

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS,
2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG



LONDON N. BREED
MAYOR

ROBERT BECK
TREASURE ISLAND DIRECTOR

January 19, 2021

James Ryan
Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Subject: Consistency Determination Letter for Final Map No. 10297

Mr. Ryan:

In compliance with the Treasure Island and Yerba Buena Island Subdivision Code and all amendments thereto, including without limitation sections 1701(c), 1732, and 1734(c)-(d), and Public Works: Bureau of Street Use and Mapping-Subdivision and Mapping Section Condition 12(b) of Public Works Order No. 203556, the Treasure Island Development Authority ("TIDA") has reviewed the pending Final Map No. 10297 ("the Final Map"), and has found the following:

- The Final Map's proposed residential unit count is consistent with, and will not result in the exceedance of any limitation in, the Project Documents. The sub-phase application for Sub-Phase 1B, 1C & 1E, approved by TIDA on February 11, 2016 ("the Approved Sub-Phase"), provides in Table 2.2 for 670 residential units in the area covered by the Final Map. The Lot Information Table on Sheet 3 of the Final Map ("the Lot Information Table") provides for 464 units, which is consistent with the Approved Sub-phase.
- Approval of the Final Map's listed commercial condominium units will not result in the exceedance of any limitation in the Project Documents. Such commercial units are permitted by Table T3.c of the Treasure Island and Yerba Buena Island Design for Development, which allows certain commercial uses on lots zoned as residential. The Approved Sub-Phase provides in Table 2.2 for 109,000 square feet of commercial area. The lot table on the Final Map provides for 18 commercial condominium units, which is consistent with the Design for Development and will

not in itself exceed the area of commercial use approved in the Approved Sub-phase.

- The Final Map's proposed parking units are consistent with, and will not result in the exceedance of any limitation in, the Project Documents. The Approved Sub-Phase provides in Table 3.2 for one parking unit per residential unit for a total allocation of 1,884 parking units in Sub-Phase 1B, 1C, and 1E. The Lot Information Table provides for 464 residential units and 464 parking units, which is consistent with the Approved Sub-Phase.
- Approval of the Final Map will not modify the developer's obligations to provide inclusionary units required for any residential or mixed-use building consistent with the Project Documents. Section 1.3 of the Disposition and Development Agreement for Treasure Island/Yerba Buena Island, recorded August 10, 2011 in the Official Records of the City and County of San Francisco as Document No. 2011-J235239-00 ("the Disposition and Development Agreement"), as amended, and page 32 of the Approved Sub-Phase provide that 5% of all residential units on developer lots must be inclusionary. Appendix C of the Approved Sub-phase provides for a total of 41 inclusionary units within the area covered by the Final Map. Pursuant to section 1.3 of the Disposition and Development Agreement and Planning Code section 249.52(g), the final number of inclusionary units in each lot will be specified in the applicable Vertical Disposition and Development Agreement, which TIDA and developer will enter prior to the vertical development review and approval process. Therefore, the allocation of housing units shown on the Lot Information Table will not impede developer from meeting its inclusionary housing obligation.

The Final Map, in the context of the project as a whole, is consistent with the Subdivider's obligations under the Project Documents to provide land for TIDA development as below-market-rate housing. The Final Map covers a portion of Final Map 9235, recorded September 13, 2018 as Document No. 2018K672373. Lots 1 and 2 of Final Map 9235, consistent with the Approved Sub-Phase, will be provided for TIDA development as below-market-rate housing. The Approved Sub-Phase, shown by Table 2.3 and Appendix C, does not designate any land for TIDA development within the area covered by the present Final Map.

- The development of the area covered by the proposed Final Map is consistent with the Subdivision Map Act, the Project Documents, as defined in San Francisco Subdivision Code section 1707(z), including without limitation the Disposition and Development Agreement, and applicable City Regulations, as defined in San

Francisco Subdivision Code section 1707(e) and as such regulations exist as of this date.

Thank you for your assistance on this matter.

Regards,



Robert P. Beck
Treasure Island Director
Treasure Island Development Authority