

**SAN FRANCISCO
PLANNING COMMISSION
AND
RECREATION & PARK
COMMISSION**

DRAFT – Joint Meeting Minutes

Planning Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**Thursday, September 17, 2015
11:00 a.m.**

PLANNING

COMMISSIONERS PRESENT: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

RECREATION & PARK

COMMISSIONERS PRESENT: Buell, Low, Harrison, Bonilla, Levitan

COMMISSIONER ABSENT: McDonnell

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 11:15 a.m.

STAFF IN ATTENDANCE: Dan Sider, Kevin Guy, Michael Jacinto, John Rahaim – Planning Director, and Jonas P. Ionin – Commission Secretary

A. SPECIAL CALENDAR

NOTE: The Joint Commissions will hold one public hearing for the public to provide testimony on all items listed below, including consideration of whether to certify the EIR. Following the public hearing, the Planning Commission will consider action on certifying the Final Environmental Impact Report; the Recreation and Park Commission will act jointly with the Planning Commission to consider action on raising the cumulative shadow limit for FATHER ALFRED E. BOEDDEKER PARK; the Recreation and Park Commission will consider making a recommendation to the Planning Commission regarding the possible adverse impact of shadow on FATHER ALFRED E. BOEDDEKER PARK; following action on those items, the Recreation & Park Commission will adjourn and the

Planning Commission will remain in session and separately consider action on all other entitlements.

1. [2011.0409E](#)
925 MISSION STREET AND VARIOUS PARCELS (“5M Project”) – Certification of Environmental Impact Report for a project that would entail development of office, retail, residential, cultural, educational, and open space uses in the southwest quadrant of Fifth and Mission Streets in Downtown San Francisco. The project would result in the retention/renovation of four buildings (Chronicle Building at 901-933 Mission Street, constructed in 1924; the Dempster Printing Building at 447-449 Minna Street, constructed in 1907; the Camelline Building at 430 Natoma Street, constructed in 1923; and a portion of the existing Examiner Building’s connector to the Chronicle Building), the demolition of five existing buildings and surface parking lots (910 Howard Street, 912 Howard Street, 924-926 Howard Street, 190 Fifth Street and 110 Fifth Street) and construction of three towers (“H-1, N-1, M-2”) on the approximately four-acre site. The project would accommodate a program of approximately 821,300 square feet of residential uses (approximately 690 units), 807,600 square feet of office uses, 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). Building heights would range from approximately 31 feet to 470 feet. The project would also include vehicular parking, bicycle parking and loading facilities, private- and publicly-accessible open-space and streetscape and public-realm improvements. The Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X, and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.
Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 7, 2015. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify the Environmental Impact Report.
(Planning Commission Action Only)

- SPEAKERS:**
- + Laura Cressmano – Project presentation
 - + (M) Speaker – Shadow presentation
 - + Rec/Park staff – Shadow on Boedecker Park
 - + Anne Tauperi – Project benefits, D.A.
 - + Deedee Workmann – Support for housing, office, BMR housing
 - Jane Wile – Shadow concerns
 - Ed Vince – Exactly what SF needs
 - + (M) Speaker – Support, impact have been mitigated
 - + Stephanie McTravis – Additional progress of our City
 - + Sharon McVeigh Pedigrew – Neighbor support
 - + Catherine Webb-Espana – Support
 - + Tony Chefani – Good paying jobs, project-labor agreement
 - + Mark Hatch – Housing crisis
 - + Marky Swiss – Community benefits package
 - + Rick Schafer – Affordable housing, open space, shadow
 - + (F) Speaker – Senior support
 - + Andy Rolles – Willing desire to involve the arts
 - + John Schwarck – Open space mitigation, housing, affordable housing

