

File No. 110227

Committee Item No. 5

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 2, 2011

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Planning Commission Resolution No. 18331 |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Alisa Somera Date April 29, 2011

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Zoning Map Amendment - Treasure Island/Yerba Buena Island Development Project]

2
3 **Ordinance amending the Zoning Map of the City and County of San Francisco by**
4 **adding new Sectional Map ZN14 to show the zoning designations of Treasure**
5 **Island/Yerba Buena Island; adding new Sectional Map HT14 to establish the Height and**
6 **Bulk District for Treasure Island and Yerba Buena Island; adding new Sectional Map**
7 **SU14 to establish the Treasure Island /Yerba Buena Island Special Use District; and**
8 **adopting findings, including environmental findings, and findings of consistency with**
9 **the General Plan and the Priority Policies of Planning Code Section 101.1.**

10
11 NOTE: Additions are *single-underline italics Times New Roman*;
12 deletions are ~~*strike-through italics Times New Roman*~~.
13 Board amendment additions are double-underlined;
14 Board amendment deletions are ~~strike-through normal~~.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
18 Ordinance comply with the California Environmental Quality Act (Public Resources Code
19 Sections 21000 et seq.). A copy of said determination is on file with the Clerk of the Board of
20 Supervisors in File No. 110320 and is incorporated herein by reference.

21 (b) Concurrently with this Ordinance and in accordance with the actions
22 contemplated herein, this Board adopted Resolution No. _____ concerning findings
23 pursuant to the California Environmental Quality Act. A copy of said Resolution is on file with
24 the Clerk of the Board of Supervisors in File No. 110320 and is incorporated herein by
25 reference.

(c) Pursuant to Section 302 of the Planning Code, the Board finds that this
Ordinance will serve the public necessity, convenience, and welfare for the reasons set forth

1 in Planning Commission Resolution No. 10331 and the Board incorporates those reasons
 2 herein by reference. A copy of Planning Commission Resolution No. 10331 is on file
 3 with the Clerk of the Board of Supervisors in File No. 110227 and is incorporated
 4 herein by reference.

5 (d) The Board of Supervisors finds that this Ordinance is in conformity with the
 6 Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the
 7 General Plan as it is proposed for amendment, and hereby adopts the findings set forth in
 8 Planning Commission Resolution No. 10331 and incorporates such findings by
 9 reference as if fully set forth herein.

10 Section 2. Under Sections 106 and 302(c) of the Planning Code, the Zoning
 11 Map of the City and County of San Francisco is hereby amended by adding a new Sectional
 12 Map ZN14 to the Zoning Map of the City and County of San Francisco as follows:

<u>Description of Property</u>	<u>Use District To Be Superseded</u>	<u>Zoning Designation Hereby Approved</u>
Those portions of Assessor's Block 1939, Lot 001 located within the boundaries of the Buena Island Area Plan Treasure Island/ Yerba Buena "Development Plan Area" as specified in the Treasure Island/Yerba Buena Island Plan. Those Portions of Assessor's Block 1939, Lot 002 located within the boundaries	Public	See Treasure Island/ Yerba Buena Island Special Use District, Planning Code Section 249.52. Zoning designations are as follows: Treasure Island Residential (TI-R), Area Treasure Island Mixed Use (TI-MU), Treasure Island Open Space (TI-

Mayor Edwin Lee
BOARD OF SUPERVISORS

1 of the Treasure Island/ Yerba
2 Buena "Development Plan Area"
3 as specified in the Treasure
4 Island/Yerba Buena Island Area
5 Plan.

OS), Treasure Island
Public/Civic/Institutional
(TI-PCI), Yerba Buena
Island Residential (YBI-
R), Yerba Buena Island
Mixed Use (YBI-MU),
Yerba Buena Island Open
Space (YBI-OS), and
Yerba Buena Island
Public/Civic/Institutional
(YBI-PCI).

