

2017-020



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

MAR 07, 2017

Notice of Determination

by: **FALLON LIM**
Deputy County Clerk

50 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Phone: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

MAR 07 2017
POSTED
TO

Approval Date: February 24, 2017
Case No.: 2011.0409E
State Clearinghouse No.: 2013011055
Project Title: 5M Project
 925 Mission Street and various parcels
Zoning: Fifth and Mission Special Use District (SUD)
 85-X, 90-X, 200-S, 365-X, and 450-S Height and Bulk Districts
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
Lot Size: Various (approximately 4 acres combined)
Lead Agency: San Francisco Planning Department
Project Sponsor: Andy Wang
 5M Project, LLC
 875 Howard Street, Suite 330
 San Francisco, CA 94103
 (415) 593-4220
Staff Contact: Michael Jacinto, (415) 575-9033
 michael.jacinto@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

\$62 filing fee AND Receipt for prior payment of EIR Fee

PROJECT DESCRIPTION:

The proposed project is located on an approximately 4-acre site at the nexus of the South of Market (SoMa), Downtown and Mid-Market Street neighborhoods, roughly bounded by Mission Street to the north, Fifth Street to the east, Howard Street to the south, and Mary Street and adjacent properties to the

west (the "project site"). The project site consists of 22 parcels¹ and extends from the southwest quadrant of Fifth and Mission Streets south along Fifth Street to Howard Street, and west along Mission and Howard Streets to approximately the middle of the block. Mary, Minna and Natoma Streets are streets internal to the site.

The project is a mixed-use development containing approximately 1,697,600 gross square feet ("gsf") of new, renovated and rehabilitated office, residential, retail, cultural, educational uses and 59,500 square feet of open space uses on the approximately four-acre project site.

The project would include up to 807,600 gsf of office uses (including active office uses at or below the ground floor), 68,700 gsf of other active ground floor uses (including mezzanine and basement spaces), and 821,300 gsf of residential uses (approximately 690 dwelling units. The project would entail construction of three new towers on the project site ranging in height from 220 to 470 feet (200 to 450 feet of occupiable building height), and would retain four existing buildings.

The project would also include vehicular parking, bicycle parking, and loading facilities, and extensive program of privately 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, and pedestrian-scaled lighting. Public open space will be provided at the center of the 5M Project, providing active and passive open space incorporating artwork, landscape treatments, and furnishings. Another significant open space would be situated on the rooftop of the Chronicle building, including a deck, lawn space, and opportunities for urban agriculture and outdoor gardens. The project also includes various public benefits, memorialized in the development agreement described below.

The City and County of San Francisco and 5M Project, LLC have entered into a development agreement in furtherance of the Project. In addition, on December 2, 2015, the City approved the following approvals for the Project: General Plan and Planning Code text and map amendments; General Plan referrals; raising of the cumulative shadow limit for Father Alfred E. Boeddeker Park; authorizing the allocation of the cumulative shadow limit for Father Alfred E. Boeddeker Park; approval of a Design for Development Document; allocations of square footage under the Annual Office Development Limitation Program; Conditional Use authorizations (CU); and various other approvals by the Planning Commission, Recreation and Park Commission, Arts Commission, Municipal Transportation Agency Board of Directors, and Board of Supervisors. An EIR for the 5M Project was previously certified for the project and used as the basis for these approvals. A Notice of Determination for the prior approvals described above was filed with the San Francisco County Clerk and posted on December 3, 2015.

On February 24, 2017, San Francisco Public Works approved a Tentative Map for the Project. The Tentative Map reconfigures the existing 22 parcels that comprise the project site into 13 parcels, in order to facilitate development of the Project as contemplated in the development agreement. The Tentative

¹ The project site comprises the following lots of record on Assessor Block 3275: 005, 006, 008, 009, 012, 042, 043, 044, 045, 046, 047, 076, 077, 089, 090, 091, 093, 094, 097, 098, 099 and 100.


Map is part of the Project and is identified in the development agreement as a "Subsequent Approval" for the Project.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on February 24, 2017, and determined that no additional environmental review is required. These actions are part of the 5M Project. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in file no. 2011.0409E.

1. An Environmental Impact Report has been prepared and certified pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings for the project were previously made pursuant to Section 15091 and a statement of overriding considerations was previously adopted for the project.
3. Mitigation measures were previously made a condition of project approval and a Mitigation Monitoring and Reporting Plan was adopted.

