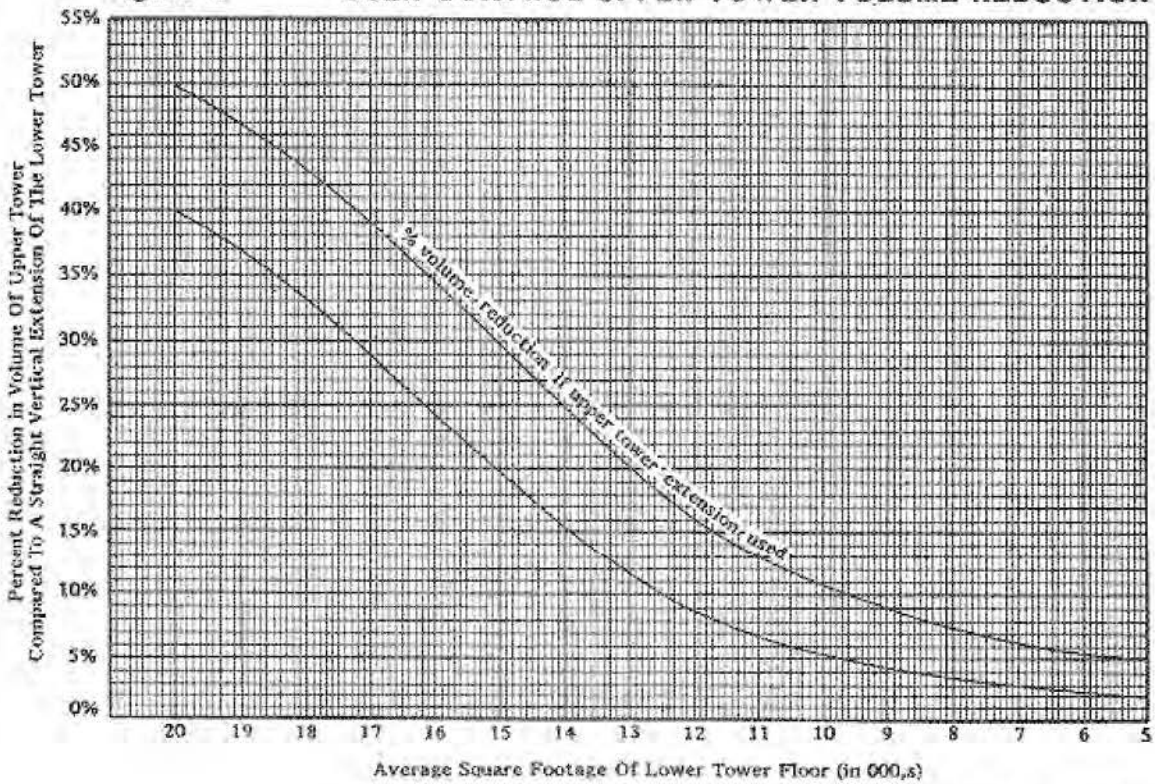
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Downtown Plan Figures



****Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."**

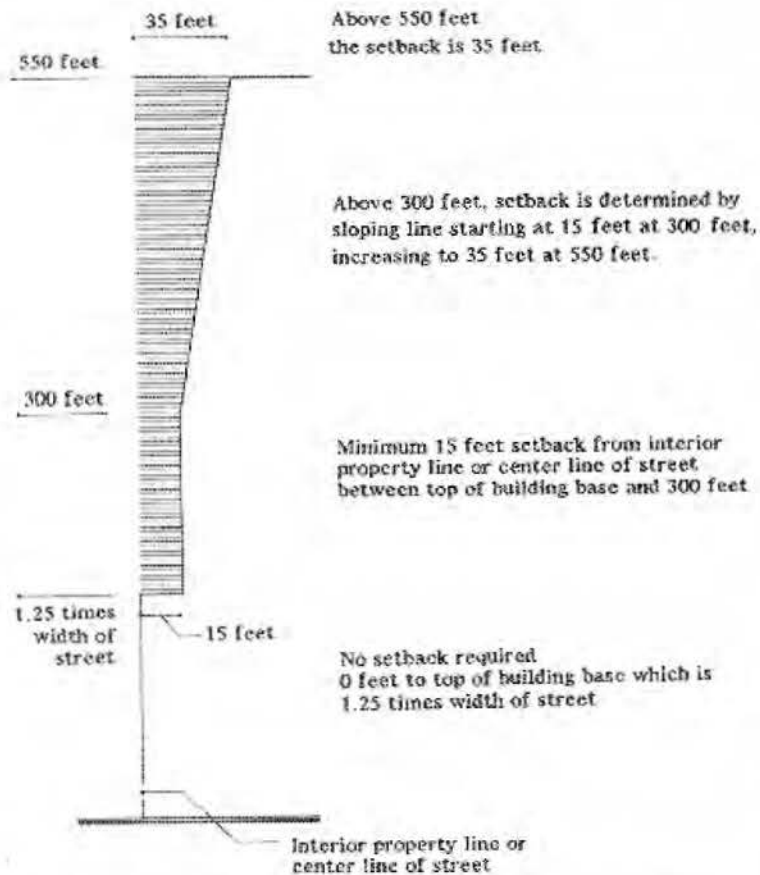
Figure 3 BULK CONTROL UPPER TOWER VOLUME REDUCTION



**Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."

Figure 4

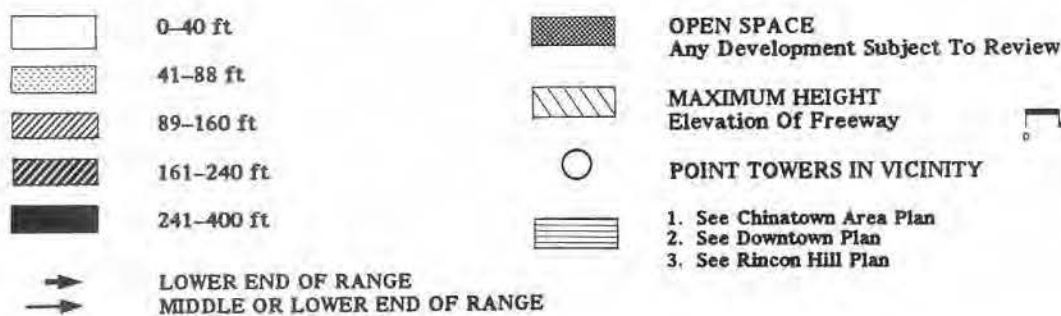
SEPARATION BETWEEN TOWERS



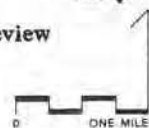
**Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."



URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS



Map 4



MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in *italics* represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

→ Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place an asterisk on the parcels with a reference on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

→ Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

→ Add: "See Mission Bay Guidelines adopted by the Planning Commission"

→ Add reference under #2 to Transbay: "See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan"

→ Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

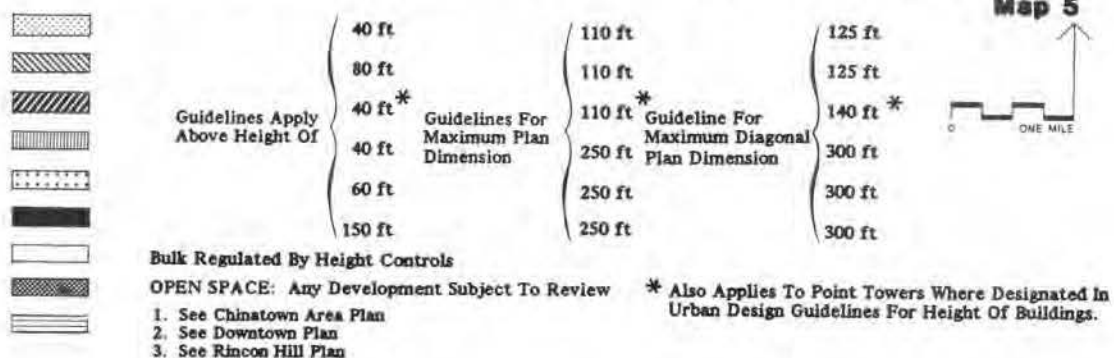
→ Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"