- = Linda Deviro – Request for continuance
- = Linda Schafer – Privately owned public open spaces
- + Amy Mullen – Affordable housing
- + Margaret Bonner – Housing, more walkable and safe
- + Rob Poole – Existing amenities, added benefits
- + Speaker – Everything creates shadow
- + Michael Firevarty – More jobs, affordable housing
- + Shallamar Jones – Affordable housing, less homeless
- + Michael Theriott – Forest City trustworthy developer
- + Carlo Gascon – Benefit the community
- + Rudy Corpus – We know what we need, 33% affordable housing
- Rosie – 688 more apartments, parking displacement
- + Carrie Devo Jake – Jobs, ensuring economic diversity
- + Shelly Trott – Arts non-profit-cast
- + (M) Speaker – Gentrification, 33% affordable housing
- + Juanito Godogaron – Protection, adult, youth, disabled
- + Elizabeth Akindo – Think of the people in the community
- Marty Sussanas – Tiny percentage of affordable housing in the midst of luxury housing
- Theresa Imperial – Demand for continuance
- Caroline Calderon – Continue approvals, what do you want on the headlines
- Rita Babilla – Youth, family, seniors, adult
- David Elliot Lewis – The only part in the neighborhood that will be shadowed
- Lauren Vallasco – Being kicked out of your home is traumatic, postpone the development
- + Justin – 5M is not displacing people
- + Bill Werthen – Sustainability, public open spaces
- + Daniel Camp – Severe housing shortage, shadows
- + Greg Bryan – Alleviates the housing problem
- + Donald Dousoff – Raises the level of liveability
- + Katie Lamont – Affordable housing, community benefits, gentrification
- (M) Speaker – Legacy of the Planning Commission, request for continuance
- + Marriam Zuzunas – Weary of history repeating itself, 5M has been responsive
- Tran Consellation – Planning Commission is ignoring the Filipino Community, continue the project 'til after December 15th.
- Deanna Kinotchuwi – Gentrification of the Filipino Community, continuance
- Peter Papadapollis – Request for continuance
- Micki Casillo – Gentrify the neighborhood, continuance
- Jin Cheng Tien – Urge you to oppose, gentrification
- + Carlos Durandt – Responsible developer
- Chris Ongoko – Fear of what is happening
- + Ronnie Bernhard – Support
- + Rosalia Toberra – Displacement, affordable housing
- + Angelina Lerro – Affordable housing, stop displacing people
- + Lorenzo Listana – Affordable housing, no displacement
- + Niko Pittney – Wants a diverse city, 5M does that
- Mellissa Reyes – Request for continuance
- Tina Schoff – Support continuance
- Samantha Dizon – Filipino displacement

- + Alan Sandler – High school open space, design, project
- + Beatrice Reneight – Open space project
- + Erick Canow – Open space project
- (F) Speaker – Redevelopment Redux, continuance
- Nicole Ferrara – Transportation issues, parking ratios
- Hiroshi Fukuda – Gentrification
- Tony Robles – Greed, dollars and cents
- (M) Speaker – Continuance, support for Filipino Community, rent increases. Advance stages of gentrification
- (M) Speaker – Continuance, light on Mint Plaza
- Andy Blue – Giveaway to developers
- Marlene Morgan – Fast tracked, continuance
- + (F) Speaker – On behalf Community Arts Development Trust
- Vanay Pattel – 2010 Census 10% drop in the Filipino population
- Andrew Wood – Request for continuance, Cultural place making zoning
- + Henry Karnilowicz – No displacement
- Eric Arguello – Support Filipino heritage district, family, youth and SUD, continue the project
- Jason Bayani – Support for continuance
- Susan Marsh – Continuance, raise property values
- Oliver Vesariya – Continuance
- + Jamarie – Support 5M
- + Isabella – Support 5M
- John Elberling – Shadows on Yerba Buena Garden – mitigation fee
- + Rob Quant – Forest City core values
- Diana Martinez – Direct impacts of luxury developments
- Redalgo Palomo – Contrary to a sanctuary city, impact to immigrants in SF
- Laura Guzman – Take care of the Filipino community
- Noami Tsung – Economic and racial cleansing
- Chita Buktai – Urge for continuance
- Adelia Pannise – Keep SF diverse
- Jaye Demoroja – Take a closer look at the project and its impacts
- Lisa Vincente – Spot zoning, crack for gentrification
- Nick Salazar – Displacement, affordability
- Theresa Agulalas – Inclusive, expensive, gentrification
- Patricia Kerman – Changes have not been good, emotion, passion of voices
- Akoro – Eviction, do the right thing
- Therria – Support for continuance housing for those that are displaced
- Joanna Cruz – Connection to each other and to this land
- Fay Panidan – Displacement
- Robert Marquez – Continuance, for anti-displacement and stabilization plan
- Maria Sabudiyo – Ignoring the Filipino community
- T.J. Bossa – Continuance thru December
- (F) Speaker – Coexist w/5M community, continuance
- Luise Antonia – Do not vote today
- Ray Louisio – Middle finger in SOMA
- Villa Caraquez – Support for a compromise
- Julie Barbonio – Take no action
- + Gabriel Metcalf – Has been in the process for 7 years, we know the pros and cons

