

File No. 110229

Committee Item No. _____

Board Item No. 19

COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date 6/14/11

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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OTHER

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Completed by: Arthur Khoo

Date 6/8/11

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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

2
3 **Ordinance amending the San Francisco Planning Code by amending Sections 102.5**
4 **and 201 to include the Treasure Island/Yerba Buena Island districts; amending Section**
5 **105 relating to height and bulk limits for Treasure Island/Yerba Buena Island; adding**
6 **Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use**
7 **District; adding Section 263.26 to establish the Treasure Island/Yerba Buena Island**
8 **Height and Bulk District; amending the bulk limits table associated with Section 270 to**
9 **refer to the Treasure Island/Yerba Buena Island Height and Bulk District; and adopting**
10 **findings, including environmental findings, and findings of consistency with the**
11 **General Plan and Planning Code Section 101.1.**

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

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

16 Section 1. Findings.

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

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

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1 (c) Pursuant to Section 302 of the Planning Code, the Board finds that this
2 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
3 Planning Commission Resolution No. 18329 and the Board incorporates those reasons
4 herein by reference. A copy of Planning Commission Resolution No. 18329 is on file with the
5 Clerk of the Board of Supervisors in File No. 110229 and is incorporated herein by reference.

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

11
12 Section 2. The San Francisco Planning Code is hereby amended by amending Section
13 102.5, to read as follows:

14 **SEC. 102.5. DISTRICT.**

15 A portion of the territory of the City, as shown on the Zoning Map, within which certain
16 regulations and requirements or various combinations thereof apply under the provisions of
17 this Code. The term "district" shall include any use, special use, height and bulk, or special
18 sign district. The term "R District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-
19 1, RM-2, RM-3, RM-4, RTO, RTO-M, RC-1, RC-2, RC-3, RC-4 or RED District. The term "C
20 District" shall mean any C-1, C-2, C-3, or C-M District. The term "RTO District" shall be that
21 subset of R Districts which are the RTO and RTO-M District. The term "M District" shall mean
22 any M-1 or M-2 District. The term "PDR District" shall mean any PDR-1-B, PDR-1-D, PDR-1-
23 G, or PDR-2 District. The term "RH District" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, or
24 RH-3 District. The term "RM District" shall mean any RM-1, RM-2, RM-3, or RM-4 District. The
25

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>

<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.*

19
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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1 ***(b) Jurisdiction.*** *Within this Special Use District, property subject to the public trust for*
2 *commerce, navigation and fisheries and governed by the Treasure Island Conversion Act of 1997 (the*
3 *"Tidelands Trust") is designated on Figures 1 and 2 as the Tidelands Trust Overlay Zone. The*
4 *Treasure Island Development Authority ("TIDA"), as public trust grantee under the Treasure Island*
5 *Conversion Act of 1997 ("Conversion Act"), has jurisdiction over any Vertical Development or uses in*
6 *the Tidelands Trust Overlay Zone and any other tidelands or submerged lands within its jurisdiction*
7 *pursuant to its authority under the Conversion Act, as well as Horizontal Development. The Planning*
8 *Commission has jurisdiction over any Vertical Development or use of property that is not subject to*
9 *Tidelands Trust, designated on Figure 1 as outside the Tidelands Trust Overlay Zone, and reserves*
10 *review and approval rights over certain Vertical Development of property subject to the Tidelands*
11 *Trust as more specifically set forth in this Special Use District.*

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

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

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. TIDA shall have exclusive
8 jurisdiction and approval rights over amendments to the Design for Development that affect
9 only horizontal development. Other than as specified above, the The Planning Commission may
10 initiate and adopt amendments to the Design for Development, or may approve amendments to the
11 Design for Development upon application by TIDA or an owner or lessee of property (or his or her
12 authorized agent) within this Special Use District, provided, however, that prior to taking any action to
13 amend the Design for Development, the Planning Commission shall refer the matter to the TIDA Board
14 for review and the TIDA Board shall have 30 days to submit its recommendation to the Planning
15 Commission. The Planning Commission shall approve, conditionally approve or disapprove the
16 proposed amendment within 30 days of receipt of the TIDA Board's recommendation or, if the TIDA
17 Board fails to submit a recommendation, within 30 days of the expiration of the TIDA Board's 30 day
18 review period. The Planning Commission may not approve an amendment to the Design for
19 Development if it finds that the amendment is inconsistent with this Special Use District, the General
20 Plan, and the approved Development Agreement by and between the City and County of San
21 Francisco and Treasure Island Community Development, LLC relative to the development of
22 Naval Station Treasure Island (File No. 110226) (the "Development Agreement").

