

File No. 110229

Committee Item No. \_\_\_\_\_  
Board Item No. \_\_\_\_\_

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# COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting

Date 6/7/11

### Cmte Board

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| <input type="checkbox"/>            | <input checked="" 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)             |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <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)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Resolution No. 18329                  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Motion No. 18330                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Treasure Island/Yerba Buena Island Design for Development |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                                                     |

Completed by: Alisa Somera Date April 29, 2011  
Completed by: Alisa Somera Date May 11, 2011

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

[Planning Code - Zoning - Treasure Island/Yerba Buena Island Special Use District]

Ordinance amending the San Francisco Planning Code by amending Sections 102.5 and 201 to include the Treasure Island and Yerba Buena Island districts; amending Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island; adding Section 249.52 to establish the Treasure Island /Yerba Buena Island Special Use District; adding Section 263.26 to establish the Treasure Island /Yerba Buena Island Height and Bulk District; amending the bulk limits table associated with Section 270 to refer to the Treasure Island /Yerba Buena Island Height and Bulk District; and adopting findings, including environmental findings, and findings of consistency with the General Plan and Planning Code Section 101.1.

NOTE: Additions are single-underline italics Times New Roman; deletions are ~~strike through italics Times New Roman~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this Ordinance comply with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.). A copy of said determination is on file with the Clerk of the Board of Supervisors in File No. 110328 and is incorporated herein by reference.

(b) In accordance with the actions contemplated herein, this Board adopted Resolution No. \_\_\_\_\_ concerning findings pursuant to the California Environmental Quality Act. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 110328 and is incorporated herein by reference.

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(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 in Planning Commission Resolution No. 18329 and the Board incorporates those reasons herein by reference. A copy of Planning Commission Resolution No. 18329 is on file with the Clerk of the Board of Supervisors in File No. 110229 and is incorporated herein by reference.

(d) The Board of Supervisors finds that this Ordinance is in conformity with the Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the General Plan as it is proposed for amendment, and hereby adopts the findings set forth in Planning Commission Motion No. 18328 and Resolution No. 18329 and incorporates such findings by reference as if fully set forth herein.

Section 2. The San Francisco Planning Code is hereby amended by amending Section 102.5, to read as follows:

**SEC. 102.5. DISTRICT.**

A portion of the territory of the City, as shown on the Zoning Map, within which certain regulations and requirements or various combinations thereof apply under the provisions of this Code. The term "district" shall include any use, special use, height and bulk, or special sign district. The term "R District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2, RM-3, RM-4, RTO, RTO-M, RC-1, RC-2, RC-3, RC-4 or RED District. The term "C District" shall mean any C-1, C-2, C-3, or C-M District. The term "RTO District" shall be that subset of R Districts which are the RTO and RTO-M District. The term "M District" shall mean any M-1 or M-2 District. The term "PDR District" shall mean any PDR-1-B, PDR-1-D, PDR-1-G, or PDR-2 District. The term "RH District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, or RH-3 District. The term "RM District" shall mean any RM-1, RM-2, RM-3, or RM-4 District. The

1 term "RC District" shall mean any RC-1, RC-2, RC-3, or RC-4 District. The term "C-3 District"  
 2 shall mean any C-3-O, C-3-R, C-3-G, or C-3-S District. For the purposes of Section 128 and  
 3 Article 11 of this Code, the term "C-3 District" shall also include the Extended Preservation  
 4 District designated on Section Map 3SU of the Zoning Map. The term "NC District" shall mean  
 5 any NC-1, NC-2, NC-3, NC-T, NC-S, and any Neighborhood Commercial District and  
 6 Neighborhood Commercial Transit District identified by street or area name in Section 702.1.  
 7 The term "NCT" shall mean any district listed in Section 702.1(b), including any NCT-1, NCT-  
 8 2, NCT-3 and any Neighborhood Commercial Transit District identified by street or area name.  
 9 The term "Mixed Use" District shall mean all Chinatown Mixed Use, South of Market Mixed  
 10 Use, Eastern Neighborhoods Mixed Use, and Downtown Residential Districts. The term  
 11 "Chinatown Mixed Use District" shall mean any Chinatown CB, Chinatown VR, or Chinatown  
 12 R/NC District named in Section 802.1. The term "South of Market Mixed Use Districts" shall  
 13 refer to all RED, RSD, SLR, SLI, or SSO Districts named in Section 802.1. The term "Eastern  
 14 Neighborhoods Mixed Use Districts" shall refer to all SPD, MUG, MUO, MUR, and UMU  
 15 named in Section 802.1. The term "DTR District" or "Downtown Residential District" shall refer  
 16 to any Downtown Residential District identified by street or area name in Section 825, 827,  
 17 828, and 829. The terms "TI District" and "YBI District" shall refer to any TI-R, TI-MU-, TI-OS, TI-  
 18 PCI, YBI-R, YBI-MU, YBI-OS, YBI-PCI, as set forth in Section 249.52.

20 Section 3: The San Francisco Planning Code is hereby amended by amending Section  
 21 201, to add the following Classes of Use Districts at the end of the included Table, as follows:

<u>Treasure Island and Yerba Buena Island Districts</u>	
<u>(Also see Section 249.52)</u>	
<u>TI-R</u>	<u>Treasure Island-Residential</u>

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<u>TI-MU</u>	<u>Treasure Island – Mixed Use</u>
<u>TI-OS</u>	<u>Treasure Island – Open Space</u>
<u>TI-PCI</u>	<u>Treasure Island – Public/Civic/Institutional</u>
<u>YBI-R</u>	<u>Yerba Buena Island – Residential</u>
<u>YBI-MU</u>	<u>Yerba Buena Island – Mixed Use</u>
<u>YBI-OS</u>	<u>Yerba Buena Island – Open Space</u>
<u>YBI-PCI</u>	<u>Yerba Buena Island – Public/Civic/Institutional</u>

Section 4. The San Francisco Planning Code is hereby amended by amending Section 105 as follows:

**SEC. 105. ZONING MAP.**

The designations, locations and boundaries of the districts established by this Code shall be shown upon the "Zoning Map of the City and County of San Francisco," which shall consist of a series of numbered sectional maps. Wherever any uncertainty exists as to the boundary of any district as shown on said sectional maps, the following rules shall apply:

(a) Where boundary lines are indicated as following streets and alleys within the right-of-way, they shall be construed as following the centerlines of such streets and alleys;

(b) Where boundary lines are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries;

(c) Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be as indicated upon the Zoning Map using the scale appearing on such map;

(d) Where further uncertainty exists, the City Planning Commission upon written application, or on its own motion, shall by resolution determine the location of a disputed

1 boundary giving due consideration to the apparent indicated location thereof and the scale of  
2 the Zoning Map and the express purposes of this Code;

3 (e) Wherever any property is not under these rules specifically included in any use  
4 district shown on the Zoning Map, such property is hereby declared to be in an RH-1(D)  
5 District, except that all property owned on the effective date of this amendment by the United  
6 States of America, State of California, City and County of San Francisco, or other  
7 governmental agency and within the City and County of San Francisco but not within the area  
8 covered by Sectional Maps Nos. 1 through ~~13~~ 14 of the Zoning Map is hereby declared to be  
9 in a P (Public Use) District unless reclassified in accordance with the provisions of this Code;

10 (f) Wherever any property is not under these rules specifically included in any height  
11 and bulk district shown on the Zoning Map, such property is hereby declared to be in a 40-X  
12 height and bulk district, except that all property owned on the effective date of this amendment  
13 by the United States of America, State of California, City and County of San Francisco, or  
14 other governmental agency and within the City and County of San Francisco but not within the  
15 area cover by Sectional Maps Nos. 1H through ~~13H~~ 14H of the Zoning Map is hereby declared  
16 to be an OS (Open Space) District unless reclassified in accordance with the provisions of this  
17 Code ~~with the exception of Yerba Buena Island and Treasure Island which are hereby declared to be~~  
18 ~~in a 40 X height and bulk district.~~

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20 Section 5. The San Francisco Planning Code is hereby amended by adding Section  
21 249.52, to read as follows:

22 **SEC. 249.52. TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT.**

23 (a) Purpose and Boundaries. In order to give effect to the Treasure Island / Yerba Buena Island  
24 Project as approved by the Board of Supervisors (File Nos. 110226 and 110291), there shall be a  
25 Treasure Island / Yerba Buena Island Special Use District as designated on Sectional Map SU14 of the

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1 Zoning Maps of the City and County of San Francisco. The boundaries of the Treasure Island / Yerba  
2 Buena Island Special Use District include all areas of Treasure Island and Yerba Buena Island as  
3 shown on Zoning Map ZN14. Any property within the Special Use District owned by the United States  
4 Department of Labor, United States Coast Guard, Federal Highway Administration or California  
5 Department of Transportation is hereby declared to be in a P (Public Use) District unless reclassified  
6 in accordance with the provisions of this Code. The purpose of this Special Use District is to facilitate  
7 the City's long-term goal of implementing the creation of a new City neighborhood on Treasure Island  
8 and Yerba Buena Island, which will provide benefits to the City such as significant amounts of new  
9 affordable housing, increased public access and open space, transportation improvements, extensive  
10 infrastructure improvements, and recreational and entertainment opportunities, while creating jobs  
11 and a vibrant, sustainable community. This Special Use District shall supersede, in its entirety, all  
12 other provisions of this Planning Code that would otherwise be applicable to Treasure Island and  
13 Yerba Buena Island except with respect to (1) Planning Code sections adopted by ballot proposition  
14 prior the effective date of the Ordinance adopting this Special Use District, which consist of the  
15 sections of the Planning Code adopted or amended by Proposition M (1986) (Sections 101.1 (Master  
16 Plan Consistency and Implementation) Section 164, and Sections 320-325, 295); Proposition K  
17 (1984) (Shadow Ban) (Section 295); Proposition G (2002) (General Advertising Signs Prohibited)  
18 (Sections 602.7 and 611); and Proposition G (2006) (Limitation on Formula Retail in NC Districts)  
19 (Section 703.4); (2) any Planning Code sections adopted or amended in connection with this Special  
20 Use District, including Sections 102.5 (District); 105 (Zoning Map); 201 (Use Districts); 263.26  
21 (Treasure Island/Yerba Buena Island Height And Bulk District) and 249.52 (Treasure Island / Yerba  
22 Buena Island Special Use District), and (3) any other section of the Planning Code referenced herein  
23 (but only to the extent and for the purposes stated herein).

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*(b) Jurisdiction. Within this Special Use District, property subject to the public trust for commerce, navigation and fisheries and governed by the Treasure Island Conversion Act of 1997 (the "Tidelands Trust") is designated on Figures 1 and 2 as the Tidelands Trust Overlay Zone. The Treasure Island Development Authority ("TIDA"), as public trust grantee under the Treasure Island Conversion Act of 1997 ("Conversion Act"), has jurisdiction over any Vertical Development or uses in the Tidelands Trust Overlay Zone and any other tidelands or submerged lands within its jurisdiction pursuant to its authority under the Conversion Act, as well as Horizontal Development. The Planning Commission has jurisdiction over any Vertical Development or use of property that is not subject to Tidelands Trust, designated on Figure 1 as outside the Tidelands Trust Overlay Zone, and reserves review and approval rights over certain Vertical Development of property subject to the Tidelands Trust as more specifically set forth in this Special Use District.*

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*(c) Tidelands Trust Overlay Zone. The Tidelands Trust Overlay Zone shown on Figures 1 and 2 illustrates the areas of the Islands subject to the Tidelands Trust after completion of all of the Tidelands Trust exchanges contemplated under the Treasure Island Public Trust Exchange Act (SB 543, as amended by SB 815 and SB 833, the "Exchange Act"), which is State legislation authorizing an exchange of Public Trust lands between Treasure Island and Yerba Buena Island, consistent with the proposed development program. To the extent that property not included in the Tidelands Trust Overlay Zone would be subject to the Tidelands Trust prior to the applicable exchange implemented under the Exchange Act, the restrictions of the Tidelands Trust Overlay Zone apply until the exchange is effected. To the extent property shown in the Tidelands Trust Overlay Zone would not be subject to the Tidelands Trust prior to the applicable exchange, the restrictions of the Tidelands Trust Overlay Zone do not apply until the exchange is effected.*

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*(d) Relationship to Design for Development. The Treasure Island + Yerba Buena Island Design for Development ("Design for Development"), adopted by the Planning Commission (Resolution Motion No. 18330) and approved by the Board of Supervisors as part of this Special*

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1 Use District an attachment to the Development Agreement by and between the City and  
2 County of San Francisco and Treasure Island Community Development, LLC relative to the  
3 development of Naval Station Treasure Island (File No. \_\_\_\_\_) (the "Development Agreement"),  
4 and as may be amended from time to time as provided herein, sets forth development and use Standards  
5 and Guidelines applicable within this Special Use District, and. Said Design for Development is  
6 hereby incorporated by reference. Any term used in this Special Use District and not otherwise defined  
7 shall have the meaning ascribed to it in the Design for Development. The Planning Commission may  
8 initiate and adopt amendments to the Design for Development, or may approve amendments to the  
9 Design for Development upon application by TIDA or an owner or lessee of property (or his or her  
10 authorized agent) within this Special Use District, provided, however, that prior to taking any action to  
11 amend the Design for Development, the Planning Commission shall refer the matter to the TIDA Board  
12 for review and the TIDA Board shall have 30 days to submit its recommendation to the Planning  
13 Commission. The Planning Commission shall approve, conditionally approve or disapprove the  
14 proposed amendment within 30 days of receipt of the TIDA Board's recommendation or, if the TIDA  
15 Board fails to submit a recommendation, within 30 days of the expiration of the TIDA Board's 30 day  
16 review period. The Planning Commission may not approve an amendment to the Design for  
17 Development if it finds that the amendment is inconsistent with this Special Use District, the General  
18 Plan, and the approved Development Agreement by and between the City and County of San  
19 Francisco and Treasure Island Community Development, LLC relative to the development of  
20 Naval Station Treasure Island (File No. 110226) (the "Development Agreement").