- Gini Fay Khadisadisi – Written documentation for senior housing
- John Bizon – Youth concerns
- Gregory Aldon – Anti displacement plan, small site acquisition
- Vivian Araullia – Eviction of Filipino community
- (F) Speaker – Continuance
- Mary Rokay – Tired of fighting, seniors are misinformed
- Robert Barham – Treat everyone as a human being, state built on immigrant
- Arina Mario – SOMA
- Bernadet Tasai – Filipino Heritage District
- Sue Hestor – Rezoning, Downtown plan, continuance w/directions
- Chris Dorazo – Open space, continuance
- + May Ng – New permanent home for affordable art space
- Barbara Rachman – Support for continuance
- Mari Savella – Listen to the people
- + Laura Clark – Process is a nightmare
- + Marcus Ismail – Support
- + Don Faulk – Receiver site, owning land and building permanently affordable housing. Sets the standard for future big projects
- Jamie Whitaker – Continuance, equitable planning, office space, more housing
- + Armand Dmolouski – Community benefits. Ted Egan report
- + Michelle Limas – SOMA community is not in agreement, but that's okay
- Diane Ruiz – Development agreements over community planning
- Adan Chan – Opposition
- Joseph Smart – SUD, Egan Report
- Rupert – Displacement
- (F) Speaker – Continuance
- Angelica Cabande – Continuance
- Kong – Continuance
- Lorraine De Guzman – Continuance for community development process
- Ada David – Filipino community, continuance
- Rick – Respect the community, spot zone
- Emmanuel Romero – UN declaration of human rights
- Alex - Continuance

ACTION: Certified as amended by staff errata sheet
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards
 MOTION: 19458

- 2a. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725 – Request for **Adoption of Findings and adoption of Statement of Overriding Considerations under the California Environmental Quality Act** in association with the 5M Project. 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). 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 Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X, and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.

Preliminary Recommendation: Adopt CEQA Findings

(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Adopted CEQA Findings as amended by staff errata sheet
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards
 MOTION: 19459

- 2b. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725 – Request for **Adoption of Findings of Consistency** with the San Francisco General Plan and Planning Code Section 101.1, in association with the 5M Project. 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). 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 Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X, and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.
 Preliminary Recommendation: Adopt General Plan Consistency Findings
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Adopted General Plan Consistency Findings as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19460

- 2c. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725; and FATHER ALFRED E. BOEDDEKER PARK, bounded by two six-story private mixed-use properties on the north, Jones Street on the west, Eddy Street on the south, and a six-story residential building on

the east; a portion of the L-shaped park is bounded by Ellis Street to the north and two-to-six story private buildings to the east, south and west - Lots 009, 017, 018 and 019 in Assessor's Block 0332 - **Discussion and possible joint action by the Planning Commission and Recreation and Park Commission to raise the Cumulative Shadow Limit for Father Alfred E. Boeddeker Park**, pursuant to the jointly-approved Planning Code Section 295 Implementation Memo adopted in 1989, in order to accommodate new shadow cast by the 925 Mission Street/5M Project, and adoption of findings under the California Environmental Quality Act. 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). 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 Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X, and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.

Preliminary Recommendation: Raise Cumulative Shadow Limit

(Planning Commission and Recreation and Park Commission Joint Action)

SPEAKERS: Same as Item 1.
 ACTION: Raised Cumulative Shadow Limit as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19461

- 2d. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (RPD Staff)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725; and FATHER ALFRED E. BOEDDEKER PARK – bounded by two six-story private mixed-use properties on the north, Jones Street on the west, Eddy Street on the south, and a six-story residential building on the east; a portion of the L-shaped park is bounded by Ellis Street to the north and two-to-six story private buildings to the east, south and west - Lots 009, 017, 018 and 019 in Assessor's Block 0332. **Discussion and possible action by the Recreation and Park Commission to adopt a resolution to recommend to the Planning Commission that the new shadow cast on Father Alfred E. Boeddeker Park, by the proposed project at 925 Mission Street will not be adverse to the use of the park, as required by Planning Code Section 295 (the Sunlight Ordinance).** 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). 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 Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X, and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.
(Recreation and Park Commission Action Only)

SPEAKERS: Same as Item 1.
ACTION: Adopted a recommendation to the Planning Commission that the new shadow cast on Father Alfred E. Boeddeker Park, by the proposed project at 925 Mission Street will not be adverse to the use of the park as amended by staff errata sheet
AYES: Buell, Low, Harrison, Bonilla, Levitan

NOTE: Following items 2a, b, c, and d the Recreation and Park Commission will adjourn, and the Planning Commission will remain in session to separately consider items 2e, f, g, h, i, j, k, l, m, n, o, p, and q.