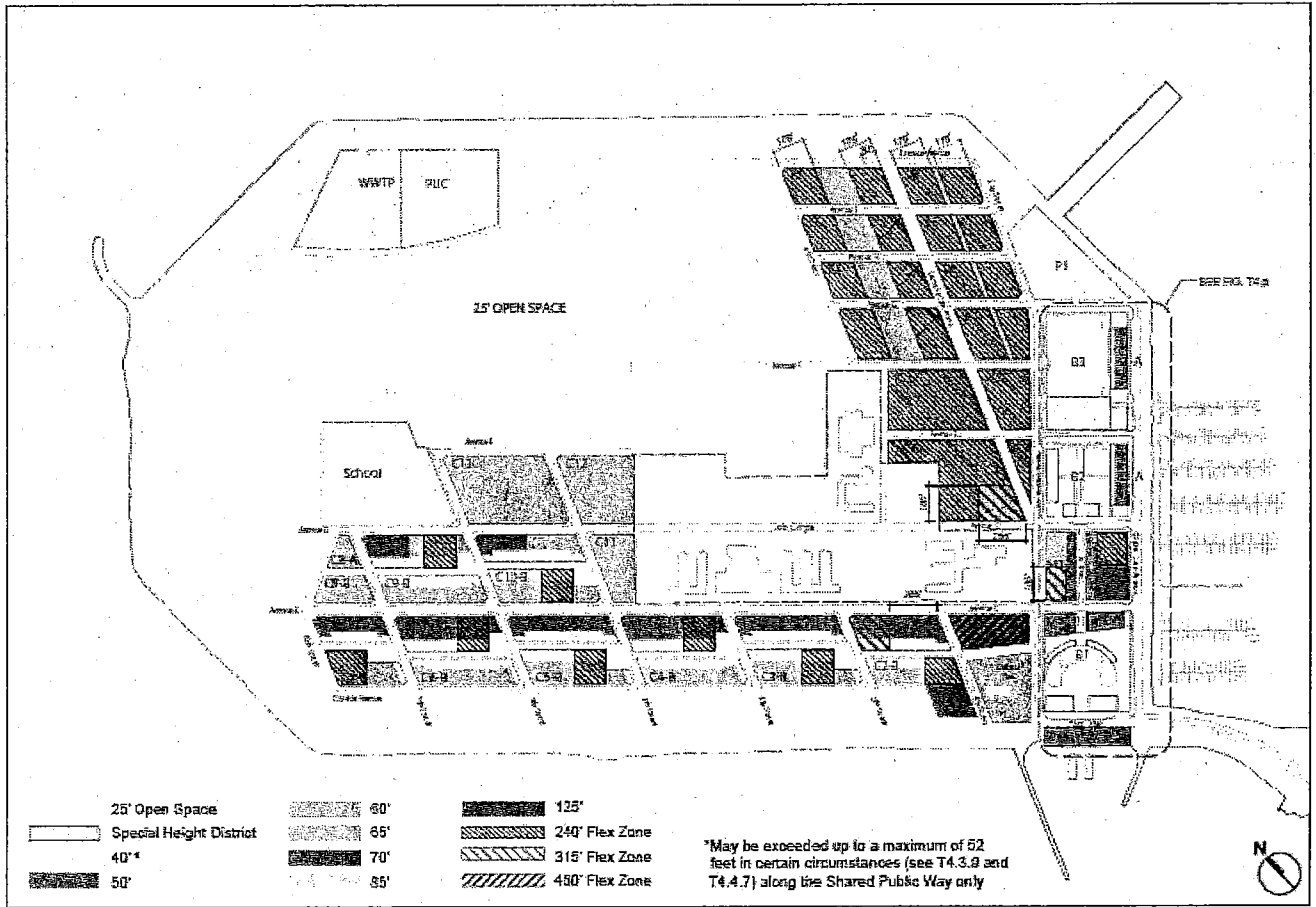
13 Section 3. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of
14 the City and County of San Francisco is hereby amended by adding a new Sectional Map
15 HT14 to the Zoning Map of the City and County of San Francisco as follows:

<u>Description of Property</u>	<u>Height and Bulk District To Be Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
16 Those Portions of Assessor's 17 Block 1939, Lot 001 located 18 within the boundaries of the 19 Treasure Island/ Yerba Buena 20 Island "Development Plan Area" as 21 specified in the Treasure Island/ 22 Yerba Buena Island Area Plan 23 Those Portions of Assessor's Block 24 25	40-X	TI, see figure 1, TI Height and Bulk Districts, on file with the Clerk of Board of Supervisors in File no. <u>110227</u> and incorporated here in by reference, for the configuration of the

1	1939, Lot 002 located within the	following new height and
2	boundaries of the Treasure Island/	bulk districts:
3	Yerba Buena Island "Development Plan	25 - TI
4	Area" as Treasure Island/	40* - TI [may exceed up
5	Yerba Buena Island Area Plan	a maximum of 52 feet in
6	Those Portions of Assessor's Block	certain circumstances]
7	1939, Lot 001 located outside of the	50 - TI
8	boundaries of the Treasure Island/	60 - TI
9	Yerba Buena Island "Development	65 - TI
10	Plan Area" as specified in the	70 - TI
11	Treasure Island/	85 - TI
12	Yerba Buena Island Area Plan	125 - TI
13	Those Portions of Assessor's Block 1939,	240 Flex Zone - TI
14	Lot 002 located outside of the boundaries	315 Flex Zone - TI
15	of the Treasure Island/Yerba Buena Island	450 Flex Zone - TI
16	"Development Plan Area" as specified in	
17	the Treasure Island/	

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Figure 1. TI Height and Bulk Districts



Yerba Buena Island Area Plan.