21 (e) Development Controls. Development and uses of property within this Special Use District  
22 shall be regulated by the controls contained herein and in the Design for Development, provided,  
23 however, that if there is any inconsistency between this Special Use District and the Design for  
24 Development, this Special Use District shall control.

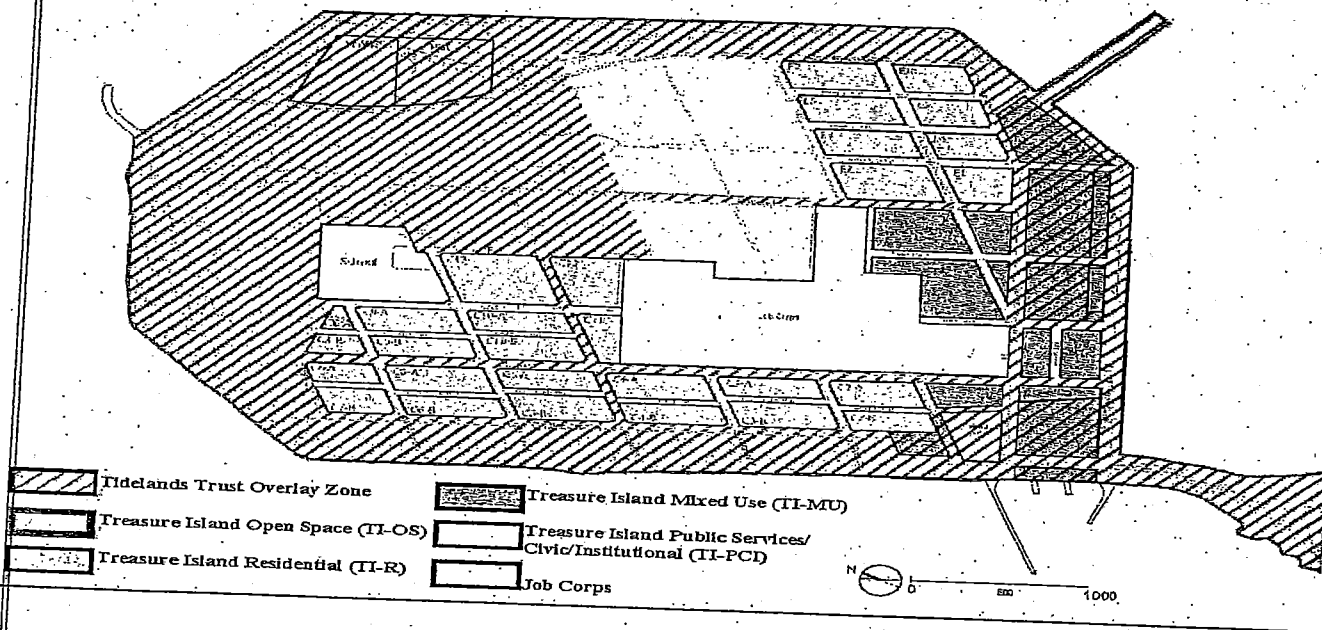
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1 (1) Zoning Designation. The applicable zoning designations shall be as set forth on Figure 1,  
 2 consisting of the following zoning districts: Treasure Island Residential (TI-R), Treasure Island Mixed  
 3 Use (TI-MU), Treasure Island Open Space (TI-OS), and Treasure Island Public/Civic/Institutional (TI-  
 4 PCI). The applicable zoning designation shall be as set forth on Figure 2, consisting of the following  
 5 zoning districts: Yerba Buena Island Residential (YBI-R), Yerba Buena Island Mixed Use (YBI-MU),  
 6 Yerba Buena Island Open Space (YBI-OS), and Yerba Buena Island Public Services/Civic/Institutional  
 7 (YBI-PCI), each as defined in the Design for Development. In addition, portions of this Special Use  
 8 District shall be subject to a Tidelands Trust Overlay Zone as set forth on Figures 1 and 2 and further  
 9 defined in the Design for Development.

10 Figure 1. Treasure Island Zoning Designations.



*Figure 2: Yerba Buena Island Zoning Designations*

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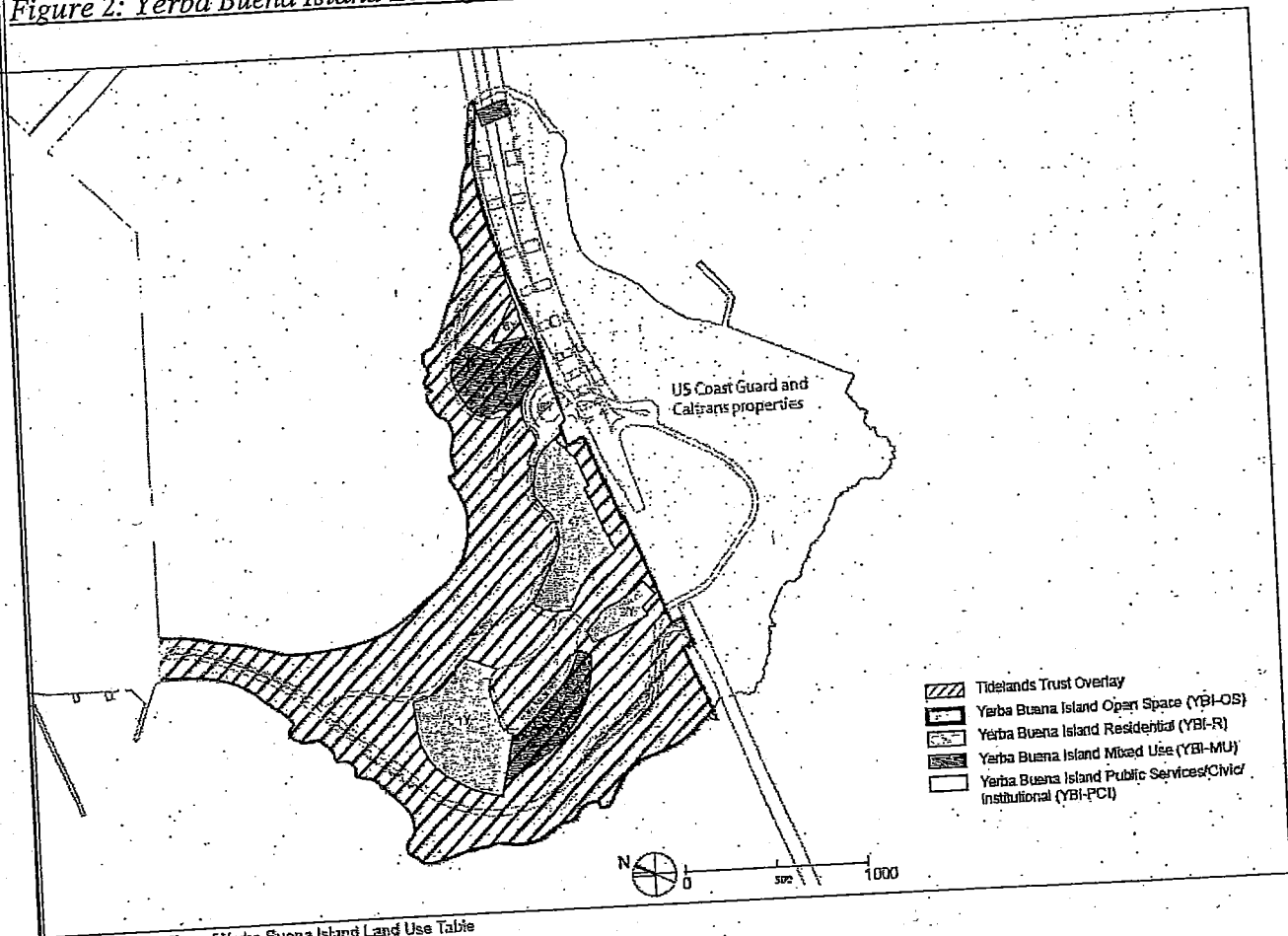


Figure Y3.c: Key Plan of Yerba Buena Island Land Use Table

*(2) Uses. The uses listed in Figure 3 are permitted in this Special Use District as indicated by the following symbols in the respective column for each district: (i) P – permitted as a principal use in this zoning designation; (ii) IC – subject to approval as an Island Conditional Use pursuant to the procedures set forth in subsection (h) below; (iii) blank – not permitted in this zoning designation.*

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Figure 3. Treasure Island and Yerba Buena Island Permitted Uses

Land Use	TI-R	TI-MU	TI-OS	TI-PCI	P = Permitted Use; IC = Island conditional use Permit Required; *and/or † = See Comments
<b>Residential</b>					
1. Dwelling Units	P	P			
2. Group Housing*	P	P			*Within any residential structures owned or controlled by the Treasure Island Homeless Development Initiative or its successor.
3. Live/Work Units	P	P			
4. Senior or Assisted Living	P	P			
5. Supportive Housing*	P	P			*Within any residential structures owned or controlled by the Treasure Island Homeless Development Initiative or its successor
<b>Retail Sales and Services</b>					
6. Acupuncture, Acupressure, or Chiropractor Establishment	IC*†	P			*Not to exceed 10,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
7. Animal Services, Enclosed Building	IC	IC			
8. Automobile Rental	P*†	P			*Not to exceed 2,500 SF, including any exterior space used for automobile storage, per single tenant; †Service

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					counter limited to ground floor only. Rental vehicles may be stored in multilevel structure. Above ground structures, will be governed by the standards and guidelines for such structures in T5 of the Treasure Island/Yerba Buena Island Design for Development document.
9. Automobile Services (Gas and Service Stations and Wash)	IC†	IC		IC	†Limited to ground floor only
10. Bars	IC*†	IC			*Not to exceed 15,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor.
11. Beauty or Cosmetology Salon	P*†	P			*Not to exceed 10,000 SF for any single tenant; †limited to location on the first floor, with direct entries from ground floor
12. Cafes, Delicatessens, and Bakeries	P†	P		IC	†Limited to location on the first two floors, with direct entries from ground floor
13. Farmer's Market	P	P	P	P	
14. Financial Service	P	P			
15. Financial Services (Limited)	P	P			
16. Full-service, Counter-service and Self-service Restaurants	P*	P	IC		*Not to exceed 5,000SF

						*Not to exceed 5,000SF for any single tenant. †limited to location on the first two floors, with direct entries from ground floor
17. Grocery Store	P*†	P				
18. Health Club, Private Resident Accessory Use	P	P				
19. Home Occupation	P	P				
20. Tourist Hotel		P	IC			
21. Health Clubs, Fitness Centers, Gyms and Athletic Clubs	P(IC*)†	P	IC*	P		*Island Conditional Use Permit required if facility is greater than 15,000 SF; †limited to location on the first two floors, with direct <u>entires entries</u> from ground floor
22. Laundromat	P†	P				†Limited to ground floor only
23. Dry Cleaning Facility	P(IC*)†	P(IC*)				*Island Conditional Use Permit required if dry cleaning facility has an on-site plant; †limited to ground floor only
24. Liquor Stores	IC	IC				
25. Massage Establishments	IC	IC				
26. Offices, Professional, Medical, and Business	P*†	P		P		*Not to exceed 5,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
27. Pharmacy	IC*†	P				*Not to exceed 5,000SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
28. Medical		IC†				†Not permitted within

