

1 [General Plan Amendments - Treasure Island/Yerba Buena Island Redevelopment Plan]

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3 **Ordinance amending the San Francisco General Plan by amending the Commerce and**
4 **Industry Element, Community Facilities Element, Housing Element, Recreation and**
5 **Open Space Element, Transportation Element, Urban Design Element, and Land Use**
6 **Index, maps and figures in various elements, in order to facilitate the development of**
7 **Treasure Island and Yerba Buena Island as envisioned in the Treasure Island/Yerba**
8 **Buena Island Redevelopment Plan; and adopting findings, including environmental**
9 **findings and findings of consistency with the General Plan and Planning Code Section**
10 **101.1.**

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

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

15 Section 1. Findings.

16 (a) The proposed amendments are to the San Francisco General Plan's Commerce
17 and Industry Element, Community Facilities Element, Housing Element, Recreation and
18 Open Space Element, Transportation Element, Urban Design Element, and Land Use Index
19 and maps and figures in various elements. These amendments are necessary to incorporate
20 into the General Plan policies and figure that facilitate the development of Treasure Island and
21 Yerba Buena Island as envisioned in the Treasure Island/Yerba Buena Island Development
22 Plan and Term Sheet endorsed by the Board of Supervisors ("Board") and the Mayor in 2006
23 and updated in 2010 as described below.

24 (b) A primary objective of both the Treasure Island/Yerba Buena Island
25 Redevelopment Plan and the Term Sheet is to create sustainable economic development,

1 affordable housing, public parks and open space and other community benefits by
2 development of the under-used lands within the project area

3 (c) Originally constructed in 1937 as a possible site for the San Francisco Airport,
4 Treasure Island was first used to host the Golden Gate International Exposition from 1939-
5 1940. Shortly thereafter in World War II, the United States Department of Defense converted
6 the island into a naval station, which operated for more than five decades. Naval Station
7 Treasure Island was subsequently closed in 1993 and ceased operations in 1997. Since the
8 closure of the base, the City and the community have been planning for the reuse of former
9 Naval Station Treasure Island and adjacent Yerba Buena Island.

10 (d) Former Naval Station Treasure Island consists of approximately 550 acres
11 including Yerba Buena Island. Today the site is characterized by aging infrastructure,
12 environmental contamination from former naval operations, deteriorated and vacant buildings,
13 and asphalt and other impervious surfaces which cover approximately 65% of the site. The
14 site has few public amenities for the approximately 1,850 residents who currently reside on
15 the site. This legislation creating the Treasure Island/Yerba Buena Island Special Use District,
16 the Treasure Island/Yerba Buena Island Height and Bulk District, and the related zoning and
17 General Plan amendments will implement the proposed Treasure Island/Yerba Buena Island
18 Redevelopment Project (“the Project”).

19 (e) The Project will include (1) approximately 8,000 new residential units, 30 percent
20 of which (2,400 units) will be made affordable to a broad range of very-low to moderate
21 income households, including 435 units to be developed by the Treasure Island Homeless
22 Development Initiative’s member organizations, (2) adaptive reuse of 311,000 square feet of
23 historic structures, (3) 140,000 square feet of new retail uses and 100,000 square feet of
24 commercial office space, (4) 300 acres of parks and open space, (5) new and or upgraded
25 public facilities, including a joint police/fire station, a school, facilities for the Treasure Island

1 Sailing Center and other community facilities, (6) 400-500 room hotel, (7) new 400 slip
2 marina, and (8) transportation infrastructure, including a ferry/quay intermodal transit center.

3 (f) In 2003, the Treasure Island Development Authority (“TIDA”) selected through a
4 competitive three year long process, Treasure Island Community Development, LLC (“TICD”)
5 to serve as the master developer for the Project.