Section 4. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of the City and County of San Francisco is hereby amended by adding a new Sectional Map SU14 to the Zoning Map of the City and County of San Francisco as follows:

Description of Property

Those Portions of Assessor's Block 1939, Lot 001 located within the boundaries of the Treasure Island/

Special Use District Hereby Approved

Treasure Island/Yerba Buena Island Special Use District

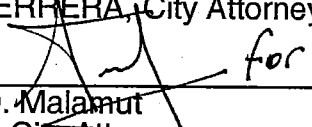
Mayor Edwin Lee
BOARD OF SUPERVISORS

1 Yerba Buena Island "Development Plan Area" as
2 specified in the Treasure Island/Yerba Buena Island Area
3 Plan.

4 Those Portions of Assessor's Block 1939, Lot
5 002 located within the boundaries of the Treasure
6 Island/Yerba Buena Island "Development Plan Area"
7 as specified in the Treasure Island/
8 Yerba Buena Island Area Plan

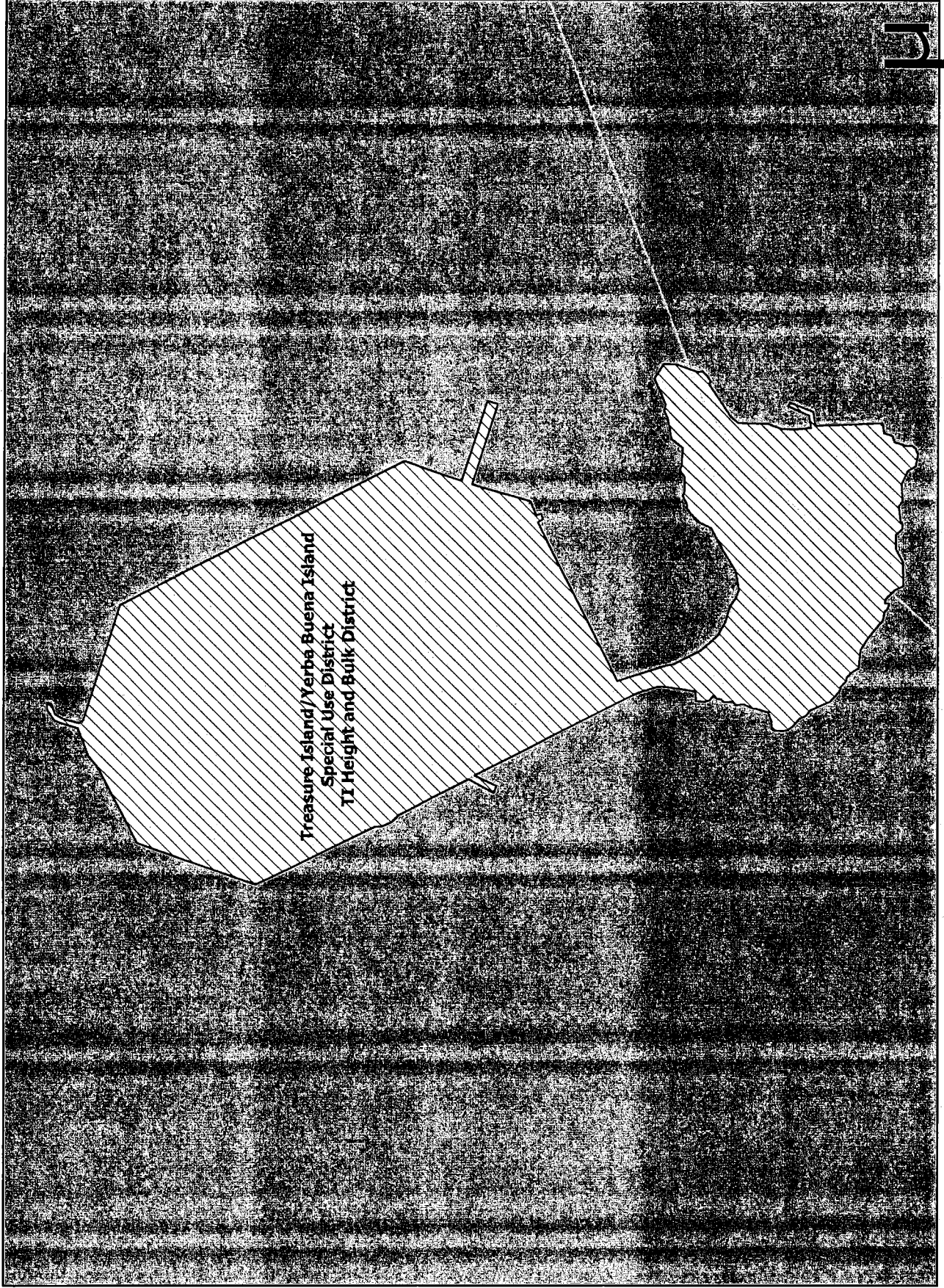
9
10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By:

 for

14 John D. Malamut
15 Deputy City Attorney
16
17
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21
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24
25

**Treasure Island/Yerba Buena Island Special Use District/
TI Height and Bulk District
[Existing Zoning P (Public) District/40-X Height and Bulk District]**



Files 110226, 110227, 110228, 110229, 110230, 110289, 110290, 110291
110328, 110337, 110340



SAN FRANCISCO PLANNING DEPARTMENT

April 27, 2011

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2007.0903BEMRTUWZ to the Board of Supervisors:
Treasure Island/Yerba Buena Island Project
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On April 21, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed joint hearing with the Treasure Island Development Authority Board of Directors on the Treasure Island/Yerba Buena Island Project. At the hearing, the Commission considered the proposed General Plan, Planning Code, and Zoning Map Ordinances which the Commission initiated on March 3, 2011. The proposed Ordinances are as follows:

- Amendments to the General Plan which would amend the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, the Community Facilities Element, the Housing Element, the Urban Design Element, the Land Use Index along with other minor General Plan map amendments; establish the Treasure Island/Yerba Buena Island Area Plan (referred to you separately by Mayor Lee under File No. 110228).
- Amendments to the San Francisco Planning Code Sections 102.5 and 201 to include the Treasure Island/Yerba Buena Island Special Use District, Section 104 relating to height and bulk limits for Treasure Island and Yerba Buena Island, add Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use District, add Section 263.26 to establish the Treasure Island/Yerba Buena Island Height and Bulk District, and amend Table 270 to recognize this District (referred to you separately by Mayor Lee under File No. 110229).
- Amendments to the San Francisco Zoning Maps which would add new sectional map ZN14 to show the zoning designations of Treasure Island and Yerba Buena Island, add new sectional map HT14 to establish the Height and Bulk District for Treasure Island and Yerba Buena Island, add new sectional map SU14 to establish the Treasure Island/Yerba Buena Island Special Use District (referred to you separately by Mayor Lee under File No. 110227).

BY _____ AK

2011 APR 28 AM 11:33

1656 Mission St.
Suite 400
San Francisco, CA 94103-2479
RECEIVED
PLANNING DEPARTMENT
415.558.6378
415.558.6409
Planning Information: 415.558.6377

April 27, 2011

Transmittal of Planning Commission Actions
Treasure Island/Yerba Buena Island Project

At the April 21, 2011 hearing, the Planning Commission, along with the Treasure Island Development Authority certified the Final Environmental Impact Report (FEIR) under Motion No. 18325 and Resolution No. 11-14-04/21, respectively.

Also at the April 21, 2011 hearing, the Planning Commission and the Treasure Island Development Authority Board of Directors made CEQA findings including the adoption of a Mitigation Monitoring Reporting Program (MMRP).

Finally, at the April 21, 2011 hearing, the Commission voted to recommend approval of the proposed Ordinances described above. The Planning Commission took other actions related to the project including finding the Treasure Island/Yerba Buena Island Project consistent with the General Plan and Planning Code Section 101.1 and finding the office component of the Project consistent with Planning Code Sections 320-325. Other actions included approving the Design for Development document for the Project as well as a Development Agreement for the Project.