1	Cannabis Dispensary				the immediate proximity of schools, childcare and similar facilities
2	29. Radio Broadcasting Facility		IC		
3					
4	30. Retail Sales and Services, Local-Serving	P*†	P		*Not to exceed 15,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
5					
6	31. Retail Sales and Services, Visitor Serving		P	IC	
7					
8	32. Retail, Restaurants, Kiosks, Pushcarts, and other uses*		P	P	*Uses accessory to and supportive of recreation and open space uses, consistent with the Open Space Area standards and guidelines set forth in Chapter T1 of the Treasure Island / Yerba Buena Island Design for Development document
9					
10	33. Walk-Up Facilities	P†	P		†Limited to ground floor only
11					
12	<b>Assembly and Entertainment</b>				
13	34. Amusement Enterprises		P		
14					
15	35. Live Telecast and Filming		P		
16					
17	36. Nighttime Entertainment		P(IC*)		*Special permit required if establishment operates after-hours (2-6am)
18					
19	37. Recreation Buildings, including pool halls, skating, indoor sports or bowling facilities		P	P(IC*)	◊ Not including Health Clubs, Fitness Centers, Gyms and Athletic Clubs covered under "Retail Sales & Services"; *Not to
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					exceed 20,000 SF for any single tenant
38. Theaters (movie or live performance)		P	IC*		* Not to exceed 20,000 SF for any single tenant
<b>Institutional, Educational and Arts Activities</b>					
39. Arts activities in commercial, community, or live/work spaces	IC	P	IC	P	
40. Child Care, Family Facility	P	P		P	
41. Child Care Center	P*†	P		P	*Not to exceed 15,000 SF for any single tenant; †limited to location on ground floor only
42. Community Clubhouse, Neighborhood Center, Community Cultural Center, or other community resource not publicly owned but open for public use.	IC	P	IC	P	
43. Institutional and Educational Facilities, 15,000 SF or less	IC	P	IC	P	
44. Institutional and Educational Facilities, more than 15,000 SF		P		P	
45. Mortuary		IC			
46. Museums, Interpretive Centers and Cultural Facilities		P	IC	P	
47. Outpatient Medical Clinics		P			



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						*Not to exceed 15,000 SF for any single tenant; †limited <u>limited</u> to location only above ground floor
48. Private Club	IC*	P†				
49. Religious Institutions	IC*	IC	IC	P		*Not to exceed 15,000 SF for any single tenant
50. Sailing and Water Sport Educational Activity		P	P			
51. Small residential/senior care facility licensed by the State	P*	P				*Not to exceed 15,000 SF for any single tenant
52. Social service/philanthropic enterprises	IC*(P*†)	IC*(P*†)				*Not to exceed 15,000 SF for any single tenant. †Permitted use for TIHDI
53. Vocational/Job Training Facility	IC*(P*†)	IC*(P*†)	IC*	IC*(P*†)		*Not to exceed 15,000 SF for any single tenant. †Permitted use for TIHDI
<b>Parking</b>						
54. Bicycle Storage	P	P	P	P		◊ Limited to the storage of private passenger automobiles belonging to Treasure Island residents, visitors, and workers, and meeting the siting and design requirements, car-share requirements, and otherwise complying with the provisions of Chapter T6 of the Treasure Island/Yerba Buena Island Design for Development Document
55. Community garages ◊	P	P		P		

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56. Accessory Parking Facilities ◇	P	P		P	◇ Off-street parking, either surface of structured, that is accessory to a permitted or special use, subject to the requirements of Chapter T6 of the Design for Development document, in terms of location and quantity
57. Parking accessory to use of open space and sports fields ◇	P	P	P		◇ Surface or structured
<b>Manufacturing and Processing/Industrial/Laboratory Uses</b>					
58. Life Sciences ◇		IC			◇ Limited to administrative office and research and development facilities not requiring any additional regulatory approvals for emissions or hazards not otherwise required of general office use
59. Laboratory ◇		IC			◇ Limited to administrative office and research and development facilities not requiring any additional regulatory approvals for emissions or hazards not otherwise required of general office use
60. PDR (Production, Distribution and		IC			

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Repair)						
61. Small scale food manufacturing and processing		P*	IC*			*Not to exceed 20,000 SF for any single tenant
<b>Civic, Public, Open Space, and Public Service Uses</b>						
62. Ambulance			IC			
63. Civic Use			P		P	
64. Community Recycling Collection Center	IC		IC	P	P	
65. Composting Facilities				P	P	
66. Corporation Yard				P*	P*	*Not to exceed 2 acres in size
67. Fire/police Stations			P	P	P	
68. Greenhouse or Plant Nursery <>			P*	P	P	<>For propagation of plants for landscaping, accessory to urban farm or for educational purposes; *Permitted when attached to food production or with retail establishment
69. Hiking and Walking Trails	P		P	P	P	
70. Library	P*		P*		P	*Not to exceed 20,000 SF
71. Micro-Utilities	P		P	P	P	
72. Open lots or enclosed storage for public service use				IC	P	
73. Open space Maintenance Facility <>				P	IC	<>For support of open space program on treasure Island and Yerba Buena Island, and compliant to the standards and guidelines for each specific open

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1						space area listed in Chapter T1 of the Design for Development document
2						*See Open Space Chapter T1 of Design for Development document for programming and size standards
3						
4	74. Playground	P*	P	P	P	
5						*See Open Space Chapter T1 of Design for Development document for programming and size standards
6	75. Public Parks	P*	P	P	P	
7	76. Sports Fields			P		
8	77. Stormwater and Wastewater Treatment Wetlands			P	P	
9	78. Low Impact Development for Stormwater (e.g. Water Garden, Bioswales, Cisterns or Similar Features)	P	P	P	P	
10	79. Renewable Energy Generation Facilities, Building Integrated*	P	P	IC	P	*Including, but not limited to, PV and wind power generation
11	80. Renewable Energy Generation Facilities, Distributed*			IC	IC	*Including, but not limited to, PV and wind power generation
12	81. Telecommunications Antennae and Equipment <>	P	P	P	P	<> See Building Design Chapter T5 of the Design for Development document for placement standards
13	82. Transit Facilities	P	P	P	P	
14	83. Urban Farm		P*	P		*Permitted when associated with retail in

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					Block B2
84. Wastewater Treatment Plant and related facilities	IC	IC	IC	P	
<b>Temporary Uses</b>					
85. Booths for charitable, patriotic, or welfare purposes	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
86. Exhibitions, Festivals, Circuses, Concerts, or Neighborhood Carnivals	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
87. Open-air sales of agriculturally produced seasonal decorations including, but not necessarily limited to, Christmas trees and Halloween pumpkins	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
88. Meeting Rooms and Event Staging	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
89. Automobile and truck parking and loading accessory to an authorized temporary use	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
<b>Interim Uses</b>					
90. Rental or sales offices incidental to a given new development, provided that it be located in the development or a temporary structure	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)

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91. Structures and uses incidental to environmental cleanup and staging	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
92. Temporary structures and uses incidental to the demolition, deconstruction or construction of a structure, building, infrastructure, group of buildings, or open space, including but not limited to staging of construction materials and equipment	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
93. Storage	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
94. Automobile and truck parking and loading related to construction activities related to Horizontal Development and Vertical Development	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
	YBI-R	YBI-MU	YBI-OS	YBI-PCI	P = Permitted Use; IC = Island conditional use Permit Required; *and/or † = See Comments
<b>Land Use</b>	<b>Zone</b>				
<b>Residential</b>					
1. Dwelling Units	P	P			
2. Group Housing*	P	P			*Within any residential structures owned or

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					controlled by the Treasure Island Homeless Development Initiative or its successor.
3. Live/Work Units	P	P			
4. Senior or Assisted Living	P	P			
5. Supportive Housing*	P	P			*Within any residential structures owned or controlled by the Treasure Island Homeless Development Initiative or its successor
<b>Retail Sales and Services</b>					
6. Acupuncture, Acupressure, or Chiropractor Establishment	IC*†	P			*Not to exceed 10,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
7. Animal Services, Enclosed Building	IC	IC			
8. Automobile Rental	P*†	P			*Not to exceed 2,500 SF, including any exterior space used for automobile storage, per single tenant; †Service counter limited to ground floor only. Rental vehicles may be stored in multilevel structure. Above ground structures, will be governed by the standards and guidelines for such structures in T5 of the Treasure Island/Yerba Buena Island Design for Development document.

1	9. Automobile Services (Gas and Service Stations and Wash)	IC†	IC		IC	†Limited to ground floor only
2						
3						
4	10. Bars	IC*†	IC			*Not to exceed 15,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
5						
6	11. Beauty or Cosmetology Salon	P*†	P			*Not to exceed 10,000 SF for any single tenant; †limited to location on the first floor, with direct entries from ground floor
7						
8	12. Cafes, Delicatessens, and Bakeries	P†	P	IC		†Limited to location on the first two floors, with direct entries from ground floor
9	13. Farmer's Market	P	P	P	P	
10	14. Financial Service	IC	P			
11	15. Financial Services (Limited)	IC	P			
12	16. Full-service, Counter-service and Self-service Restaurants	P*	P	IC		
13						*Not to exceed 5,000SF
14						*Not to exceed 5,000SF for any single tenant. †limited to location on the first two floors, with direct entries from ground floor
15	17. Grocery Store	P*†	P			
16	18. Health Club, Private Resident Accessory Use	P	P			
17	19. Home Occupation	P	P			
18	20. Tourist Hotel		P	IC		
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21. Health Clubs, Fitness Centers, Gyms and Athletic Clubs	P(IC*)†	P	IC*	P	*Island Conditional Use Permit required if facility is greater than 15,000 SF; †limited to location on the first two floors, with direct entires from ground floor
22. Laundromat	P†	P			†Limited to ground floor only
23. Dry Cleaning Facility	P(IC*)†	P(IC*)			*Island Conditional Use Permit required if dry cleaning facility has an on-site plant; †limited to ground floor only
24. Liquor Stores	IC	IC			
25. Massage Establishments	IC	IC			
26. Offices, Professional, Medical, and Business	P*†	P		P	*Not to exceed 5,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
27. Pharmacy	IC*†	P			*Not to exceed 5,000SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
28. Medical Cannabis Dispensary		IC†			†Not permitted within the immediate proximity of schools, childcare and similar facilities
29. Radio Broadcasting Facility		IC			
30. Retail Sales and Services, Local-Serving	P*†	P			*Not to exceed 15,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor

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31. Retail Sales and Services, Visitor Serving		P	IC		
32. Retail, Restaurants, Kiosks, Pushcarts, and other uses*		P	P		*Uses accessory to and supportive of recreation and open space uses, consistent with the Open Space Area standards and guidelines set forth in Chapter T1 of the Treasure Island / Yerba Buena Island Design for Development document
33. Walk-Up Facilities	P†	P			†Limited to ground floor only
<b>Assembly and Entertainment</b>					
34. Amusement Enterprises		P			
35. Live Telecast and Filming		P			
36. Nighttime Entertainment		P(IC*)			*Special permit required if establishment operates after-hours (2-6am)
37. Recreation Buildings, including pool halls, skating, indoor sports or bowling facilities ◇		P	P(IC*)		◇ Not including Health Clubs, Fitness Centers, Gyms and Athletic Clubs covered under "Retail Sales & Services"; *Not to exceed 20,000 SF for any single tenant
38. Theaters (movie or live performance)		P	IC*		* Not to exceed 20,000 SF for any single tenant
<b>Institutional, Educational and Arts Activities</b>					
39. Arts activities in commercial, community, or	IC	P	IC	P	

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live/work spaces					
40. Child Care, Family Facility	P	P		P	
41. Child Care Center	P*†	P		P	*Not to exceed 15,000 SF for any single tenant; †limited to location on ground floor only
42. Community Clubhouse, Neighborhood Center, Community Cultural Center, or other community resource not publicly owned but open for public use.	IC	P	IC		
43. Institutional and Educational Facilities, 15,000 SF or less	IC	P	IC	P	
44. Institutional and Educational Facilities, more than 15,000 SF		IC	IC	P	
45. Mortuary		IC			
46. Museums, Interpretive Centers and Cultural Facilities		P	IC	P	
47. Outpatient Medical Clinics		P			
48. Private Club	IC*	P†			*Not to exceed 15,000 SF for any single tenant; †limited to location only above ground floor
49. Religious Institutions	IC*	IC	IC		*Not to exceed 15,000 SF for any single tenant
50. Sailing and Water Sport Educational Activity		P	P		
51. Small	P*	P			*Not to exceed 15,000