6 (g) In 2006, the Board in Resolution No. 699-06 endorsed a Term Sheet and
7 Development Plan for the Project, which set forth the terms of the Project including a provision
8 for a Transition Plan for Existing Units on the site. In May of 2010, the Board endorsed a
9 package of legislation that included an update to the Development Plan and Term Sheet,
10 terms of an Economic Development Conveyance Memorandum of Agreement for the
11 conveyance of the site from the Navy to the City, and a Term Sheet between TIDA and the
12 Treasure Island Homeless Development Initiative (“TIHDI”) in Resolution Nos. 242-10, 243-
13 10, and 244-10. Copies of these Resolutions are on file with the Clerk of the Board of
14 Supervisors in File Nos. 100428, 100429, and 100432, and are incorporated herein by
15 reference.

16 (h) Pursuant to San Francisco Planning Code Section 340, any proposed
17 amendments to the General Plan shall first be initiated by the Planning Commission. On
18 _____, 2011, by Resolution No. _____, the Commission conducted a duly
19 noticed public hearing to consider a Resolution of Intent to initiate General Plan Amendments
20 concerning the Project. A copy of Planning Commission Resolution No. _____ is on
21 file with the Clerk of the Board of Supervisors in File No. _____.

22 (i) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
23 340, any amendments to the General Plan shall first be considered by the Planning
24 Commission and thereafter recommended for approval or rejection to the Board of
25 Supervisors. On _____, 2011, by Resolution No. _____, the Commission

1 conducted a duly noticed public hearing on the General Plan Amendments, adopted the
2 General Plan Amendments and recommended them for approval to the Board of Supervisors.
3 Said Resolution also included findings of conformity with the Priority Policies of Section 101.1
4 of the Planning Code, consistency findings with the General Plan as it is proposed for
5 amendment, and pursuant to Section 340 of the Planning Code findings that this ordinance
6 will serve the public necessity, convenience, and welfare. A copy of Planning Commission
7 Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No.
8 _____ and incorporated herein by reference.

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

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

18 (l) California Environmental Quality Act Findings. In accordance with the actions
19 contemplated herein, this Board adopted Resolution No. _____ concerning findings
20 pursuant to the California Environmental Quality Act. A copy of said Resolution is on file with
21 the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by
22 reference.

23 Section 2. The Board of Supervisors hereby approves the following amendments to
24 the maps and figures in the Elements of the General Plan as follows:

25 **Commerce and Industry**

1 Amend Map 1- Generalized Commercial and Industrial Land Use Plan. Insert diagram
2 to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island
3 and Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba
4 Buena Island Project and applicable Design for Development.

5 Map 2 - Generalized Commercial and Industrial Density Plan. Insert diagram to show
6 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
7 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
8 Island Project and applicable Design for Development.

9 Map 4 - Residential Service Areas of Neighborhood Commercial Districts and Uses.
10 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
11 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
12 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

13 Map 5 - Generalized Neighborhood Commercial Land Use and Density Plan Insert
14 diagram to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure
15 Island and Yerba Buena Island and refer to the Redevelopment Plan for the Treasure
16 Island/Yerba Buena Island Project and applicable Design for Development.

17 **Community Facilities Element**

18 Map 1 - Police Facilities Plan. Insert diagram to show Treasure Island and Yerba
19 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
20 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
21 Design for Development.

22 Map 2 - Fire Facilities Plan. Insert diagram to show Treasure Island and Yerba Buena
23 Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to the
24 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
25 Design for Development.

1 Map 3 - Library Location Plan. Insert diagram to show Treasure Island and Yerba
2 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
3 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
4 Design for Development.

5 Map 4 - Public Health Centers Plan. Insert diagram to show Treasure Island and
6 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
7 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
8 applicable Design for Development.

9 Map 5 - Waste Water and Solid Waste Facilities Plan. Insert diagram to show Treasure
10 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
11 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island
12 Project and applicable Design for Development.

13 Map 6 - Public School Facilities Plan. Insert diagram to show Treasure Island and
14 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
15 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
16 applicable Design for Development.

17 Map 7 - Institutional Facilities Plan Insert diagram to show Treasure Island and Yerba
18 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
19 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
20 Design for Development.

