[Final Map 8731 - 5M Project Phase One]

Motion approving phased Final Map 8731, 5M Project, PID 8731 - Phase No. 1, relating to portions of the 5M Project, the merger and vertical subdivision of existing Assessor's Parcel Block No. 3725, Lot Nos. 005, 006, 008, 009, 043 through 047, 077, 097, and 098 resulting in eight lots intended for commercial, open space, and public right-of-way uses, subject to specified conditions; approving a Public Improvement Agreement related to the Final Map; and acknowledging findings pursuant to the

WHEREAS, The 5M site is a nearly four-acre area generally between Mission, Fifth and Howard Streets; and

General Plan, and eight priority policies of Planning Code, Section 101.1.

WHEREAS, 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; now, therefore, be it

MOVED, That the certain map entitled "FINAL MAP 8731, 5M Project, PID 8731 - Phase No. 1", a merger and vertical subdivision of portions of the 5M Project area into an eight lot subdivision, with lots intended for commercial, open space, and public right-of-way uses, as described on Sheets 4, 5, and 6 of said Map, comprising six sheets, approved

May 21, 2019, by Department of Public Works Order No. 201239, is hereby approved, subject to the conditions specified in this motion, and said map is adopted as an Official Final Map No. 8731; and, be it

FURTHER MOVED, That the Board of Supervisors acknowledges the findings made by the Planning Department, in a letter dated March 25, 2019, that the tentative map complies with the applicable provisions of the Planning Code and is subject to the conditions contained in Planning Commission Motion Nos. 19467 through 19473, Board of Supervisors File No. 150788, and that none of the conditions in California Government Code, Section 66474(a), through (g) exist, and the findings made by Planning Commission Resolution No. 19460, that the proposed subdivision, on balance, is consistent with the objectives and policies of the General Plan, and the eight priority policies of Section 101.1 of the Planning Code; and, be it

FURTHER MOVED, That because the Subdivider has not completed the required public improvements associated with this Final Map, completion of certain improvements will be deferred, and certain conditions have not been fulfilled at the time of the filing of this Final Map, the Subdivision Code requires that the Subdivider and City enter into a Public Improvement Agreement to address these requirements; and, be it

FURTHER MOVED, That Public Works recommends that the Board of Supervisors approve the Public Improvement Agreement for Final Map 8731 and hereby approves said Agreement and authorizes the Director of Public Works and the City Attorney to execute and file the agreement in the Official Records of the City and County of San Francisco; and, be it

FURTHER MOVED, That Public Works recommends that the Board of Supervisors conditionally accept on behalf of the public the offer of improvements described in the owners' statements on the Final Map, subject to the City Engineer's issuance of a Notice of Completion and further Board of Supervisors action, and the Board adopts this recommendation; and, be it

FURTHER MOVED, That the Board of Supervisors acknowledges that the Director of the Division of Real Estate shall accept offers of dedication for sidewalk and right-of-way purposes on Lots A, B and C, as described on the Final Map, and the dedication of a non-exclusive public sidewalk easement, as shown on Final Map 8731, to be conveyed by separate instrument (sidewalk easement agreement); and, be it

FURTHER MOVED, That the approval of this Final Map also is conditioned upon compliance by subdivider with all applicable provisions of the California Subdivision Map Act, California Government Code Sections 66410 et seq., and the San Francisco Subdivision Code and amendments thereto; and, be it

FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of Public Works to enter all necessary recording information on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's statement as set forth herein.

DESCRIPTION APPROVED:

Bruce R. Storrs, PLS

City and County Surveyor

RECOMMENDED:

Mohammed Nuru

Director of Public Works



City and County of San Francisco **Tails**

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Motion: M19-098

File Number:

190607

Date Passed: June 04, 2019

Motion approving phased Final Map 8731, 5M Project, PID 8731 - Phase No. 1, relating to portions of the 5M Project, the merger and vertical subdivision of existing Assessor's Parcel Block No. 3725, Lot Nos. 005, 006, 008, 009, 043 through 047, 077, 097, and 098 resulting in eight lots intended for commercial, open space, and public right-of-way uses, subject to specified conditions; approving a Public Improvement Agreement related to the Final Map; and acknowledging findings pursuant to the General Plan, and eight priority policies of Planning Code, Section 101.1.

June 04, 2019 Board of Supervisors - APPROVED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190607

I hereby certify that the foregoing Motion was APPROVED on 6/4/2019 by the Board of Supervisors of the City and County of San Francisco.

> Angela Calvillo Clerk of the Board