The Motions and Resolution and related information referred to here are being transmitted to you along with actions by the Treasure Island Development Authority Board of Directors in a comprehensive packet from the Office of Economic and Workforce Development. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



John Rahaim
Director of Planning



**SAN FRANCISCO
PLANNING DEPARTMENT**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2011 APR 28 AM 11:34

Planning Commission Resolution No. 18331 Ak

HEARING DATE: April 21, 2011

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2007.0903BEMRTUWZ
Project: Treasure Island/Yerba Buena Island Project
Z Case: Zoning Map Amendments
Location: Treasure Island and Yerba Buena Island
Current Zoning: P (Public) District/40-X Height and Bulk District
Block/Lot: 1939/001, 002
Staff Contact: Joshua Switzky - (415) 575-6815
joshua.switzky@sfgov.org

RESOLUTION TO APPROVING AMENDMENTS TO THE SAN FRANCISCO ZONING MAPS BY ADDING NEW SECTIONAL MAP ZN14 TO SHOW THE ZONING DESIGNATIONS OF TREASURE ISLAND AND YERBA BUENA ISLAND; ADDING NEW SECTIONAL MAP HT14 TO ESTABLISH THE HEIGHT AND BULK DISTRICT FOR TREASURE ISLAND AND YERBA BUENA ISLAND; AND ADDING NEW SECTIONAL MAP SU14 TO ESTABLISH THE TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT.

RECITALS

WHEREAS, Section 4.105 of the Charter provides that the Planning Commission ("Commission") may propose for consideration by the Board of Supervisors ("Board") ordinances regulating or controlling the height, area, bulk, set-back, location, use or related aspects of any building, structure or land; and,

WHEREAS, One of the purposes of the Planning Code is to guide, control, and regulate future growth and development in accordance with the General Plan of the City and County of San Francisco; and,

WHEREAS, The proposed reclassification of the existing P (Public) District and the 40-X Height and Bulk District is necessary in order to facilitate the development of Treasure Island and Yerba Buena Island as envisioned in the Treasure Island/Yerba Buena Island Area Plan. Specifically, the proposed amendment would amend the Zoning Map to show the zoning designations of Treasure Island and Yerba Buena Island, establish the "TI" Height and Bulk District for Treasure Island and Yerba Buena Island, and establish the Treasure Island/Yerba Buena Island Special Use District which would include the following Assessor's Blocks and Lots: Block 1939, Lots 001 and 002. These new Districts would refer to the Treasure Island/Yerba Buena Island Special Use District, as set forth in Planning Code Section 249.52, as a regulatory framework for land use and design controls governing the proposed Treasure Island/Yerba Buena Island Project ("the Project"); and,

WHEREAS, A primary objective of the Project is to create sustainable economic development, affordable housing, public parks and open space and other community benefits by development of the under-used lands within the project area; and,

WHEREAS, Originally constructed in 1937 as a possible site for the San Francisco Airport; Treasure Island was first used to host the Golden Gate International Exposition from 1939-1940. Shortly thereafter in World War II, the United States Department of Defense converted the island into a naval station, which operated for more than five decades. Naval Station Treasure Island was subsequently closed in 1993 and ceased operations in 1997. Since the closure of the base, the City and the community have been planning for the reuse of former Naval Station Treasure Island and adjacent Yerba Buena Island; and,

WHEREAS, Former Naval Station Treasure Island consists of approximately 550 acres including Yerba Buena Island. Today the site is characterized by aging infrastructure, environmental contamination from former naval operations, deteriorated and vacant buildings, and asphalt and other impervious surfaces which cover approximately 65% of the site. The site has few public amenities for the approximately 1,820 residents who currently reside on the site. This legislation creating the Treasure Island/Yerba Buena Island Special Use District, the Treasure Island/Yerba Buena Island Height and Bulk District, and the related zoning and General Plan amendments will implement the Project; and,

WHEREAS, The Project will include (a) approximately 8,000 new residential units, of which at least 25 percent (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (b) adaptive reuse of 311,000 square feet of historic structures, (c) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (d) 300 acres of parks and open space, (e) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (f) 400-500 room hotel, and (g) transportation infrastructure, including a ferry/quay intermodal transit center; and,

WHEREAS, In 2003, the Treasure Island Development Authority ("TIDA") selected through a competitive three year long process, Treasure Island Community Development, LLC ("TICD") to serve as the master developer for the Project; and,

WHEREAS, In 2006, the Board endorsed a Term Sheet and Development Plan for the Project, which set forth the terms of the Project including a provision for a Transition Plan for Existing Units on the site. In May of 2010 the Board endorsed a package of legislation that includes and update to the Development Plan and Terms Sheet, terms of an Economic Development Conveyance Memorandum of Agreement for the conveyance of the site from the Navy to the City, and a Term Sheet between TIDA and the Treasure Island Homeless Development Initiative ("TIHDI"); and,

