

1 [Final Map No. 10101 - 5M Project Phase Two]

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3 **Motion approving phased Final Map No. 10101, 5M Project, PID 8731-Phase No. 2**  
4 **relating to portions of the 5M Project, a three lot merger and public improvement**  
5 **project, located at 434 Minna Street and 44 Mary Street, being a merger of Assessor’s**  
6 **Parcel Block No. 3725, Lot Nos. 089 through 091; and entitling Assessor’s Parcel Block**  
7 **No. 3725, Lot No. 127, for development purposes; and adopting findings pursuant to**  
8 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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10 WHEREAS, The 5M site is a nearly four acre area generally between Mission, Fifth  
11 and Howard Streets; the 5M Project is a mixed-use development including office, residential,  
12 retail, cultural, educational, open space parking and related uses; specifically at build-out the  
13 5M Project would include up to 807,600 gross square feet of office uses (including ground  
14 floor uses), up to 821,300 gross square feet of residential uses (including both rental and  
15 ownership units), approximately 68,600 gross square feet of other active ground floor uses,  
16 and collectively up to 1,697,600 gross square feet of new construction, and renovated existing  
17 building space, with approximately 331 subterranean vehicle parking spaces, plus bicycle  
18 parking spaces and approximately 59,500 square feet of public and private open space; now,  
19 therefore, be it

20 MOVED, That the certain map entitled “Final Map No. 10101, 5M Project, PID 8731-  
21 Phase No. 2” relating to portions of the 5M Project, a three lot merger and public improvement  
22 project, located at 434 Minna Street and 44 Mary Street, being a merger of Assessor’s Parcel  
23 Block No. 3725, Lot Nos. 089 through 091 and entitling Assessor’s Parcel Block No. 3725, Lot  
24 No. 127 for development purposes, comprising three sheets, approved November 26, 2019,  
25 by Department of Public Works Order No. 202301, is hereby approved, subject to the

1 conditions specified in this motion, and said map is adopted as an Official Final Map No.  
2 10101; and, be it

3 FURTHER MOVED, That the Board of Supervisors acknowledges the findings made  
4 by the Planning Department, in a letter dated March 25, 2019, that the tentative map complied  
5 with the applicable provisions of the Planning Code and subsequent phases are subject to the  
6 conditions contained in Planning Commission Motions No. 19467-19473, Board of  
7 Supervisors File No. 150788, and that none of the conditions in California Government Code,  
8 Section 66474(a)-(g) exist, and the findings made by Planning Commission Resolution No.  
9 19460, that the proposed subdivision, on balance, is consistent with the objectives and  
10 policies of the General Plan, and the eight priority policies of Section 101.1 of the Planning  
11 Code; and, be it

12 FURTHER MOVED, That Public Works recommends that the Board of Supervisors  
13 approve the Public Improvement Agreement for Final Map No.10101 and hereby approves  
14 said Agreement and authorizes the Director of Public Works and the City Attorney to execute  
15 and file the agreement in the Official Records of the City and County of San Francisco; and,  
16 be it

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

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

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DESCRIPTION APPROVED:

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James M. Ryan, PLS  
Acting City and County Surveyor

RECOMMENDED:

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Mohammed Nuru  
Director of Public Works