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residential/senior care facility licensed by the State					SF for any single tenant	
52. Social service/philanthropic enterprises	IC*(P*†)		IC*(P*†)		*Not to exceed 15,000 SF for any single tenant. †Permitted use for TIHDI	
53. Vocational/Job Training Facility	IC*(P*†)		IC*(P*†)	IC*	IC*(P*†)	*Not to exceed 15,000 SF for any single tenant. †Permitted use for TIHDI
<b>Parking</b>						
54. Bicycle Storage	P	P	P	P		
					◊ Limited to the storage of private passenger automobiles belonging to Treasure Island residents, visitors, and workers, and meeting the siting and design requirements, car-share requirements, and otherwise complying with the provisions of Chapter T6 of the Treasure Island/Yerba Buena Island Design for Development Document	
55. Community garages ◊	P	P	IC			
					◊ Off-street parking, either surface or structured, that is accessory to a permitted or special use, subject to the requirements of Chapter T6 of the Design for Development document, in terms of location and quantity	
56. Accessory Parking Facilities ◊	P	P			P	
57. Parking accessory to use of	P	P	P		P	
					◊ Surface or structured	

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open space and sports fields <>

**Civic, Public, Open Space, and Public Service Uses**

58. Ambulance		IC				
59. Civic Use		P			P	
60. Community Recycling Collection Center	IC*	IC	IC	IC	IC	*Not to exceed 15,000 SF for any single tenant
61. Composting Facilities			P	P		
62. Corporation Yard			P*	P*		*Not to exceed 2 acres in size
63. Fire/police Stations		P	P	P		
64. Greenhouse or Plant Nursery <>		P*	P	P		<>For propagation of plants for landscaping, accessory to urban farm or for educational purposes; *Permitted when attached to food production or with retail establishment.
65. Hiking and Walking Trails	P	P	P	P		
66. Library	P*	P*		P		*Not to exceed 20,000 SF
67. Micro-Utilities	P	P	IC	P		
68. Open lots or enclosed storage for public service use			IC	P		
69. Open space Maintenance Facility <>			P	IC		<>For support of open space program on treasure Island and Yerba Buena Island, and compliant to the standards and guidelines for each specific open space area listed in Chapter T1 of the

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					Design for Development document
70. Playground	P*	P	P	P	*See Open Space Chapter T1 of Design for Development document for programming and size standards
71. Public Parks	P*	P	P	P	*See Open Space Chapter T1 of Design for Development document for programming and size standards
72. Sports Fields			P		
73. Stormwater and Wastewater Treatment Wetlands			P	P	
74. Low Impact Development for Stormwater (e.g. Water Garden, Bioswales, Cisterns or Similar Features)	P	P	P	P	
75. Renewable Energy Generation Facilities, Building Integrated*	P	P	IC	P	*Including, but not limited to, PV and wind power generation
76. Renewable Energy Generation Facilities, Distributed*			IC	IC	*Including, but not limited to, PV and wind power generation
77. Telecommunications Antennae and Equipment <>	P	P	P	P	<> See Building Design Chapter T5 of the Design for Development document for placement standards
78. Transit Facilities	P	P	P	P	
79. Urban Farm		P*	P		*Permitted when associated with retail in Block B2
80. Wastewater	IC	IC	IC	P	

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1	Treatment Plant and related facilities					
2	<b>Temporary Uses</b>					
3	81. Booths for charitable, patriotic, or welfare purposes	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
4						
5	82. Exhibitions, Festivals, Circuses, Concerts, or Neighborhood Carnivals	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
6						
7						
8	83. Open-air sales of agriculturally produced seasonal decorations including, but not necessarily limited to, Christmas trees and Halloween pumpkins	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
9						
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12	84. Meeting Rooms and Event Staging	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
13						
14						
15	85. Automobile and truck parking and loading accessory to an authorized temporary use	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
16						
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18	<b>Interim Uses</b>					
19	86. Rental or sales offices incidental to a given new development, provided that it be located in the development or a temporary structure	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
20						
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22						
23	87. Structures and uses incidental to environmental	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
24						
25						

1	cleanup and staging					
2	88. Temporary					
3	structures and uses					
4	incidental to the					
5	demolition,					
6	deconstruction or					
7	construction of a					
8	structure, building,					
9	infrastructure,					
10	group of buildings,					
11	or open space,					
12	including but not					
13	limited to staging of					
14	construction					
15	materials and					
16	equipment	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
17	89. Storage	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
18	90. Automobile					
19	and truck parking					
20	and loading related					
21	to construction					
22	activities related to					
23	Horizontal					
24	Development and					
25	Vertical					
	Development	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)

(3) Temporary Uses. A temporary use may be authorized by the Executive Director of TIDA ("Executive Director") (for uses located within the Tidelands Trust Overlay Zone) or the Planning Director (for uses located outside the Tidelands Trust Overlay Zone) without a public hearing for a period not to exceed 90 days for any of the following uses: booths for charitable, patriotic, or welfare purposes; exhibitions, festivals, circuses, concerts or neighborhood carnivals; open-air sales of agriculturally produced seasonal decorations such as Christmas trees and Halloween pumpkins; meeting rooms and event staging; and automobile and truck parking and loading associated with an.

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1 authorized temporary use. An authorization granted pursuant to this section shall not exempt the  
2 applicant from obtaining any other permit required by law. Additional time for such uses may be  
3 authorized only by action upon a new application.

4 (4) Interim Uses. An interim use listed in this section may be authorized by the Executive  
5 Director (for uses located within the Tidelands Trust Overlay Zone) or Planning Director (for uses  
6 located outside the Tidelands Trust Overlay Zone) without a public hearing for a period not to exceed 5  
7 years if the applicable Director finds that such use will not impede orderly development within this  
8 Special Use District consistent with the Design for Development and Development Agreement;  
9 provided, however, that any interim use listed in this section that is integral to development  
10 contemplated by the Development Agreement or any other disposition and development agreement with  
11 TIDA, as determined by the applicable Director, shall be permitted without requiring such  
12 authorization. Interim uses within the Tidelands Trust Overlay Zone are subject to review by the  
13 Executive Director for compliance with the Tidelands Trust and TIDA policies. Such interim uses  
14 include: rental or sales offices incidental to new development; structures and uses incidental to  
15 environmental clean-up, demolition and construction pursuant to an approved Major Phase of  
16 Development; storage; automobile and truck parking and loading related to the construction activities  
17 related to Horizontal Development and Vertical Development. An authorization granted pursuant to  
18 this section shall not exempt the applicant from obtaining any other permit required by law. Additional  
19 time for such uses may be authorized only by action upon a new application.

20 (5) Non-Conforming Uses. TIDA shall provide for the reasonable continuance, modification  
21 and/or termination of uses and structures existing as of the date of adoption of the Special Use District  
22 and Design for Development that do not comply with the Special Use District or the Design for  
23 Development, provided that such use or structure is generally compatible with the development and  
24 uses authorized under the Special Use District and Design for Development. The Executive Director  
25 (for property located within the Tidelands Trust Overlay Zone), or the Planning Director (for property

1 not located within the Tidelands Trust Overlay Zone) may authorize additions, alterations,  
2 reconstruction, rehabilitation, reuse of vacant buildings or changes in use of land or buildings for uses  
3 that do not conform to the Special Use District, subject to a determination that such authorization  
4 would not impede the orderly development of the area subject to this Special Use District.

5 (6) Building Standards.

6 (A) Building Height. The applicable height limits for this Special Use District shall be as set  
7 forth on Sectional Map HT14 of the Zoning Maps of the City and County of San Francisco. As more  
8 particularly described on Section Map HT14, underlying height zones range from 25 feet to 125 feet on  
9 Treasure Island and 35 feet to 75 feet on Yerba Buena Island. "Flex Height Zones" have been  
10 established on Treasure Island to allow for the flexibility in locating tall buildings within the overall  
11 built form of the island, and range from 240 feet to 450 feet. The Flex Height Zones allow for a variety  
12 of building types to be built up to the indicated maximum height for their zone as long as they conform  
13 to the relevant applicable Standards for Bulk, Massing and Tower Separation as described herein, and  
14 Figure 6, Bulk and Massing Controls Matrix. The location of tall buildings in relation to each other  
15 and to the lower buildings is controlled by the building separation requirements set forth in subsection  
16 (d)(5)(B), Tower Separation, below. Height shall be measured and regulated as provided in the Design  
17 for Development and not as provided in Article 2.5.

18 (B) Tower Separation.

19 (i) Portions of buildings taller than 125 feet located within a Flex Height Zone that are taller  
20 than the underlying height zone shall maintain a minimum distance of 115 feet clear from any portion  
21 of another building taller than its underlying height zone. This distance is to be measured by a 115 feet  
22 circular offset from the inscribed building perimeter at its outermost points on all levels above the  
23 underlying height zone, as shown on Figure 4. The requirements of this subsection shall not apply to  
24 buildings located on blocks C1, C2-B, C2-H and M1, as identified on Figure 1.  
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Figure 4: Tower Separation

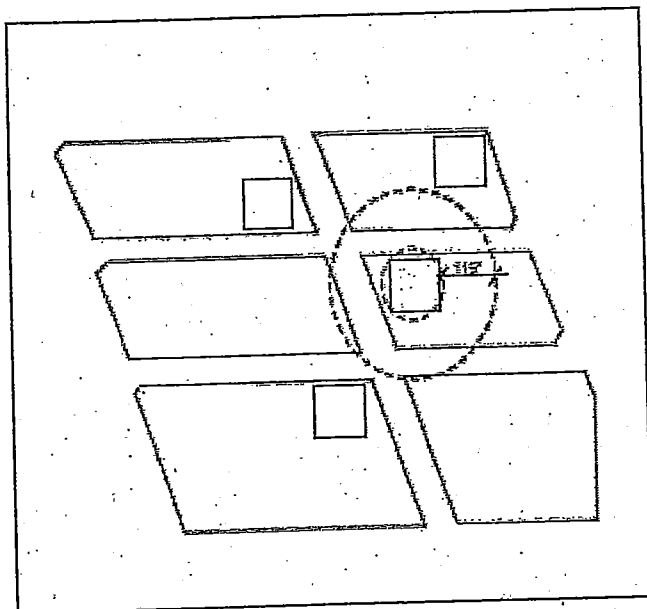
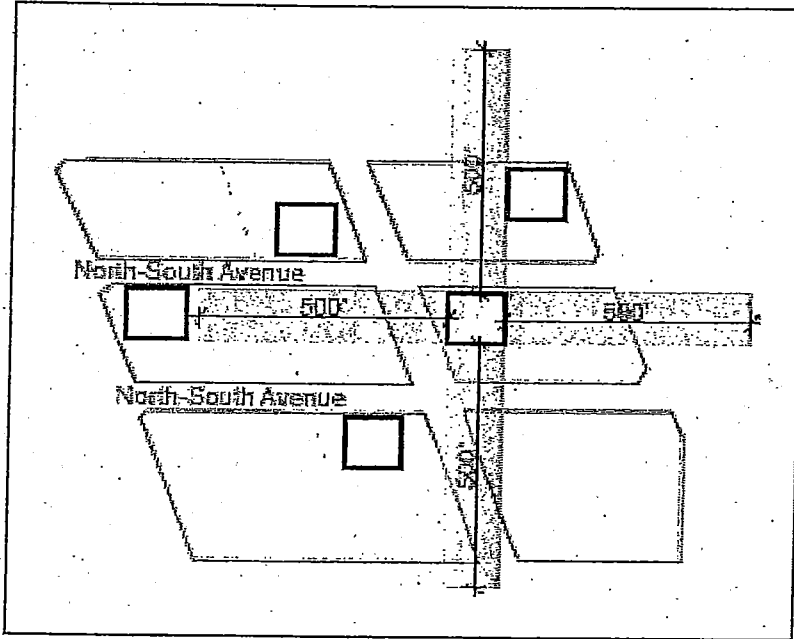


Figure T4.w: Eastside building separation example (minimum of 115 feet)

(ii) Buildings located within a Flex Height Zone that are located on blocks IC1, IC2, IC3 and IC4 and E1, E2, E3, E4, E5, E6, E7 and E8, as identified on Figure 1, shall maintain a clear corridor extending a minimum distance of 500 feet perpendicularly to any other building taller than 85 feet, as shown on Figure 5. The corridors shall be aligned orthogonally, perpendicularly and parallel to the north-south avenues, and extend from the buildings' furthestmost points regardless of orientation. The requirements of this subsection shall not apply to buildings located on blocks B1, B2, B3 and M1, as identified on Figure 1.