23 (e) Development Controls. Development and uses of property within this Special Use District
24 shall be regulated by the controls contained herein and in the Design for Development, provided,
25

1 however, that if there is any inconsistency between this Special Use District and the Design for
2 Development, this Special Use District shall control.

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

12 Figure 1. Treasure Island Zoning Designations.

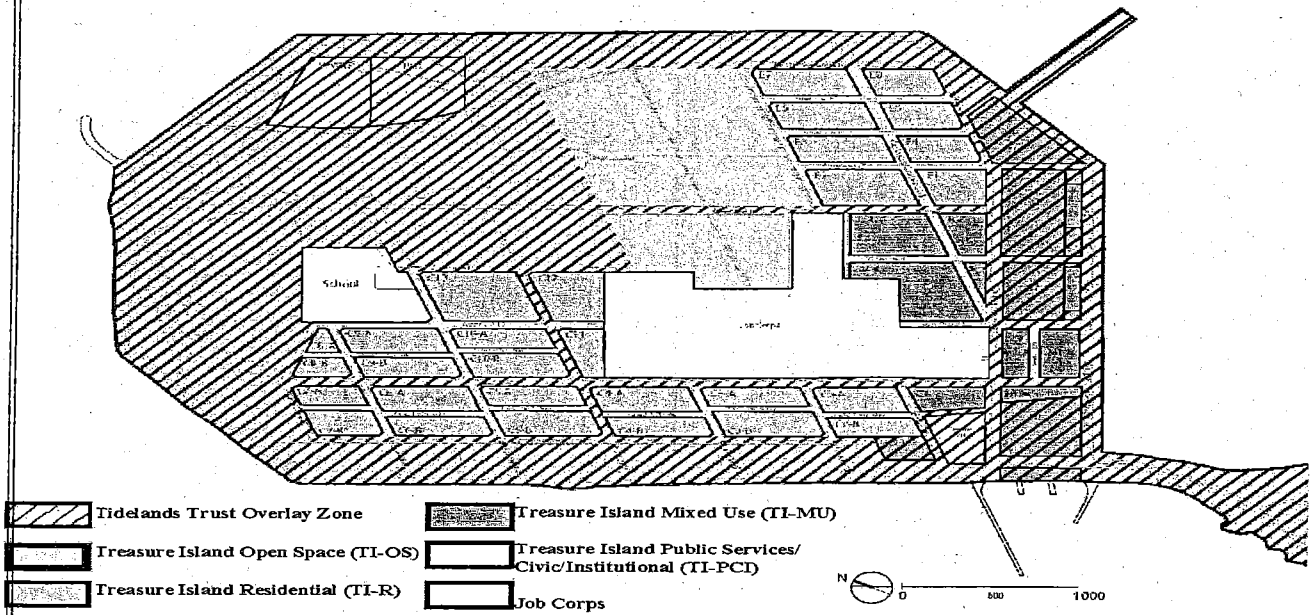


Figure 2: Yerba Buena Island Zoning Designations

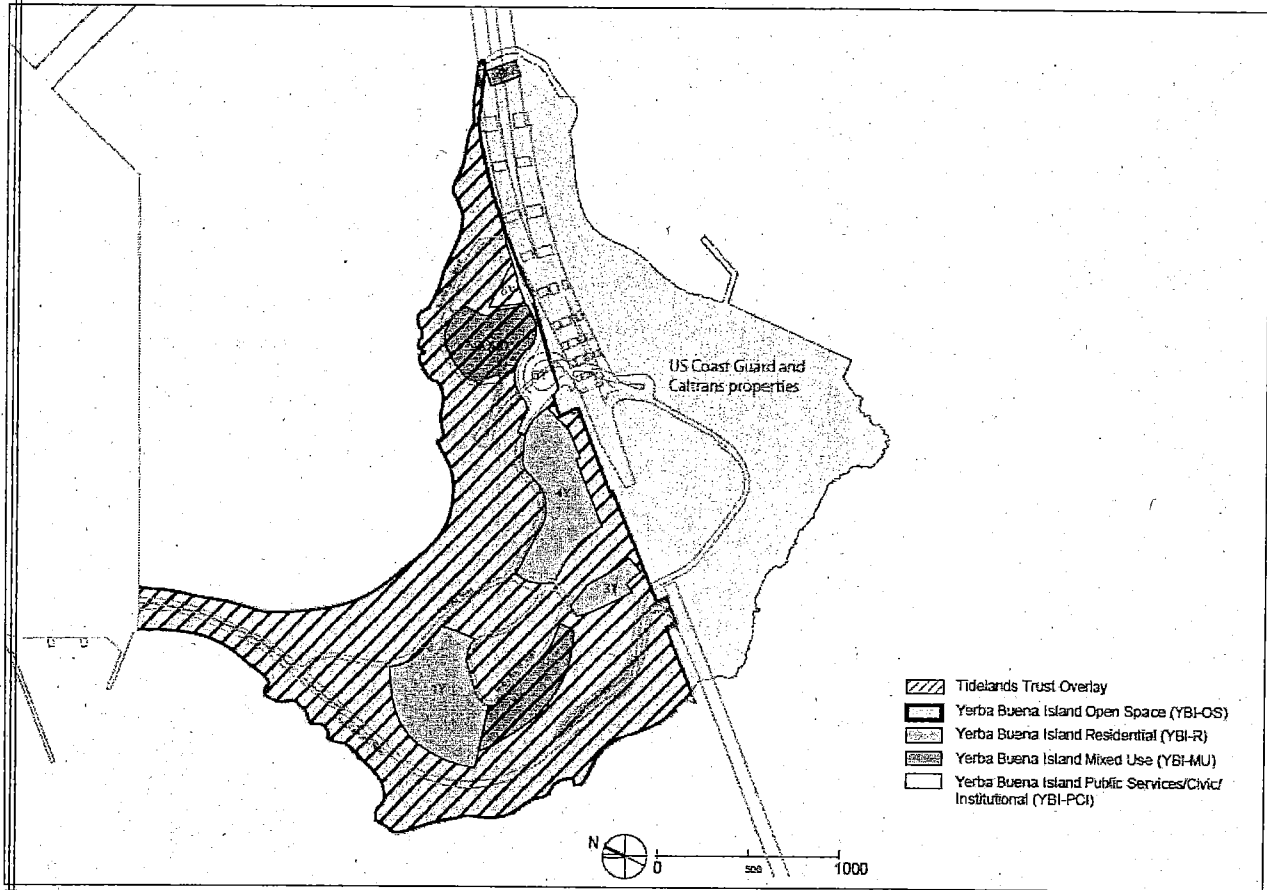


Figure Y3.c: Key Plan of Yerba Buena Island Land Use Table

(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.

Figure 3. Treasure Island and Yerba Buena Island Permitted Uses

	TI-R	TI-MU	TI-OS	TI-PCI	P = Permitted Use; IC = Island conditional use Permit Required; *and/or † = See Comments
Land Use	Zone				
Residential					
1. Dwelling Units	P	P			
					*Within any residential structures owned or controlled by the Treasure Island Homeless Development Initiative or its successor.
2. Group Housing*	P	P			
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
Retail Sales and Services					
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			

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						*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.
8. Automobile Rental	P*†	P				
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	P	P				

