

Block 9 Tentative Final Map Conditions of Approval

2/16/16

1. Subdivider shall provide to Public Works, concurrent with submittal of any final map Checkprint, a Determination of Consistency from OCII of the final map Checkprint. The Determination of Consistency shall be presumptive evidence the following conditions have been or will be complied with:
 - a. The Final Map, Street Improvement Applications, and Building Applications shall be consistent with the Plan Documents including but not limited to the DDA, Development Controls and Design Guidelines, 50% CD of the Folsom Streetscape Improvement Plan (as amended), Transit Center District Plan, and these Tentative Map Conditions
 - b. The maximum number of authorized dwelling units will be 545 and shall be designated on the Final Map as 436 market-rate units and 109 below-market rate units. . The number of affordable units shall be designated pursuant to at the agreed upon % AMIs in the DDA.
 - c. Applicant shall permanently maintain a 15' setback from the Folsom Street property line and show this setback on the Final Map.
 - d. Folsom/Clementina Paseo: A pedestrian ingress and egress access paseo shall be provided consistent with and subject to the DDA and Resolution of the Commission on Community Investment and Infrastructure Commission accompanying the approval of the Schematic Drawings on December 16, 2014. No public easement for the use of this paseo is hereby created.
 - e. The Developer shall construct, or cause to be constructed, the streetscape improvements as documented in the approved construction drawings.
 - f. Property owner, its successors, heirs or assignees, shall retain ownership of and maintenance responsibilities for the streetscape improvements on Folsom Street, 1st Street, and Clementina Street as required by the DDA.
 - g. The construction of the surface improvements by the Applicant shall be completed to the satisfaction of SFFD and DBI prior to of issuance of each certificate of occupancy.
 - h. Preparation and recordation of a Covenants, Conditions and Restrictions ("CC&Rs") and Home Owners Association, shall be reviewed and approved by OCII prior to recordation, and required prior to occupancy of the first unit of each building.
 - i. All amenities, including the roof top open space shall be shared by all residents as required by the DDA.
 - j. The Shared Underground Parking Garage shall include approximately 226 spaces for the market-rate units and 57 spaces for the affordable units, 3 spaces for car sharing and parking for approximately 200 bicycles as required by the DDA. Bicycle parking allocation shall reflect the proportion of car parking.
 - k. The property is subject to assessments from the Greater Rincon Hill Community Benefit District and the San Francisco Transbay Center District Plan [Mello-Roos] Community Facilities District No. 2014-1 (Transbay Transit Center).

- l. The creation and transfer of the separate lots and parcels designated on the Tentative Map shall be in compliance with the California Subdivision Map Act and the procedures set forth in the housing program of the DDA.
- m. All public easements shall be recorded with the Final Map.