1  
2 *Figure 5: Corridors*

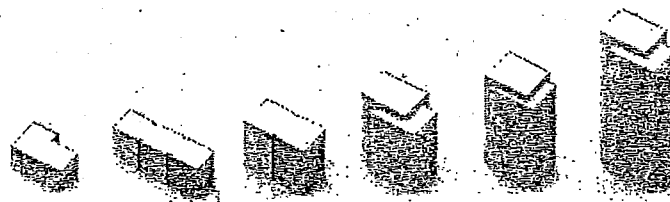


13 *Figure T4.x. Eastside clear corridor example*  
14 *(minimum of 500 feet)*

15  
16 *(C) Building Bulk. With respect to development on Treasure Island, the applicable bulk*  
17 *limitations shall be as set forth on Figure 6. With respect to development on Yerba Buena Island, the*  
18 *following requirements shall apply: (i) buildings extending more than 35 feet above grade shall,*  
19 *above the third floor, step back a minimum distance of 10 feet horizontal for every 10 feet vertical;*  
20 *(ii) buildings fronting on the downhill edge of a street or Drive Court where buildings on the uphill*  
21 *side are allowed shall have a maximum height of 25 feet, however for no more than 50% of the width*  
22 *of a residential townhouse unit or lot, but in no instance more than 18 feet increments, the maximum*  
23 *height may be increased to 35 feet; (iii) the height extension referenced in (ii) may not be joined to a*  
24 *similar extension or an adjoining unit or lot and must be configured in a manner that allows potential*  
25 *views from an adjacent uphill unit or lot both over and through the subject unit or lot; (iv) buildings*

shall be no longer than 150 feet in length, and the maximum plan dimension of a building or structure shall be the greatest plan dimension parallel to the long axis of the building at a given level; (v) the maximum apparent face or elevation length shall be 75 feet; (vi) Mid-rise Buildings on block 4Y (as identified on Figure 1) shall be subject to additional bulk and massing requirements set forth in Section Y4.5.5 of the Design for Development; and (vii) on blocks 1Y, 2Y, 3Y and 4Y, a minimum of 1 cross stairway running perpendicular to the topographical contours of the land and no closer than 150 feet from either end of the parcel (measured parallel to the topographical contours) shall be required and integrated into the Island-wide pedestrian trail system.

Figure 6: Treasure Island Bulk & Massing



BUILDING HEIGHT	0 to 15 ft	16 to 35 ft	36 to 125 ft	126 to 180 ft	181 to 240 ft	241 to 450 ft
MAX FLOOR PLATE	NA	NA	10,500 sf	12,000 sf	10,500 sf	12,000 sf
MAX PLAN LENGTH	NA	200 ft	140 ft	140 ft*	140 ft*	140 ft
MAX APPARENT FACE	120 ft Typical 25-30 ft Shared Public Way	75	100 ft	105 ft*	100 ft*	105 ft
MAX DIAGONAL	NA	NA	NA	170 ft	180 ft	170 ft
CHANGE IN APPARENT FACE	Two feet (2') deep X three foot (3') wide Notch, two foot (2') setback of building massing or major change in fenestration pattern and / or material.	Five feet (5') deep X ten foot (10') wide notch, five foot (5') setback of building massing in combination with a major change in fenestration pattern and / or material	Ten feet (10') deep X ten foot (10') wide notch, ten foot (10') setback of building massing in combination with a major change in fenestration pattern and / or material.			

\*Buildings within the Cityside District taller than 125 feet are limited to maximum plan dimensions of 120 feet and maximum apparent faces of 100 feet, parallel to the western shoreline.

1 (D) Building Setbacks. The applicable building setback requirements for this Special Use District  
 2 shall be as set forth on Figures 7 and 8.

3 Figure 7: Treasure Island Required Setbacks

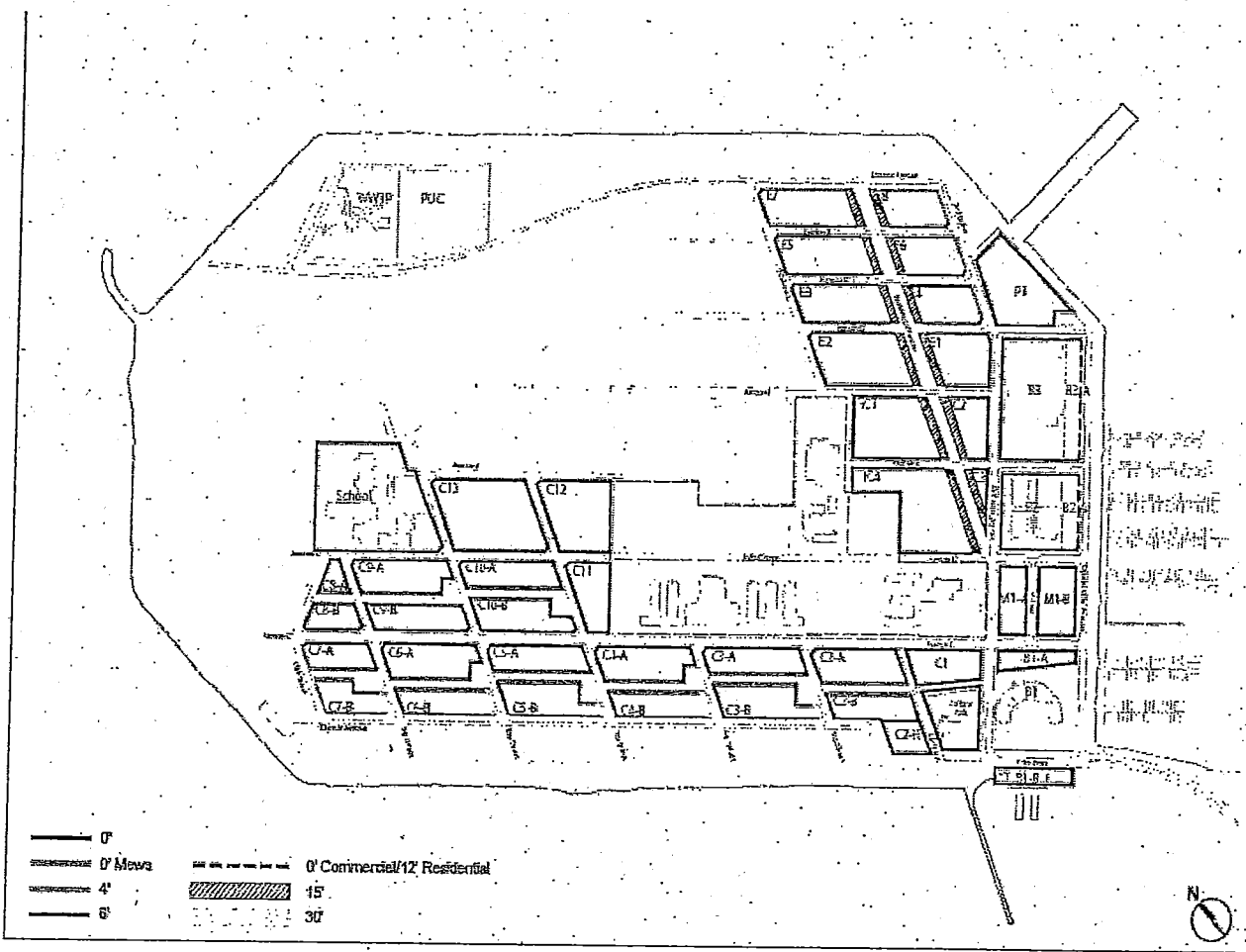
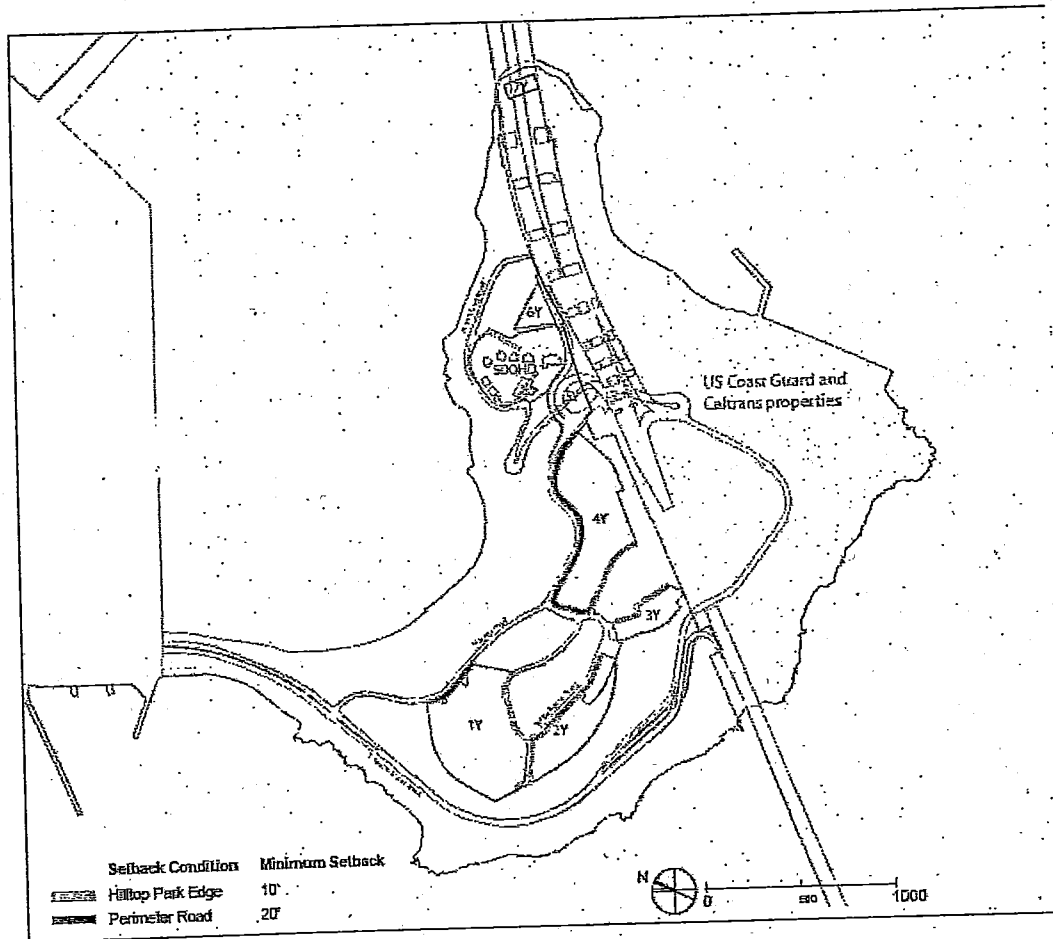


Figure 8: Yerba Buena Island Required Setbacks



(7) Off-Street Automobile Parking. Off-street parking shall not be required for any use, and may be provided in quantities up to the maximum number of spaces specified in Figures 9 and 10. Compliance with the off-street parking standards specified in Figures 9 and 10 shall be determined in accordance with subsection (g)(4)(D)(iv) below, and further provided that no application for Vertical Development that includes off-street automobile parking shall be accepted as complete unless TIDA has authorized submittal of the application and certified that the proposed amount of parking complies with the Island-wide parking maximums.

1 *Figure 9: Treasure Island Permitted Off-Street Parking*

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Use or Activity	Maximum Number of Off-Street Car Parking Spaces*
Residential	1 for each dwelling unit calculated on an aggregate basis for all dwelling units constructed within the Development Plan Area, but in no event more than 8,000 residential accessory spaces within the combined Treasure Island and Yerba Buena Island Development Plan Area.
Office/Commercial	1 for every 1,000 square feet of gross floor area calculated on an aggregate basis for all office/commercial uses (other than retail, hotel and marina) but in no event more than 302 office/commercial accessory spaces within the combined Treasure Island and Yerba Buena Island Development Plan Area.
Retail	2 for every 1,000 square feet of gross floor area calculated on an aggregate basis for all retail uses, but in no event more than 414 retail accessory spaces within the Treasure Island portion of Development Plan Area.
Hotel	0.4 for every hotel room calculated on an aggregate basis for all hotel uses on Treasure Island, but in no event more than 180 hotel accessory spaces on Treasure Island.
Marina	0.6 for every slip constructed within the Development Plan Area calculated on an aggregate basis, but in no event more than 236 Marina accessory spaces within the Treasure Island portion of Development Plan Area.

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Figure 10: Yerba Buena Island Off-Street Parking

Use or Activity	Maximum Number of Off-Street Car Parking Spaces*
Residential	1 for each dwelling unit calculated on an aggregate basis for all dwelling units constructed within the Development Plan Area, but in no event more than 8,000 residential accessory spaces within the combined Treasure Island and Yerba Buena Island Development Plan Area
Office/Commercial	1 for every 1,000 square feet of gross floor area calculated on an aggregate basis for all office/commercial uses (other than retail, hotel and marina) but in no event more than 302 office/commercial accessory spaces within the combined Treasure Island and Yerba Buena Island Development Plan Area
Retail	2 for every 1,000 square feet of gross floor area calculated on an aggregate basis for all retail uses.
Hotel	0.8 for every hotel room calculated on an aggregate basis for all hotel uses on Yerba Buena Island, but in no event more than 40 hotel accessory spaces on Yerba Buena Island.