2e. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725; and FATHER ALFRED E. BOEDDEKER PARK – bounded by two six-story private mixed-use properties on the north, Jones Street on the west, Eddy Street on the south, and a six-story residential building on the east; a portion of the L-shaped park is bounded by Ellis Street to the north and two-to-six story private buildings to the east, south and west - Lots 009, 017, 018 and 019 in Assessor's Block 0332 - Request to **Consider, upon the recommendation of the Recreation and Park Commission, whether the net new shadow cast by the project on Father Alfred E. Boeddeker Park will be adverse to the use of the park, and to authorize the allocation of the cumulative shadow limit for Boeddeker Park to the project (Section 295).** 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). 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 Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X, and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.
 Preliminary Recommendation: Adopt Findings
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.

ACTION: Adopted a Recommendation for Approval as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19462

- 2f. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725 – Request for **General Plan Amendments of various maps and figures within the Downtown Plan, the Urban Design Element, and the South of Market Area Plan** elements of the General Plan, annotation of the Eastern Neighborhoods Area Plan maps, and updating of the General Plan Land Use Index to reflect the proposed amendments, in association with the mixed-use commercial, residential, retail/educational/cultural development project known as the 5M Project. The Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.

Preliminary Recommendation: Adopt a Recommendation for Approval
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Adopted a Recommendation for Approval as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 RESOLUTION: 19463

- 2g. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725 – Request for **Zoning Text Amendment and Zoning Map Amendment** in accordance with Planning Code Section 302 to 1) Reclassify Lots 005, 006, 008, 009, 012, and 098 within Assessor's Block 3725 from the RSD (Residential Service) to the C-3-S (Downtown Support) Zoning District (Zoning Map ZN01), 2) Remove Lots 005, 006, 008, 009, 012, and 098 from the SOMA Youth and Family Special Use District of (Zoning Map SU01) (Section 302), and 3) Establish the "Fifth and Mission Special Use District" (SUD) on the entire project site (Zoning Map SU01). The proposed SUD would modify specific Planning Code regulations related to permitted uses, dwelling unit density, floor area ratio, dwelling unit exposure, height limitations, bulk limitations, setbacks and tower separation, off-street vehicle and bicycle parking and loading, open space, streetscape improvements, pedestrian wind limitations, artworks, wayfinding signs, and transferrable development rights, and would establish review procedures for building permits for the 5M Project. The SUD would also incorporate by reference a proposed "Design for Development" for the 5M Project that provides specificity on aspects of architecture and massing, streetscape improvements, landscaping and greening, lighting, circulation and transportation facilities, public art, open space programming and design, activation and enhancement of the pedestrian realm, and sustainability features. The Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.

Preliminary Recommendation: Adopt a Recommendation for Approval
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Adopted a Recommendation for Approval as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 RESOLUTION: 19463

- 2h. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725 - Request for **Height Reclassification** (Section 302) of Zoning Map HT01 to reclassify portions of the property from the existing 40-X/85-B, 90-X and 160-F Height and Bulk Districts to the 85-X, 200-S, 365-X, and 450-S Height and Bulk Districts, in association with the 5M Project. The Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.

Preliminary Recommendation: Adopt a Recommendation for Approval
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Adopted a Recommendation for Approval as amended by staff errata sheet including:

1. Melding the Youth & Family Zone controls into the SUD for CU and Formula Retail, except Restaurants as defined the Youth & Family Zone District.
2. Mimic the Market & Octavia unit mix requirement; and
3. Require 1, 2 and 5 year updates on the project's effect on surrounding properties outside the SUD.

AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 RESOLUTION: 19464

- 2i. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725 – Request for **Approval of a Design for Development Document** in association with the 5M Project. 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). The Design for Development document sets forth and articulates a vision for the character of the overall project, and provides

specificity on aspects of architecture and massing, streetscape improvements, landscaping and greening, lighting, circulation and transportation facilities, public art, open space programming and design, activation and enhancement of the pedestrian realm, and sustainability features. The Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.

Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
ACTION: Approved with Conditions as amended by staff errata sheet
AYES: Fong, Antonini, Hillis, Johnson, Richards
NAYES: Wu, Moore
MOTION: 19465

- 2j. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012, 042-047, 076, 077, 089-091, 093, 094, and 097-100 of Assessor's Block 3725 – Request for **Approval of a Development Agreement** between the City and County of San Francisco and "5M Project, LLC" in association with the 5M Project. The proposed Development Agreement will address project phasing, delivery of public realm improvements, and public benefits on topics to include affordable housing, transportation, open space, workforce development, historic rehabilitation, youth development, and arts and culture. 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). 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 Project Site is currently located within the C-3-S and RSD Zoning Districts, the 40-X/85-B, 90-X and 160-F Height and Bulk Districts, and is partially located within the SOMA Youth and Family Special Use District.
Note: Pursuant to San Francisco Administrative Code Section 56.4(c) the Director of Planning has received and accepted a complete application for the amendment of the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File 2011.0409DVA.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
ACTION: Approved with Conditions as amended by staff errata sheet, including recommendations for:
1. Allocating \$300,000 toward a Filipino Cultural Heritage District;
2. Establishing a stabilization fund for residential and commercial displacement;

3. Increasing funding for small sites acquisition; and
4. Project Sponsor to continue considering an on-site child care facility as part of the project

AYES: Fong, Antonini, Hillis, Johnson, Richards

NAYES: Wu, Moore

RESOLUTION: 19466

- 2k. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012 and 098 of Assessors Block 3725 – Request for **Allocation of Square Footage under the Annual Office Development Limitation Program** (Planning Code Sections 320-325), for a project to construct a new 25-story building reaching a maximum height of approximately 362 feet, with an approximately 30 foot architectural screen, for a total height of approximately 395 feet, containing approximately 593,500 square feet of office uses, approximately 33,000 square feet of active ground floor and mezzanine space (including 7,100 square feet of retail), and up to three subterranean levels with vehicle and bicycle parking, loading, and mechanical space, located within the proposed "Fifth and Mission Special Use District" ("5M SUD") and generally referred to as the "H-1 Project." The H-1 Project is a portion of the larger mixed-use commercial, residential, retail/educational/cultural development project known as the 5M Project. The Project Site is currently located within the RSD (Retail/Service) Mixed-Use District, the 40-X/85-B Height and Bulk District, and a portion is the SOMA Youth and Family Special Use District.
 Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.

ACTION: Approved with Conditions as amended by staff errata sheet

AYES: Fong, Antonini, Hillis, Johnson, Richards

NAYES: Wu, Moore

MOTION: 19467

- 2l. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lot 093 of Assessor's Block 3725 – Request for **Allocation of Square Footage under the Annual Office Development Limitation Program** (Planning Code Sections 320-325), for a project to convert approximately 40,000 square feet of basement storage space to office uses, within an existing building containing approximately 133,400 square feet office uses, 43,300 square feet of basement storage space, 1,000 square feet of retail space and 1,500 square feet of assembly space, located within the proposed "Fifth and Mission Special Use District" ("5M SUD") and generally referred to as the "M-1 Project." The M-1 Project is a portion of the larger mixed use commercial, residential, retail/educational/cultural development project known as the "5M Project". The Project Site is currently located within the C-3-S (Downtown Support) District and the 90-X and 160-F Height and Bulk Districts.
 Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.

ACTION: Approved with Conditions as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19468

- 2m. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lot 097 of Assessor's Block 3725 – Request for **Conditional Use Authorization** (Planning Code Section 303), and in accordance with the procedures established by the proposed "Fifth and Mission Special Use District", for a project to demolish a portion of an existing building and construct a new building reaching a roof height of approximately 450 feet, containing approximately 400 residential units in an approximately 583,700 square foot building, including retail uses of approximately 7,300 square feet, and lobby/building core uses of approximately 5,900 square feet, generally referred to as the "N-1 Project." The N-1 Project is a portion of the larger mixed use commercial, residential, retail/educational/cultural development project known as the "5M Project". The Project Site is currently located within the C-3-S (Downtown Support) District and the 160-F Height and Bulk District.
 Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Approved with Conditions as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19469