John Rahaim
Planning Director



By Lisa M. Gibson
Acting Environmental Review Officer

cc: 5M Project, LLC
Mary Miles
Sue Hestor



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

Print Cancel Finalize & Email

RECEIPT NUMBER:
 38 — 20170307 — 020
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20170307
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 606529	

PROJECT TITLE
5M PROJECT

PROJECT APPLICANT NAME MICHAEL JACINTO	PROJECT APPLICANT EMAIL MICHAEL.JACINTO@SFGOV.ORG	PHONE NUMBER (415) 575-9033
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PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,070.00 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,043.75 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 62.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 62.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

FALLON LIM, DEPUTY COUNTY CLERK



SAN FRANCISCO PLANNING DEPARTMENT

2015-048

POSTED
DEC 03 2015

Approval Date: December 2, 2015
Case No.: 2011.0409E
State Clearinghouse #: 2013071055
Project Title: 5M Project
Zoning: 925 Mission Street and various parcels
 C-3-S (Downtown Support) and Residential Service District (RSD)
 160-F, 90-X and 40-X/85-B Height and Bulk Districts
Block/Lot: SoMa Youth and Family Special Use District
 Block 3725, Lots: 005, 006, 008, 009, 012, 042, 043, 044, 045, 047, 076,
 077, 089, 090, 091, 093, 097, 098 and air rights parcels 094, 099, and
 100
Lot Size: Various (approximately 4 acres combined)
Lead Agency: San Francisco Planning Department
Project Sponsor: Audrey Tendell
 5M Project, LLC
 875 Howard Street, Suite 330
 San Francisco, CA 94103
Staff Contact: Michael Jacinto, (415) 575-9033
 michael.jacinto@sfgov.org

ENDORSED
 FILED
 SAN FRANCISCO COUNTY CLERK
 DEC 03, 2015
 by: FALLON LIM
 Deputy County Clerk

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

\$60 filing fee AND \$3,069.75 EIR Fee
 No Effect Determination (From CDFG)

13674.001 3312986-3

www.sfpplanning.org

Notice of Determination
 December 2, 2015

CASE NO. 2011.0409E
 925 Mission Street

PROJECT DESCRIPTION:

The proposed project is located on an approximately 4-acre site at the nexus of the South of Market (SoMa), Downtown and Mid-Market Street neighborhoods, roughly bounded by Mission Street to the north, Fifth Street to the east, Howard Street to the south, and Mary Street and adjacent properties to the west (the "project site"). The project site consists of 22 parcels¹ and extends from the southwest quadrant of Fifth and Mission Streets south along Fifth Street to Howard Street, and west along Mission and Howard Streets to approximately the middle of the block. Mary, Mirna and Natoma Streets are streets internal to the site.

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The City and County of San Francisco and 5M Project, LLC have entered into a development project in furtherance of the Project. In addition, the Project required General Plan and Planning Code text and map amendments; General Plan referrals; raising of the cumulative shadow limit for Father Alfred E. Boeddeker Park; authorizing the allocation of the cumulative shadow limit for Father Alfred E. Boeddeker Park; approval of a Design for Development Document; allocations of square footage under the Annual Office Development Limitation Program; Conditional Use authorizations (CU); and various other approvals by the Planning Commission, Recreation and Park Commission, Arts Commission, Municipal Transportation Agency Board of Directors, and Board of Supervisors.

¹ The project site comprises the following lots of record on Assessor Block 3275: 005, 006, 008, 009, 012, 042, 043, 044, 045, 046, 047, 076, 077, 089, 090, 091, 093, 094, 097, 098, 099 and 100.

SAN FRANCISCO
 PLANNING DEPARTMENT

13674.001 3312986-3

Notice of Determination
December 2, 2015

CASE NO. 2011.0409E
925 Mission Street

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 2, 2015. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, at the above address in file no. 2011.0409E.

1. An Environmental Impact Report has been prepared and certified pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted.
3. Mitigation measures were made a condition of project approval and a Mitigation Monitoring and Reporting Plan was adopted.

John Rahaim
Planning Director



by Sarah B. Jones
Environmental Review Officer

cc: SM Project, LLC
Mary Miles
Su-Hester

SAN FRANCISCO
PLANNING DEPARTMENT

13674.001.3512969/3



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
38-2015-048

STATE CLEARING HOUSE # (if applicable)
2013011055

DATE
12/3/2015

DOCUMENT NUMBER
568062

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY
SAN FRANCISCO PLANNING DEPARTMENT

COUNTY/STATE AGENCY OF FILING
SAN FRANCISCO

PROJECT TITLE
5M PROJECT

PROJECT APPLICANT NAME
MICHAEL JACINTO

PROJECT APPLICANT ADDRESS
1650 MISSION STREET, SUITE 400

CITY
SAN FRANCISCO

STATE
CA

ZIP CODE
94103

PROJECT APPLICANT (Check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:
 Environmental Impact Report (EIR) \$3,069.75 \$ 3069.75

Mitigated/Negative Declaration (MND)/(ND) \$2,210.00 \$

Application Fee Water Diversion (State Water Resources Control Board only) \$650.00 \$

Projects Subject to Certified Regulatory Programs (CRP) \$1,043.75 \$

County Administrative Fee \$60.00 \$ 60.00

Project that is exempt from fees

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

OTHER NOTICE OF DETERMINATION

PAYMENT METHOD:
 Cash Credit Check Other

TOTAL RECEIVED \$ 3,129.75

SIGNATURE
X 

PRINTED NAME AND TITLE
FALLON LIM, Deputy County Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFWASB COPY - LEAD AGENCY COPY - COUNTY CLERK

F0763.5a (Rev. 12/13)