(f) Review and Approval of Horizontal Development. TIDA shall have primary jurisdiction over Horizontal Development in this Special Use District, subject to all applicable permit requirements of other City agencies. Horizontal Development shall be subject to and regulated by the Design Review and Document Approval Procedure attached as an exhibit to the Design for Development Disposition and Development Agreement, as such procedures may be amended from time to time.

(g) Review and Approval of Vertical Development.

(1) Purpose. The Vertical Development design review process for Treasure Island and Yerba Buena Island is intended to ensure that new private buildings within Treasure Island and Yerba Buena Island are designed to complement the aesthetic of the development, exhibit high quality architectural design and promote the purpose of this Special Use District.

1           (2) Applicability. Vertical Development within the Tidelands Trust Overlay Zone, or on other  
2 tidelands and submerged lands within its jurisdiction pursuant to its authority under the Conversion  
3 Act, is within TIDA jurisdiction and shall be subject to the procedures set forth in subsection (g)(5).  
4 Vertical Development outside of the Tidelands Trust Overlay Zone is within Planning Department  
5 jurisdiction and shall be subject to the procedures set forth in subsection (g)(4).

6           (3) Applications.

7           (A) Required Applications. The construction, expansion or major alterations or additions to  
8 Vertical Development within this Special Use District shall require approval of Schematic Design  
9 Documents and building permits. If the proposed project is located within the Tidelands Trust Overlay  
10 Zone, the application shall be submitted to and reviewed by TIDA. If the proposed project is located  
11 outside the Tidelands Trust Overlay Zone, the application shall be submitted to and reviewed by the  
12 Planning Department. For purposes of this section, "Schematic Design Documents" shall mean  
13 documents containing a schematic design level of detail for a specific Vertical Development  
14 improvement. Each such application for approval may be filed by the owner, lessee or authorized  
15 agent of the owner or lessee of the property for which the Vertical Development approval is sought.

16           (B) Contents. Each application shall contain the documents and materials described in  
17 Appendix A2 to necessary to determine consistency with this Special Use District and the  
18 Design for Development. If a Major Modification (as defined in subsection (g)(4)(D) below) is sought  
19 in accordance with the allowances of this Section, the application also shall contain a written  
20 description for each modification sought that describes how the proposed project meets the full intent  
21 of this Special Use District and the Design for Development.

22           (C) Completeness. TIDA or Planning Department staff, as applicable, shall review the  
23 application for completeness and advise the applicant in writing of any deficiencies within 30 days  
24 after receipt of the application or, if applicable, within 15 days after receipt of any supplemental  
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1 information requested pursuant to this Section. If staff does not so advise the applicant, the application  
2 shall be deemed complete.

3 (D) Pre-Submission Conference. Not less than 30 days prior to submitting a Schematic Design  
4 Document application, the applicant shall submit to TIDA and may submit to the Planning  
5 Department, preliminary maps, plans and design sketches for the proposed Vertical Development and a  
6 statement describing compliance with the applicable land use restrictions and limitations set forth in  
7 the applicable Vertical Disposition and Development Agreement. Within 20 days, staff shall review  
8 submitted materials and advise the applicant whether the materials would be considered a complete  
9 application. TIDA's review of the pre-submittal materials shall also include a review for compliance  
10 with the applicable Vertical Disposition and Development Agreement as required for TIDA's submittal  
11 of its letter of authorization required as part of the application submittal materials. If requested by the  
12 applicant and not less than 15 days prior to submitting a Schematic Design Document application, the  
13 applicant and TIDA or Planning Department staff, as applicable, shall hold at least one pre-submission  
14 meeting regarding the project at a mutually agreeable time.

15 (4) Schematic Design Document Applications under Planning Commission Jurisdiction.

16 (A) Staff Review. Each application for Schematic Design Document approval under Planning  
17 Commission jurisdiction shall be subject to an administrative review process by the Planning  
18 Department. Prior to consideration for project approval, and not more than 60 days (for applications  
19 pertaining to structures 70 feet or fewer in height) or 80 days (for applications pertaining to structures  
20 over 70 feet in height) after such application is complete or deemed complete, staff shall review the  
21 application to determine whether it complies with this Special Use District and the Design for  
22 Development. Staff shall issue a staff report to the Planning Director or Planning Commission, as  
23 appropriate, including a recommendation regarding any modifications sought. Such staff report shall  
24 be delivered to the applicant not less than 10 days prior to Planning Director or Planning Commission  
25 action on the application, and shall be kept on file for public review.

1           (B) TIDA Consultation. Upon receipt of a complete application, a copy of such application  
2 shall be submitted to TIDA. Should TIDA wish to provide further comments beyond those provided at  
3 the pre-submittal stage, it shall submit its comments to the Planning Department no later than 30 days  
4 following receipt of the application. Planning Department staff shall consider TIDA comments in  
5 drafting its staff report.

6           (C) Planning Director Approval. Except for projects seeking one or more Major  
7 Modifications, the Planning Director shall approve, conditionally approve or disapprove a project's  
8 Schematic Design Documents, including any Minor Modifications sought, without a hearing based on  
9 its compliance with this Special Use District and the Standards set forth in the Design for Development.  
10 If the project is consistent with the quantitative Standards set forth in this Special Use District and the  
11 Design for Development, the Planning Director's discretion to approve, conditionally approve, or  
12 disapprove the project shall be limited to the project's consistency with the qualitative Standards and  
13 Guidelines of the Design for Development and the General Plan. The Planning Director may not  
14 impose any condition of approval that conflicts with the Development Requirements (as such term is  
15 defined in the Development Agreement). Upon approval, the Planning Director shall assign to each  
16 approved assessor's block and/or lot the applicable zoning designation and height and bulk  
17 classification. The Planning Director shall, promptly, mail notice of his or her determination to the  
18 applicant, TIDA, and owners of real property within 300 feet of all exterior boundaries of the project  
19 area, using for this purpose the names and addresses as shown on the citywide assessment roll in the  
20 Office of the Tax Collector, and any other person who has requested notice.

21           (D) Modifications to Standards. Modification of the Standards set forth in this Special Use  
22 District and contained in the Design for Development may be approved on a project-by-project basis as  
23 follows:

24           (i) No Modifications. No modifications or variances are permitted for the following Standards  
25 in this Special Use District: district-wide maximum off-street auto parking ratios, and height limits.

1           (ii) Major Modifications. A Major Modification shall be (i) any deviation of more than 10  
2 percent from any quantitative Standard in this Special Use District or the Design for Development or  
3 (ii) any modification of the maximum building floor plates. A Major Modification may be approved  
4 only by the Planning Commission at a public hearing, and the Planning Commission's review at such  
5 hearing shall be limited to the Major Modification. Notwithstanding any other provisions of this  
6 Section, the Planning Director may refer a proposed modification, even if not otherwise classified as a  
7 Major Modification, to the Planning Commission as a Major Modification if the Planning Director  
8 determines that the proposed modification does not meet the intent of the Standards set forth in the  
9 Design for Development. The Planning Commission may not impose conditions of approval that  
10 conflict with the Development Requirements (as such term is defined in the Development Agreement).

11           (iii) Minor Modifications. Any modification to the building standards of this Special Use  
12 District and contained in the Design for Development not considered a Major Modification pursuant to  
13 subsection (ii) above shall be deemed to be a Minor Modification. Except as permitted in accordance  
14 subsection (ii) above, a Minor Modification is not subject to review by the Planning Commission.

15           (iv) Off-Street Parking. A project that exceeds applicable parking ratios on a project-level  
16 basis shall not be considered a Major Modification, Minor Modification or otherwise inconsistent with  
17 the Special Use District or the Design for Development, subject to the further limitations of this Section  
18 (iv). Except as further provided herein, no new off-street parking may be approved by Planning or  
19 TIDA at the following increments of development that would cause the aggregate parking ratio in the  
20 Special Use District to cumulatively exceed the applicable ratios, including both built and entitled but-  
21 not-yet-built Vertical Development: every 2,000 net new housing units and every 100,000 gross square  
22 feet of non-residential uses in new or rehabilitated buildings (each residential and non-residential  
23 threshold, a "Development Increment"). Notwithstanding the foregoing, for the first two Development  
24 Increments, a deviation of up to 10% shall be permitted and not be considered a Major Modification,  
25 Minor Modification or otherwise inconsistent with the Special Use District or the Design for

1 Development. No exceedance of the parking ratios applicable to any Development Increment after the  
2 first two residential and non-residential Development Increments shall be permitted. The Development  
3 Increments shall commence as of the effective date of this ordinance and shall not include interim or  
4 temporary uses as defined in this Special Use District.

5 (E) Public Hearing for Large Projects. Prior to decision by the Planning Director pursuant to  
6 subsection (g)(4)(C) above, each project subject to the below criteria shall be presented at a regularly  
7 scheduled hearing of the Planning Commission. Such hearing shall be calendared within 30 days after  
8 the application is complete or deemed complete. If a public hearing is required under subsection  
9 (g)(4)(D) and this subsection, the Planning Commission shall hear jointly calendar both items,  
10 to take action on the Major Modification and to provide comment only on the project design.  
11 The Planning Director shall consider all comments from the public and the Planning Commission in  
12 making his or her decision to approve, conditionally approve, or disapprove the project design.

13 Criteria necessitating public hearing are as follows:

14 (i) The project includes the construction of a new building greater than 70 feet in height, or  
15 includes a vertical addition to an existing building resulting in a total building height greater than 70  
16 feet; or

17 (ii) The project involves a net addition or new construction of more than 25,000 gross square  
18 feet of commercial space.

19 If a public hearing is required under subsection (g)(4)(D) and this subsection, the  
20 Planning Commission shall hear jointly calendar both items, to take action on the Major  
21 Modification and to provide comment only on the project design.

22 (F) Notice of Hearings. Notice of hearings required by subsections (D) and (E) shall be  
23 provided as follows: (i) by mail not less than 10 days prior to the date of the hearing to the project  
24 applicant, owners of real property within 300 feet of all exterior boundaries of the project that is the  
25 subject of the application, using for this purpose the names and addresses as shown on the citywide

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1 assessment roll in the Office of the Tax Collector, and any person who has requested such notice; and  
2 (ii) by posting on the subject property at least 10 days prior to the date of the hearing.

3 (5) Schematic Design Document Applications under TIDA Jurisdiction.

4 (A) TIDA Design Review. Each application for Schematic Design Document approval under  
5 TIDA jurisdiction shall be subject to an administrative review process by TIDA staff. Not more than 60  
6 days (for applications pertaining to structures 70 feet or fewer in height) or 80 days (for applications  
7 pertaining to structures over 70 feet in height) after such application is complete or deemed complete,  
8 staff shall review the application to determine that it complies with this Special Use District and the  
9 Design for Development and shall issue a staff report to the TIDA Board, including a recommendation  
10 for any modifications sought. If the application would be subject to Planning Commission action as a  
11 Major Modification under subsection (g)(4)(D) or Planning Commission review as a large project  
12 under subsection (g)(4)(E) if the project were located outside the Tidelands Trust Overlay, the TIDA  
13 staff report shall also be delivered to the Planning Commission.

14 (B) Planning Election. For any application for which the Planning Commission receives the  
15 TIDA staff report pursuant to subsection (g)(5)(A), within 30 days of receipt of the report, the Planning  
16 Commission may, by majority vote, elect to hold a hearing on a Schematic Design Documents  
17 application, which hearing shall be held within 30 days of such election. The Planning Commission's  
18 review shall be limited to the consistency of the building design with this Special Use District and the  
19 Design for Development, and on that basis alone, the Planning Commission shall submit its  
20 recommendation to the TIDA Board.

21 (C) Review by TIDA Board. The TIDA Board shall calendar the application as follows: (i) for  
22 any application for which the Planning Commission does not receive the TIDA staff report pursuant to  
23 subsection (g)(5)(A), the TIDA Board shall calendar the application for its next regularly scheduled  
24 hearing after receipt of the staff report for which an agenda has not been finalized; (ii) for any  
25 application for which the Planning Commission receives the TIDA staff report pursuant to subsection

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1 (g)(5)(A), if upon the expiration of the Planning Commission's 30 day election period, the Planning  
2 Commission has not elected to hold a hearing on the Schematic Design Documents application, the  
3 TIDA Board shall calendar the application for its next regularly scheduled meeting for which an  
4 agenda has not been finalized; or (iii) if, prior to the expiration of the Planning Commission's 30 day  
5 election period, the Planning Commission has elected to hold a hearing on the Schematic Design  
6 Documents application, the TIDA Board shall calendar the application for its next regularly scheduled  
7 meeting for which an agenda has not been finalized after the date that the Planning Commission takes  
8 action on the application at its public hearing. If the project is consistent with the quantitative  
9 Standards set forth in this Special Use District and the Design for Development, the TIDA Board's  
10 discretion to approve, conditionally approve or disapprove the project shall be limited to the project's  
11 consistency with the qualitative Standards and Guidelines set forth in the Design for Development. The  
12 TIDA Board may not impose any condition of approval that conflicts with the Development  
13 Requirements (as such term is defined in the Development Agreement). If the TIDA Board objects to or  
14 seeks to substantially modify design recommendations that have been approved by the Planning  
15 Commission as set forth in Section (g)(5)(B), TIDA shall provide notice of such decision to the  
16 Planning Commission, and TIDA shall have the right to appeal the design recommendations to the  
17 Board of Supervisors pursuant to the procedures for appeal set forth in subsection (i) below.