→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

****Add a reference that states, "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."**



URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS



MAP APPROVED BY THE BOARD OF SUPERVISORS

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→ Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place a "t" (cross shape) on the parcels with a similar "t" on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

→ Add reference under #2 to Transbay: See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan

→ Delete shadings, add + at AB3796 (lots 1&2), 3797 (lot 7) and part of 3880; and add: "See Mission Bay North and South Redevelopment Plans"

→ Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

→ Add + under "Also Applies..." and add: "See Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

→ Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"

→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

****Add a reference that states "See Fifth and Mission Special Use District, Section 249.74 of the Planning Code, for buildings therein."**

MAP TO BE EDITED

- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.

****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**

MAP 2

GENERALIZED LAND USE PLAN Schematic Boundaries Only



Residential



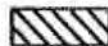
Residential / Retail / Business Service /
Light Industrial



Residential / Retail / Business Service /
Light Industrial



Hall of Justice Legal Service Office District



Residential / Retail / Business Service / Light Industrial / Office



Retail / Business Service / Industrial
Low Income Housing a Conditional Use



Office / Retail / Business Service / Light Industrial
Housing and Entertainment a Conditional Use

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MAP TO BE EDITED




- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.

****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**





MAP 3

DENSITY PLAN

Schematic Boundaries Only

-  Medium Density Residential (1:400)*
Low Density Commercial / Industrial (1FAR)**
-  Moderate Density Residential (1:600)
Low Density Commercial / Industrial (1:8FAR)
-  High Density Residential (1:200)
Moderate Density Commercial / Industrial (2.5FAR)

- * Number of dwelling units allowed per square foot increment of lot area.
- ** Multiplied ratio of building area to lot area.

-  High Density Residential (1:200 or Building Envelope Limit)
Low Density Commercial / Industrial (1:8FAR)
-  High Density Residential (1:200)
Medium Density Commercial / Industrial (3FAR)
-  High Density Residential (1:200)
Medium Density Commercial / Industrial (4FAR)
-  High Density Residential (1:200)
Medium High Density Commercial / Industrial 4.5 (FAR)

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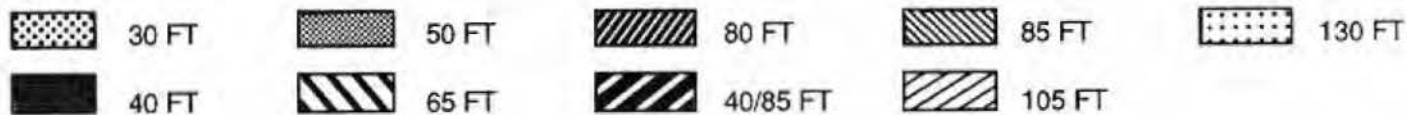
MAP TO BE EDITED

- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.