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1	Services (Limited)					
2	16. Full-service, Counter-service and Self-service					
3	Restaurants	P*	P	IC		*Not to exceed 5,000SF
4						*Not to exceed 5,000SF for any single tenant.
5						†limited to location on the first two floors, with direct entries from
6	17. Grocery Store	P*†	P			ground floor
7	18. Health Club, Private Resident Accessory Use	P	P			
8	19. Home Occupation	P	P			
9	20. Tourist Hotel		P	IC		
10						
11						*Island Conditional Use Permit required if facility is greater than 15,000 SF; †limited to location on the first two floors, with direct
12	21. Health Clubs, Fitness Centers, Gyms and Athletic Clubs	P(IC*)†	P	IC*	P	<u>entires entries</u> from ground floor
13						
14	22. Laundromat	P†	P			†Limited to ground floor only
15						
16	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
17						
18	24. Liquor Stores	IC	IC			
19	25. Massage Establishments	IC	IC			
20						
21						*Not to exceed 5,000 SF for any single tenant;
22	26. Offices, Professional, Medical, and Business	P*†	P		P	†limited to location on the first two floors, with direct entries from ground floor
23						
24	27. Pharmacy	IC*†	P			*Not to exceed 5,000SF for any single tenant;
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					†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
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
Assembly and Entertainment					
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)

1	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
2	◇					
3	38. Theaters (movie or live performance)		P	IC*		* Not to exceed 20,000 SF for any single tenant
4						
5						
6						
7	Institutional, Educational and Arts Activities					
8	39. Arts activities in commercial, community, or live/work spaces	IC	P	IC	P	
9	40. Child Care, Family Facility	P	P		P	
10	41. Child Care Center	P*†	P		P	*Not to exceed 15,000 SF for any single tenant; †limited to location on ground floor only
11	42. Community Clubhouse, Neighborhood Center, Community Cultural Center, or other community resource not publicly owned but open for public use.	IC	P	IC	P	
12	43. Institutional and Educational Facilities, 15,000 SF or less	IC	P	IC	P	
13	44. Institutional and Educational Facilities, more than 15,000 SF		P		P	
14	45. Mortuary		IC			

1	46. Museums, Interpretive Centers and Cultural Facilities		P	IC	P	
2						
3	47. Outpatient Medical Clinics		P			
4						
5						*Not to exceed 15,000 SF for any single tenant; † limited <u>limited</u> to location only above ground floor
6	48. Private Club	IC*	P†			
7	49. Religious Institutions	IC*	IC	IC	P	*Not to exceed 15,000 SF for any single tenant
8	50. Sailing and Water Sport Educational Activity		P	P		
9						
10	51. Small residential/senior care facility licensed by the State	P*	P			*Not to exceed 15,000 SF for any single tenant
11						
12	52. Social service/philanthropic enterprises	IC*(P*†)	IC*(P*†)			*Not to exceed 15,000 SF for any single tenant. †Permitted use for TIHDI
13						
14	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
15						
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19	Parking					
20	54. Bicycle Storage	P	P	P	P	
21						◇ 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
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24	55. Community garages ◇	P	P		P	
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					complying with the provisions of Chapter T6 of the Treasure Island/Yerba Buena Island Design for Development Document
56. Accessory Parking Facilities ◇	P	P		P	◇ 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
57. Parking accessory to use of open space and sports fields ◇	P	P	P		◇ Surface or structured
Manufacturing and Processing/Industrial/Laboratory Uses					
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 Repair)		IC			
61. Small scale food manufacturing and processing		P*	IC*		*Not to exceed 20,000 SF for any single tenant
Civic, Public, Open Space, and Public Service Uses					
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	

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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 space area listed in Chapter T1 of the Design for Development document
74. Playground	P*	P	P	P	*See Open Space Chapter T1 of Design for Development document for programming and size standards
75. Public Parks	P*	P	P	P	*See Open Space Chapter T1 of Design for Development document for programming and size standards
76. Sports Fields			P		
77. Stormwater and Wastewater Treatment Wetlands			P	P	
78. Low Impact Development for Stormwater (e.g. Water Garden, Bioswales, Cisterns or Similar Features)	P	P	P	P	
79. Renewable Energy Generation Facilities, Building Integrated*	P	P	IC	P	*Including, but not limited to, PV and wind power generation
80. Renewable Energy Generation Facilities, Distributed*			IC	IC	*Including, but not limited to, PV and wind power generation
81. Telecommunication	P	P	P	P	◊ See Building Design Chapter T5 of the