- 2n. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lot 093 of Assessor's Block 3725 – Request for **Conditional Use Authorization** (Planning Code Section 303), and in accordance with the procedures established by the proposed "Fifth and Mission Special Use District", for a project to convert approximately 40,000 square feet of basement storage space to office uses, within an existing building containing approximately 133,400 square feet office uses, 43,300 square feet of basement storage space, 1,000 square feet of retail space and 1,500 square feet of assembly space, and generally referred to as the "M-1 Project." The M-1 Project is a portion of the larger mixed use commercial, residential, retail/educational/cultural development project known as the "5M Project". The Project Site is currently located within the C-3-S (Downtown Support) District and the 90-X and 160-F Height and Bulk Districts.
 Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Approved with Conditions as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19470

- 2o. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lot 097 of Assessor's Block 3725 – Request for **Conditional Use Authorization** (Planning Code Section 303), and in accordance with the procedures established by the proposed "Fifth and Mission Special Use District", for a project to partially demolish and reduce an approximately 106,900 gross square foot office building to approximately 21,800 square feet of office uses (including 7,000 square feet within the remaining above-ground connector), up to 11,800 sf retail and 1,300 sf lobby/core uses within the existing 110 Fifth Street (the Examiner building and associated connecting structure) building and to accommodate replacement of building operational systems and circulation modifications, generally referred to as the "New Examiner Building Project." The New Examiner Building Project is a portion of the larger mixed use commercial, residential, retail/educational/cultural development project known as the "5M Project". The Project Site is currently located within the C-3-S (Downtown Support) District and the 160-F Height and Bulk Districts.
 Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Approved with Conditions as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19471

- 2p. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lots 005, 006, 008, 009, 012 and 098 of Assessor's Block 3725 – Request for **Conditional Use Authorization** (Planning Code Section 303), and in accordance with the procedures established by the proposed "Fifth and Mission Special Use District", for a project to construct a new 25-story building reaching a maximum height of approximately 362 feet, with an approximately 30 foot architectural screen, for a total height of approximately 395 feet, containing approximately 593,500 square feet of office uses, (584,900 square feet above the ground floor and 8,600 square feet of active ground floor office), 7,100 square feet of retail, 17,300 square feet of lobby/building core, approximately 33,000 square feet of active ground floor and mezzanine space (including 7,100 square feet of retail), and up to three subterranean levels with vehicle and bicycle parking, loading, and mechanical space, generally referred to as the "H-1 Project." The H-1 Project is a portion of the larger mixed-use commercial, residential, retail/educational/cultural development project known as the 5M Project. The Project Site is currently located within the RSD (Retail/Service) Mixed-Use District, the 40-X/85-B Height and Bulk District, and the SOMA Youth and Family Special Use District.
 Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
 ACTION: Approved with Conditions as amended by staff errata sheet
 AYES: Fong, Antonini, Hillis, Johnson, Richards
 NAYES: Wu, Moore
 MOTION: 19472

- 2q. [2011.0409ENV/CUA/DVA/OFA/MAP/PCA/SHD](#) (D.SIDER (415) 558-6697)
925 MISSION STREET AND VARIOUS PARCELS ("5M PROJECT") - west side of 5th Street between Mission and Howard Streets – Lot 089, 090, and 091 of Assessor's Block 3725 – Request for **Conditional Use Authorization** (Planning Code Section 303), and in accordance with the procedures established by the proposed "Fifth and Mission Special Use District", for a project to construct a new building reaching a roof height of approximately 200 feet and measuring approximately 264,300 square feet, containing approximately 288 dwelling units including 6,800 gsf of active retail, and 5,400 gsf of lobby/core uses and other ground floor uses, generally referred to as the "M-2 Project." The M-2 Project is a portion of the larger mixed-use commercial, residential, retail/educational/cultural development project known as the 5M Project. The Project Site is currently located within the C-3-S (Downtown Support) District and the 90-X and 160-F Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
(Planning Commission Action Only)

SPEAKERS: Same as Item 1.
ACTION: Approved with Conditions as amended by staff errata sheet
AYES: Fong, Antonini, Hillis, Johnson, Richards
NAYES: Wu, Moore
MOTION: 19473

ADJOURNMENT – 9:30 P.M.