21 **Housing Element**

22 Table I-55 and I-65 of 2009 Proposed Update. Change number of housing units for
23 Treasure Island to 8,000.

24 Map 6 - Generalized Housing Densities by Zoning District. Insert diagram to show
25 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba

1 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
2 Island Project and applicable Design for Development.

3 **Recreation and Open Space Element**

4 Map 2 - Public Open Space Service Areas. Insert diagram to show Treasure Island
5 and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island
6 and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
7 applicable Design for Development.

8 Map 4 - Citywide Recreation & Open Space Plan. Insert diagram to show Treasure
9 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
10 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island
11 Project and applicable Design for Development.

12 Map 9 - Neighborhood Recreation & Open Space Improvement Priority Plan. Insert
13 diagram to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure
14 Island and Yerba Buena Island and refer to the Redevelopment Plan for the Treasure
15 Island/Yerba Buena Island Project and applicable Design for Development.

16 **Transportation Element**

17 Map 6 - Vehicular Street Map. Amend the area for Treasure Island and Yerba Buena
18 Island to reflect the street grid and street hierarchy of the Redevelopment Plan for the
19 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a
20 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment
21 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for
22 Development.

23 Map 7 - Congestion Management Network. Amend the area for Treasure Island and
24 Yerba Buena Island to reflect the street grid and street hierarchy of the Redevelopment Plan
25 for the Treasure Island/Yerba Buena Island Project and applicable Design for Development.

1 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
2 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
3 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

4 Map 8 - Metropolitan Transportation System. Amend the area for Treasure Island and
5 Yerba Buena Island to reflect the street grid and street hierarchy of the Redevelopment Plan
6 for the Treasure Island/Yerba Buena Island Project and applicable Design for Development.
7 Add a boundary around Treasure Island and Yerba Buena Island and refer to the
8 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
9 Design for Development.

10 Map 9 - Transit Preferential Streets. Amend the area for Treasure Island and Yerba
11 Buena Island to reflect the street grid and street hierarchy of the Redevelopment Plan for the
12 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a
13 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment
14 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for
15 Development.

16 Map 11 - Citywide Pedestrian Network. Amend the area for Treasure Island and Yerba
17 Buena Island to reflect the street grid and pedestrian network of the Redevelopment Plan for
18 the Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add
19 a boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment
20 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for
21 Development.

22 Map 12 - Neighborhood Pedestrian Streets. Amend the area for Treasure Island and
23 Yerba Buena Island to reflect the street grid and pedestrian of the Redevelopment Plan for the
24 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a
25 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment

1 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for
2 Development.

3 Map 13 - Bicycle Route Map. Amend the area for Treasure Island and Yerba Buena
4 Island to reflect the street grid and bicycle path network of the Redevelopment Plan for the
5 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a
6 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment
7 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for
8 Development.

9 **Urban Design Element**

10 Map 1 - Plan To Strengthen City Pattern Through Visually Prominent Landscaping.
11 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
12 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
13 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

14 Map 2 - Plan For Street Landscaping and Lighting. Insert diagram to show Treasure
15 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
16 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island
17 Project and applicable Design for Development.

18 Street Areas Important to Urban Design and Views map. Insert diagram to show
19 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
20 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
21 Island Project and applicable Design for Development

22 Quality of Street Views map. Insert diagram to show Treasure Island and Yerba Buena
23 Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to the
24 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
25 Design for Development.

1 Map 3 - Where Streets Are Most Important as Sources of Light, Air and Open Space.
2 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
3 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
4 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

5 Map 4 - Urban Design Guidelines for Height of Buildings. Insert diagram to show
6 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
7 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
8 Island Project and applicable Design for Development.

9 Map 5 - Urban Design Guidelines for Bulk of Buildings. Insert diagram to show
10 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
11 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
12 Island Project and applicable Design for Development.