18 (D) Review of Historic Resources. Any review under this section of Schematic Design  
19 Documents for a historic resource identified in the Design for Development shall be subject to the  
20 additional review requirements set forth therein.

1 (6) Building Permit Approval. Each building permit application submitted to the Department of  
2 Building Inspection shall be forwarded to the Planning Department if the application pertains to  
3 property located outside of the Tidelands Trust Overlay Zone or TIDA if the application pertains to  
4 property located within the Tidelands Trust Overlay Zone. Staff of the applicable agency shall review  
5 the building permit application for consistency with the authorizations granted pursuant to this Section.

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1 No building permit may be issued for work within this Special Use District unless Planning Department  
2 or TIDA staff, as applicable, determines such permit is consistent with the approved Schematic Design  
3 Documents and the Standards set forth in the Design for Development.

4 (7) Discretionary Review. No requests for discretionary review shall be accepted by the  
5 Planning Department or TIDA or heard by the Planning Commission or TIDA Board for projects  
6 subject to this Section.

7 (h) Island Conditional Use Permits. For Island Conditional Uses within the Tidelands Trust  
8 Overlay Zone, upon written request by the property owner or lessee (or his or her designated agent),  
9 the Executive Director may approve an Island Conditional Use permit without a hearing if he or she  
10 finds that, at the size and intensity contemplated: (i) the proposed use will make a positive contribution  
11 to the character of the Special Use District; (ii) the proposed use is compatible with the neighborhood  
12 or community; and (iii) the proposed use is compliant with the Tidelands Trust as more particularly  
13 described in Section T3.4.2 of the Design for Development; provided, however, that the Executive  
14 Director, in his or her discretion, may refer the matter to the TIDA Board for decision at a public  
15 hearing. TIDA may adopt procedures for reviewing and acting on Island Conditional Use permits.  
16 Island Conditional Uses outside the Tidelands Trust Overlay Zone shall be subject to review and  
17 approval by the Planning Commission in the same manner as set forth in Section 303 et seq. for  
18 conditional uses, except that the Planning Commission shall not use the criteria set forth in Sections  
19 303 and instead shall approve or conditionally approve the Island Conditional Use if it finds that, at  
20 the size and intensity contemplated: (i) the proposed use will make a positive contribution to the  
21 character of the Special Use District; and (ii) the proposed use is compatible with the neighborhood or  
22 community.

23 (i) Appeal and Decision on Appeal.

24 (A) Planning. A decision of the Planning Director or the Planning Commission under this  
25 Special Use District, other than a decision with respect to an Island Conditional Use, may be appealed

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1 to the Board of Appeals within 10 days after the date of the decision by filing a written notice of appeal  
2 with that body. Such notice must set forth how the Planning Director or the Planning Commission, as  
3 applicable, erred in granting, conditioning, or denying an application under this Section. Upon the  
4 hearing of an appeal, the Board of Appeals may, subject to the same limitations as are placed on the  
5 Planning Commission or Planning Director by Charter or by this Special Use District, approve,  
6 disapprove or modify the appealed decision. If the determination of the Board of Appeals differs from  
7 that of the Planning Director or Planning Commission, the Board of Appeals shall state its reasons in  
8 writing. A decision of the Planning Commission with respect to an Island Conditional Use may be  
9 appealed to the Board of Supervisors in the same manner as set forth in Section 308.1, except that, in  
10 addition to the parties identified in Section 308.1(b), the decision also may be appealed  
11 independently by the applicant or TIDA without complying with the property owner subscription  
12 requirements of Section 308.1.

13 (B) TIDA. If the TIDA Board objects to or seeks to substantially modify a design  
14 recommendation or determination taken by the Planning Commission under subsection (g)(5)(B)  
15 above, it shall take action to file an appeal of the Planning Commission recommendation or  
16 determination to the Board of Supervisors, which shall be evidenced by filing a written notice of appeal  
17 with the eClerk of the Board of Supervisors. The Board of Supervisors shall hear the appeal within 30  
18 days of TIDA's determination to appeal. The Board of Supervisors' review of the Planning  
19 Commission decision shall be limited to the design issues that are the subject of the appeal. The Board  
20 of Supervisors may disapprove the decision of the Planning Commission by a majority vote, and may  
21 not impose any condition of project approval that conflicts with the Development Requirements (as  
22 such term is defined in the Development Agreement) or is inconsistent with TIDA's authority as trustee  
23 under the Conversion Act.

24 (j) Fees. Each of the Planning Director and the Executive Director shall require an applicant  
25 or permittee to pay a fee in an amount sufficient to recover actual time and materials costs that the

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1 Planning Department and TIDA incurs in reviewing and processing any application under this Section.  
2 The applicable Director also may charge for any time and materials costs that other agencies, boards,  
3 commissions, or departments of the City, including the City Attorney's Office, incur in connection with  
4 the processing or administration of a particular application, action, or procedure if such costs are not  
5 separately assessed in accordance with the Development Agreement. Whenever such fees are or will be  
6 charged, the applicable Director, upon request of the applicant or permittee, shall provide in writing  
7 the basis for the fees or an estimate of the fees to be charged.

8  
9 Section 6. The San Francisco Planning Code is hereby amended by adding Section  
10 263.26, to read as follows:

11 **SEC. 263.26. SPECIAL EXCEPTIONS: TREASURE ISLAND/YERBA BUENA ISLAND**  
12 **HEIGHT AND BULK DISTRICT.**

13 (a) Boundaries of the Treasure Island / Yerba Buena Island Height and Bulk District. The  
14 boundaries of the Treasure Island / Yerba Buena Island Height and Bulk District are set forth in  
15 Sectional Map HT14 of the Zoning Map of the City and County of San Francisco. The boundaries of the  
16 Treasure Island / Yerba Buena Island Special Height and Bulk District include all areas of Treasure  
17 Island and Yerba Buena Island as shown on Zoning Map ZN14. Any property within the Treasure  
18 Island / Yerba Buena Island Special Height and Bulk District owned by the United States Department  
19 of Labor, United States Coast Guard, Federal Highway Administration or California Department of  
20 Transportation is hereby declared to be in a 40-X height and bulk district unless reclassified in  
21 accordance with the provisions of this Code.

22 (b) Purpose. The purpose of both the Treasure Island / Yerba Buena Island Height and Bulk  
23 District is to enable development of Treasure Island and Yerba Buena Island as a new high-density,  
24 mixed-use, sustainable community consistent with the Objectives and Policies set forth in the Treasure  
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1 Island / Yerba Buena Island Area Plan, Planning Code Section 249.52 (the Treasure Island / Yerba  
2 Buena Island Special Use District) and the Design for Development referenced therein.

3 (c) Controls.

4 (1) In the Treasure Island / Yerba Buena Island Height and Bulk District, height and bulk and  
5 definitions applicable thereto are governed by Planning Code Section 249.52 (the Treasure Island /  
6 Yerba Buena Island Special Use District) and the Treasure Island and Yerba Buena Island Design for  
7 Development referenced therein.

8 (2) Amendments to the height and bulk controls in this Treasure Island/Yerba Buena Island  
9 Project Height and Bulk district shall be as provided in Section 249.52.

10 Section 7. The San Francisco Planning Code is hereby amended by amending the  
11 Bulk Limits Table associated with Section 270, to read as follows:

13 TABLE 270

14 BULK LIMITS

District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
A	40	110	125
B	50	110	125
C	80	110	125
D	40	110	140
E	65	110	140
F	80	110	140

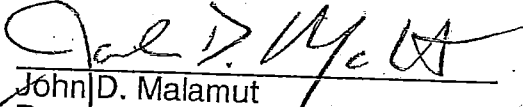
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G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	This table not applicable. But see Section 270(e).		
R-2	This table not applicable. But see Section 270(f).		
V		110	140
V	* At setback height established pursuant to Section 253.2.		
OS	See Section 290.		
S	This table not applicable. But see Section 270(d).		
T	At setback height established pursuant to Section 132.2, but no higher than 80 feet.	110	125
X	This table not applicable. But see Section 260(a)(3).		
TB	This table not applicable. But see Section 263.18.		
CP	This table not applicable. But see Section 263.24.		

HP	This table not applicable. But see Section 263.25.
<u>II</u>	<u>This table not applicable. But see Section 263.26.</u>

APPROVED AS TO FORM:  
 DENNIS J. HERRERA, City Attorney

By:   
 John D. Malamut  
 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Zoning -Treasure Island/Yerba Buena Island Special Use District].

Ordinance amending the San Francisco Planning Code by amending Sections 102.5 and 201 to include the Treasure Island and Yerba Buena Island districts; amending Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island; adding Section 249.52 to establish the Treasure Island /Yerba Buena Island Special Use District; adding Section 263.26 to establish the Treasure Island /Yerba Buena Island Height and Bulk District; amending the bulk limits table associated with Section 270 to refer to the Treasure Island /Yerba Buena Island Height and Bulk District; and adopting findings, including environmental findings, and findings of consistency with the General Plan and Planning Code Section 101.1.

Existing Law

The San Francisco Planning Code regulates the process for submission, review, and approval of various development activities within the City and County of San Francisco. The zoning designation for Treasure Island and Yerba Buena Island currently is Public (P) and 40-X height and bulk district.

Amendments to Current Law

This legislation would adopt Planning Code Section 249.52 to establish the Treasure Island and Yerba Buena Island Special Use District ("SUD"), to regulate development of Treasure Island and Yerba Buena Island, in conjunction with the Design for Development document.

The SUD would include all areas of Treasure Island and Yerba Buena Island. The Ordinance would create nine zoning districts: Treasure Island Residential (TI-R), Treasure Island Mixed Use (TI-MU), Treasure Island Open Space (TI-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 Services/Civic/Institutional (YBI-PCI), and Public (P). In addition, the Ordinance would designate those portions of the islands subject to the public trust for commerce, navigation and fisheries pursuant to the Treasure Island Conversion Act of 1997 as a Tidelands Trust Overlay Zone.

The SUD would establish the basic land use controls for the SUD area, and would supersede all other provisions of the Planning Code in the area, except for Planning Code sections adopted by ballot propositions prior the effective date of the Ordinance, and any Planning Code sections adopted or amended in connection with, or referenced in, the Ordinance.

**FILE NO. 110229**

The Ordinance would establish Bulk Districts and Massing, Tower Separation and Building Setback Standards. In addition, the Ordinance would establish maximum off street parking standards for all uses on the islands.

The Ordinance would create two distinct processes for review and approval of development on the islands. It would grant the Treasure Island Development Authority ("TIDA") primary jurisdiction over all Horizontal Development (i.e., infrastructure, streetscape and open space improvements required from the master development under the Development Agreement for this project) and Vertical Development (i.e., individual buildings or structures on the islands) within the Tidelands Trust Overlay Zone, in its capacity as the trustee over such property. It would grant the Planning Department authority to review and approve Vertical Development in all areas of the SUD that are not subject to the Tidelands Trust Overlay Zone. These processes include pre-submission meetings between applicants and staff, public hearings before the Planning Commission for large projects and the right to appeal Planning Department decisions to the Board of Supervisors (in the case of Island Conditional Uses) or the Board of Appeals (for all other cases).

The legislation would establish a process to modify certain land use controls and the Design for Development. The Ordinance also would provide for the payment of fees to cover time and materials spent in processing applications by TIDA, the Planning Department, and other City departments.

The Ordinance would create the Treasure Island/Yerba Buena Island Height and Bulk District, which refers to the controls set forth in the SUD, and would make amendments to other sections of the Planning Code to conform with the SUD.

This legislation would also adopt environmental findings, Section 302 findings, and findings of consistency with the General Plan and with the Priority Policies of Section 101 of the Planning Code.





110326, 110327, 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).