****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**

MAP 5

**HEIGHT PLAN
Schematic Boundaries Only**



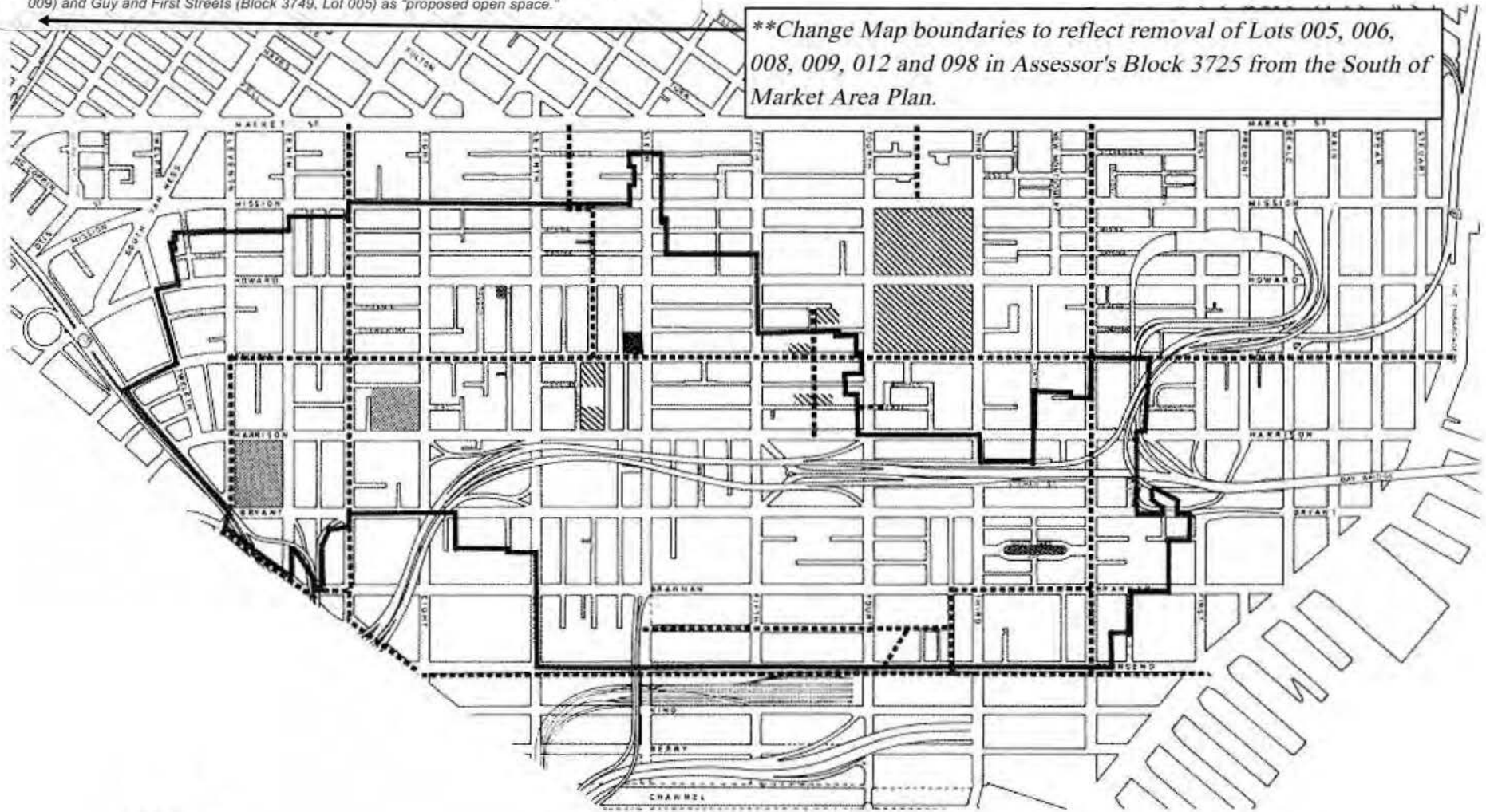
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MAP TO BE EDITED

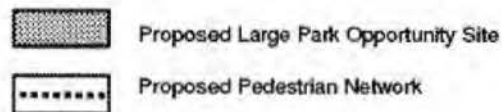
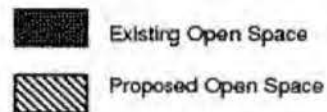
- Add East SoMa Area Plan boundaries, and change South of Market boundaries to reflect accurate plan area boundaries, to exclude East SoMa and remove Embarcadero Freeway ramps.
- Amend to include the proposed open spaces at Harrison and Fremont Streets (Block 3766, Lot 009) and Guy and First Streets (Block 3749, Lot 005) as "proposed open space."

****Change Map boundaries to reflect removal of Lots 005, 006, 008, 009, 012 and 098 in Assessor's Block 3725 from the South of Market Area Plan.**



MAP 7

OPEN SPACE AND PEDESTRIAN NETWORK



NOTE:
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