13 Map 7 - Plan For Protected Residential Areas. Insert diagram to show Treasure Island
14 and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island
15 and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
16 applicable Design for Development.

17 Section 3. The Board of Supervisors hereby approves the following amendment to the
18 General Plan to amend the Land Use Index:

19 Figure II.1 - Generalized Commercial and Industrial Land Use Plan. Insert diagram to
20 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and
21 Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba
22 Buena Island Project and applicable Design for Development.

23 Figure II.2 - Generalized Commercial and Industrial Density Plan. Insert diagram to
24 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and
25

1 Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba
2 Buena Island Project and applicable Design for Development.

3 Figure II.3 - Residential Service Areas of Neighborhood Commercial Districts and
4 Uses. Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary
5 around Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
6 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

7 Figure III.2 - Public Open Space Service Areas. Insert diagram to show Treasure
8 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
9 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island
10 Project and applicable Design for Development.

11 Figure III.3 - Citywide Recreation & Open Space Plan. Insert diagram to show Treasure
12 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
13 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island
14 Project and applicable Design for Development.

15 Figure III.4 - Citywide Recreation & Open Space Plan. Insert diagram to show Treasure
16 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
17 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island
18 Project and applicable Design for Development.

19 Figure III.6 - Where Streets Are Most Important as Sources of Light, Air and Open
20 Space. Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary
21 around Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
22 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

23 Figure III.14 - Neighborhood Recreation & Open Space Improvement Priority Plan.
24 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
25

1 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
2 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

3 Figure IV.1 - Fire Facilities Plan. Insert diagram to show Treasure Island and Yerba
4 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
5 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
6 Design for Development.

7 Figure IV.2 - Institutional Facilities Plan. Insert diagram to show Treasure Island and
8 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
9 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
10 applicable Design for Development.

11 Figure IV.3 - Library Location Plan. Insert diagram to show Treasure Island and Yerba
12 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
13 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
14 Design for Development.

15 Figure IV.4 - Police Facilities Plan. Insert diagram to show Treasure Island and Yerba
16 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
17 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable
18 Design for Development.

19 Figure IV.6 - Public Health Centers Plan. Insert diagram to show Treasure Island and
20 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
21 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
22 applicable Design for Development.

23 Figure IV.7 - Public School Facilities Plan. Insert diagram to show Treasure Island and
24 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
25

1 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
2 applicable Design for Development.

3 Figure IV.8 - Waste Water and Solid Waste Facilities Plan. Insert diagram to show
4 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
5 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
6 Island Project and applicable Design for Development.

7 Figure IV.9 - Public School Facilities Plan. Insert diagram to show Treasure Island and
8 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
9 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and
10 applicable Design for Development.

11 Figure VI.1 - Generalized Commercial and Industrial Land Use Plan. Insert diagram to
12 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and
13 Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba
14 Buena Island Project and applicable Design for Development.

15 Figure VI.2 - Generalized Commercial and Industrial Density Plan. Insert diagram to
16 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and
17 Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba
18 Buena Island Project and applicable Design for Development.

19 Figure VI.3 - Residential Service Areas of Neighborhood Commercial Districts and
20 Uses. Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary
21 around Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the
22 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

23 Figure VI.4 - Urban Design Guidelines for Height of Buildings. Insert diagram to show
24 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
25

1 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
2 Island Project and applicable Design for Development.

3 Figure VI.5 - Urban Design Guidelines for Bulk of Buildings. Insert diagram to show
4 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
5 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena
6 Island Project and applicable Design for Development.

7 Section 4. This Section is uncodified. Operative Date. This Ordinance shall become
8 effective on the latter of the date that the Ordinance approving the Redevelopment Plan for
9 the Treasure Island/Yerba Buena Island Project becomes final and effective or the effective
10 date of this Ordinance. A copy of said Ordinance is on file with the Clerk of the Board of
11 Supervisors in File No. _____ and is incorporated herein by reference.

12

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

15 By: _____
16 John D. Malamut
17 Deputy City Attorney

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