[www.sfplanning.org](http://www.sfplanning.org)

BY \_\_\_\_\_  
AK

2011 APR 28 AM 11:33

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PLANNING DEPARTMENT  
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San Francisco  
Planning Information:  
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April 27, 2011

Transmit(al) of Planning Commission Actions  
Treasure Island/Yerba Buena Island Project

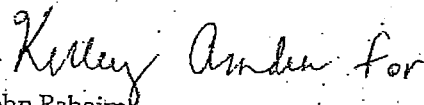
At the April 21, 2011 hearing, the Planning Commission, along with the Treasure Island Development Authority certified the Final Environmental Impact Report (FEIR) under Motion No. 18325 and Resolution No. 11-14-04/21, respectively.

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**

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BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 APR 28 AM 11:35

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

**Planning Commission Resolution No. 18329**

HEARING DATE: APRIL 21, 2011

Reception:  
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Planning  
Information:  
415.558.6377

Case No.: 2007.0903BEMRTUWZ  
Project: Treasure Island/Yerba Buena Island Project  
T Case: Planning Code Amendments  
Location: Treasure Island and Yerba Buena Island  
Staff Contact: Joshua Switzky - (415) 575-6815  
[joshua.switzky@sfgov.org](mailto:joshua.switzky@sfgov.org)  
Recommendation: Approval

RESOLUTION APPROVING AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE BY AMENDING SECTIONS 102.5 AND 201 TO INCLUDE THE TREASURE ISLAND AND YERBA BUENA ISLAND DISTRICTS, AMENDING SECTION 105 RELATING TO HEIGHT AND BULK LIMITS FOR TREASURE ISLAND AND YERBA BUENA ISLAND, ADDING SECTION 249.52 TO ESTABLISH THE TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT, ADDING SECTION 263.26 TO ESTABLISH THE TREASURE ISLAND/YERBA BUENA ISLAND HEIGHT AND BULK DISTRICT, AND AMENDING THE BULK LIMITS TABLE ASSOCIATED WITH SECTION 270 TO REFER TO THE TREASURE ISLAND/YERBA BUENA ISLAND HEIGHT AND BULK DISTRICT.

**RECITALS**

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides the Planning Commission ("Commission") the opportunity to periodically recommend Planning Code Text Amendments to the Board of Supervisors ("Board"); and,

WHEREAS, Section 4.105 of the Charter provides that the Commission may propose for consideration by the Board of Supervisors ordinances regulating or controlling the height, bulk, area, 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 Planning Department is proposing an amendment to the Planning Code by amending Sections 102.5 and 201 to include the Treasure Island and Yerba Buena Island districts, amending Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island, adding Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use District, adding Section 263.26 to establish the Treasure Island/Yerba Buena Island Height and Bulk District, and amending the bulk limits table associated with Section 270 to refer to the

Treasure Island/Yerba Buena Island Height and Bulk District; 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 proposed Project; and,

WHEREAS, The Project will include (a) approximately 8,000 new residential units, with at least 25 percent of which (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 Section 302(b), the Commission initiated the Planning Code amendments by Resolution No. 18292 and scheduled a public hearing to consider the amendments; and,

WHEREAS, On April 21, 2011, by Motion No. 18325, the Commission certified the Final Environmental Impact Report ("FEIR") 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, proposing an amendment to the Planning Code by amending Sections 102.5 and 201 to include the Treasure Island and Yerba Buena Island districts, amending Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island, adding Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use District, adding Section 263.26 to establish the Treasure Island/Yerba Buena Island Height and Bulk District, and amending the bulk limits table associated with Section 270 to refer to the Treasure Island/Yerba Buena Island Height and Bulk District.

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

1. The Planning Code amendments would enable development that would eliminate blight at the Project site including both Treasure Island and Yerba Buena Island.
2. The Planning Code amendments include a new Treasure Island/Yerba Buena Island Area Plan that set out objectives and policies that promote vibrant high-density, mixed-use, multi-modal and transit oriented development as a means to fully realize its shoreline location and to help revitalize Treasure Island and Yerba Buena Island.
3. The Planning Code amendments support development that could provide a wide range of employment opportunities in wide range of fields and employment levels.
4. The Planning Code amendments promote the possibility of new emerging industries including space for office and related uses.
5. The Planning Code amendments promote development that will provide affordable housing units at a range of income levels.
6. Development enabled by the Planning Code 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 through the addition of 140,000 square feet of neighborhood serving retail, 100,000 square feet of office space and other community facilities.
7. Development enabled by the Planning Code amendments includes the opportunity for substantial new and restored publicly accessible open space.
8. The Planning Code 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.
9. The Planning Code 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

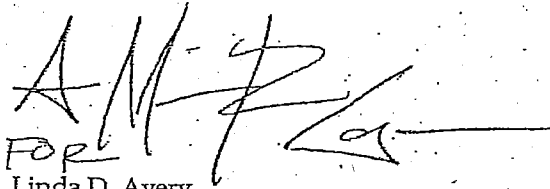
Resolution No. 18329  
Hearing Date: April 21, 2011

Case No. 2007.0903BEMRTUWZ  
Treasure Island/Yerba Buena Island Project  
Planning Code Text Amendments

FURTHER RESOLVED, That the Commission finds the Planning Code 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 Motion 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 the Planning Code amendments.

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



Linda D. Avery  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: None



SAN FRANCISCO  
PLANNING DEPARTMENT

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2011 APR 28 AM 11:35

Planning Commission Motion No. 18330

HEARING DATE: April 21, 2011

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Case No.: 2007.0903BEMRTUWZ  
Project: Treasure Island/Yerba Buena Island Project  
U Case: Design for Development Document  
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](mailto:joshua.switzky@sfgov.org)

MOTION APPROVING THE TREASURE ISLAND/YERBA BUENA ISLAND DESIGN FOR DEVELOPMENT DOCUMENT FOR THE TREASURE ISLAND/YERBA BUENA ISLAND PROJECT.

RECITALS

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, including the adoption of a Treasure Island/Yerba Buena Island Area Plan will implement the proposed Treasure Island/Yerba Buena Island Project ("Project"); and,

WHEREAS, The Project will include (a) approximately 8,000 new residential units, with at least 25 percent (2,000 units) 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

Motion No. 18330  
Hearing Date: April 21, 2011

Case No 2007.0903BEMRTUWZ  
Treasure Island/Yerba Buena Island  
Approval of Design for Development Document

the master developer for the Project; and,

WHEREAS, In 2006, the Board of Supervisors ("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, The Planning Department, TIDA, TICD and the Office of Economic and Workforce Development have been working collaboratively in developing the Treasure Island/Yerba Buena Island Design for Development Document, which, together with the Special Use District approved for the Project, sets forth the specific standards and guidelines for the development, including, but not limited to, site coverage, building height and bulk, setbacks, tower placement, street frontage, parking and loading and open space; and,

WHEREAS, Together with the Treasure Island / Yerba Buena Island Area Plan and the Treasure Island / Yerba Buena Island Special Use District, the Design for Development Document will constitute the framework to regulate development of the Project; and,

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

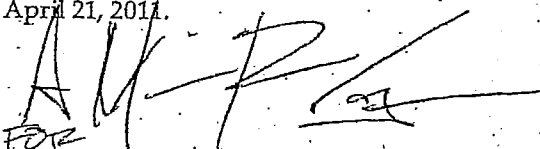
WHEREAS, On April 21, 2011 by Motion No. 18326, the Commission adopted findings in connection with its consideration of, among other things, the adoption of a Development Agreement, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings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

WHEREAS, The Commission finds, for the reasons set forth in Motion No. 18328, which is hereby incorporated by this reference as if fully set forth, that approval of the Design for Development would be, on balance, consistent with the General Plan, including any Area Plans, and with the Planning Code Priority Policies of Planning Code Section 101.1; and,

NOW, THEREFORE, BE IT RESOLVED, That the Commission does hereby approve the Treasure Island/Yerba Buena Island Design for Development Document, attached to this Motion as Exhibit A and incorporated herein by reference; and, be it

FURTHER RESOLVED, That any proposals to amend the Design for Development documents shall require approval of the Commission with review by the TIDA Board of Directors.

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

  
Linda D. Avery  
Commission Secretary



Motion No. 18330  
Hearing Date: April 21, 2011

Case No 2007.0903HEMRTUWZ  
Treasure Island/Yerba Buena Island  
Approval of Design for Development Document

AYES: Commissioners Antonini, Borden, Fong, Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: None

JOANNE HAYES-WHITE  
CHIEF OF DEPARTMENT



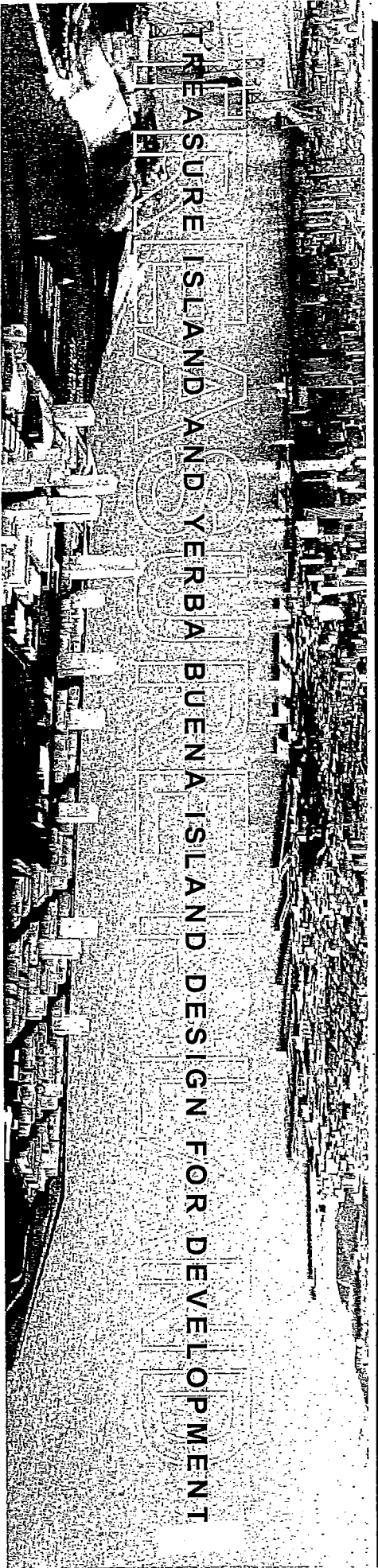
EDWIN M. LEE  
MAYOR

**SAN FRANCISCO FIRE DEPARTMENT**  
CITY AND COUNTY OF SAN FRANCISCO

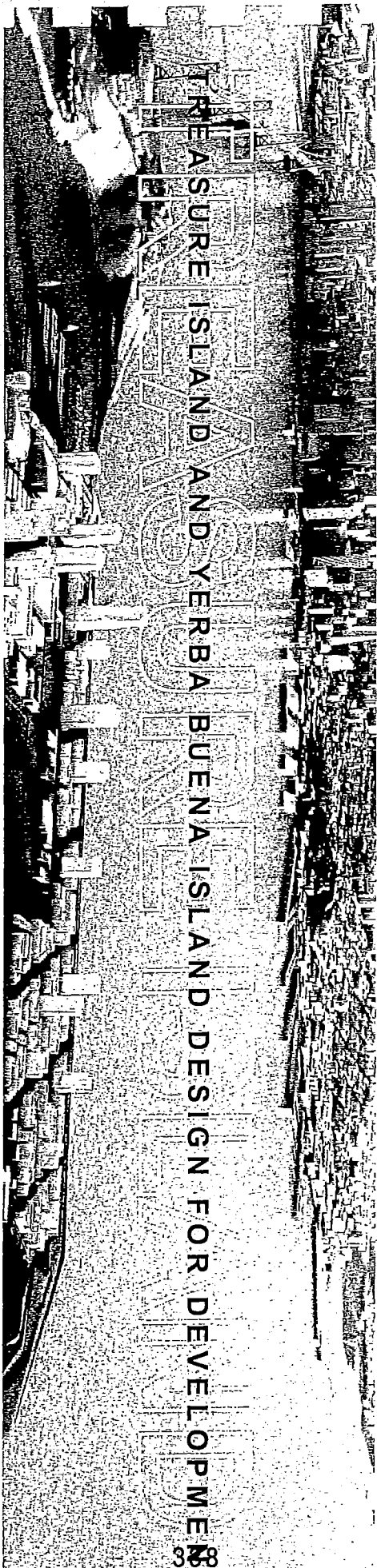
**TO:** Planning Commission  
**FROM:** Joanne Hayes-White, Chief of Department  
**DATE:** April 21, 2011  
**SUBJECT:** Treasure Island Development Project

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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.



Prepared by:  
Treasure Island Development Authority (TIDA)



88  
12  
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Prepared by:

Treasure Island Development Authority (TIDA)