WHEREAS, On March 3, 2011, pursuant to Planning Code Sections 302(b) the Commission initiated Planning Code Map amendments by Resolution No. 18293, that would amend the San Francisco Zoning Maps by amending Section Map ZN14 and adding Sectional Maps HT14 and SU14 to establish the Treasure Island/Yerba Buena Island Special Use District; amending Sectional Map HT14 to establish the Treasure Island/Yerba Buena Island Height and Bulk District; and,

WHEREAS, On April 21, 2011, by Motion No. 18325, the Commission certified the Final Environmental Impact Report ("FEIR") for the Project as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and,

WHEREAS, On April 21, 2011, by Motion No. 18326, the Commission adopted findings under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as fully set forth; and,

WHEREAS, A draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend the Planning Code Zoning Maps as described above.

NOW, THEREFORE, BE IT RESOLVED, That the Commission hereby finds that the Planning Code Map amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Zoning Map amendments would enable development that would eliminate blight in the at the Project site including both Treasure Island and Yerba Buena Island. The Zoning Map amendments include a new Treasure Island/Yerba Buena Island Special Use District which will promote vibrant high-density, mixed-use, multi-modal and transit friendly development as a means to fully realize its shoreline location and to help Treasure Island and Yerba Buena Island
2. The Zoning Map amendments support development that will provide a wide range of employment opportunities in wide range of fields and employment levels.
3. The Zoning Map amendments promote the possibility of new emerging industries including space for office and related uses.
4. The General Plan amendments promote development that will provide affordable housing units at a range of income levels.
5. Development enabled by the Zoning Map amendments would strengthen the economic base of the Project site and the City as a whole by strengthening retail and other commercial functions in the Project site community through the addition of 140,000 square feet of neighborhood serving retail, 100,000 square feet of office space and other community facilities. Development enabled by the Zoning Map amendments includes the opportunity for substantial new and renovated publicly accessible open space.
6. The Zoning Map amendments include objectives and policies that promote multi-modal transportation including ferry service, an on-island shuttle service, transportation demand management strategies including the implementation of a congestion pricing program. Objectives and policies also emphasize the need to accommodate and prioritize travel by bicycle and by foot.
7. The Zoning Map amendments will facilitate development that will utilize sustainable design strategies, including strategies to address sea level rise and construct sustainable green infrastructure; and, be it

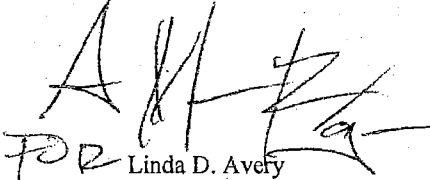
FURTHER RESOLVED, That the Commission finds the Zoning Map amendments are in general conformity with the General Plan, and Planning Code Section 101.1(b) pursuant to Planning Commission Motion No. 18328. The findings attached to Resolution No. 18328 as Exhibit B, are hereby incorporated herein by this reference as if fully set forth; and, be it

FURTHER RESOLVED, That pursuant to Planning Code Section 302, the Commission recommends to the Board of Supervisors approval of the Zoning Map amendments.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on April 21, 2011.

Resolution No. 18331
Hearing Date: April 21, 2011

Case No 2007.0903BEMRTUWZ
Treasure Island/Verba Buena Island
Amendments to Zoning Map


FOR Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: None

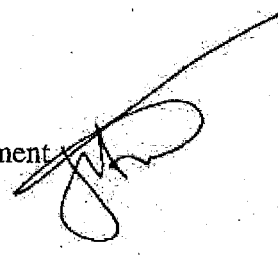
JOANNE HAYES-WHITE
CHIEF OF DEPARTMENT



EDWIN M. LEE
MAYOR

SAN FRANCISCO FIRE DEPARTMENT
CITY AND COUNTY OF SAN FRANCISCO

TO: Planning Commission
FROM: Joanne Hayes-White, Chief of Department
DATE: April 21, 2011
SUBJECT: Treasure Island Development Project



The San Francisco Fire Department has been briefed on the layout and infrastructure plan as it relates to the Treasure Island Development Project and has no objections to its movement forward. It is my understanding that as details of the plan are further refined, the San Francisco Fire Department will have the opportunity to review and approve all aspects that fall under its authority.