1	s Antennae and Equipment <					Design for Development document for placement standards
2						
3	82. Transit Facilities	P	P	P	P	
4						*Permitted when associated with retail in Block B2
5	83. Urban Farm		P*	P		
6	84. Wastewater Treatment Plant and related facilities	IC	IC	IC	P	
7	Temporary Uses					
8						
9	85. Booths for charitable, patriotic, or welfare purposes	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
10						
11	86. Exhibitions, Festivals, Circuses, Concerts, or Neighborhood Carnivals	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
12						
13	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)
14						
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18	88. Meeting Rooms and Event Staging	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
19						
20	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)
21						
22						
23						
24	Interim Uses					
25						
	90. Rental or sales offices incidental to	P*	P*	P*	P*	*Subject to authorization under

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a given new development, provided that it be located in the development or a temporary structure					Section 249.52(e)(4)
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 <u>equipment</u>	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

Land Use	Zone				Comments
Residential					
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
Retail Sales and Services					
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

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					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	IC	P			
15. Financial Services (Limited)	IC	P			
16. Full-service, Counter-service and Self-service Restaurants	P*	P	IC		*Not to exceed 5,000SF
17. Grocery Store	P*†	P			*Not to exceed 5,000SF for any single tenant. †limited to location on the first two floors, with direct entries from ground floor
18. Health Club,	P	P			

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1	Private Resident Accessory Use					
2	19. Home Occupation	P	P			
3	20. Tourist Hotel		P	IC		
4	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
5						22. Laundromat
6	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
7						
8	25. Massage Establishments	IC	IC			
9	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
10						27. Pharmacy
11	28. Medical Cannabis Dispensary		IC†			†Not permitted within the immediate proximity of schools, childcare and similar facilities
12	29. Radio Broadcasting Facility		IC			

1						*Not to exceed 15,000 SF for any single tenant; †limited to location on the first two floors, with direct entries from ground floor
2	30. Retail Sales and Services, Local-Serving	P*†	P			
3	31. Retail Sales and Services, Visitor Serving		P	IC		
4						
5	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
6	33. Walk-Up Facilities	P†	P			†Limited to ground floor only
7	Assembly and Entertainment					
8	34. Amusement Enterprises		P			
9	35. Live Telecast and Filming		P			
10	36. Nighttime Entertainment		P(IC*)			*Special permit required if establishment operates after-hours (2-6am)
11	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
12	38. Theaters (movie or live performance)		P	IC*		* Not to exceed 20,000 SF for any single tenant

**Institutional,
Educational and
Arts Activities**

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		
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

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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
Parking					
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		
56. Accessory Parking Facilities ◊	P	P		P	◊ 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

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					Design for Development document, in terms of location and quantity
57. Parking accessory to use of open space and sports fields ◊	P	P	P	P	◊ Surface or structured
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	*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

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					compliant to the standards and guidelines for each specific open space area listed in Chapter T1 of the 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	P	P	P	P	

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1	Facilities					
2	79. Urban Farm		P*	P		*Permitted when associated with retail in Block B2
3	80. Wastewater Treatment Plant and related facilities	IC	IC	IC	P	
5	Temporary Uses					
6	81. Booths for charitable, patriotic, or welfare purposes	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
8	82. Exhibitions, Festivals, Circuses, Concerts, or Neighborhood Carnivals	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
11	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)
16	84. Meeting Rooms and Event Staging	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(3)
18	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)
21	Interim Uses					
22	86. Rental or sales offices incidental to a given new development, provided that it be located in the	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)

1	development or a temporary structure					
2	87. Structures and uses incidental to environmental cleanup and staging	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
3	88. 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)
4	89. Storage	P*	P*	P*	P*	*Subject to authorization under Section 249.52(e)(4)
5	90. 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)

(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

1 purposes; exhibitions, festivals, circuses, concerts or neighborhood carnivals; open-air sales of
2 agriculturally produced seasonal decorations such as Christmas trees and Halloween pumpkins;
3 meeting rooms and event staging; and automobile and truck parking and loading associated with an
4 authorized temporary use. An authorization granted pursuant to this section shall not exempt the
5 applicant from obtaining any other permit required by law. Additional time for such uses may be
6 authorized only by action upon a new application.

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

23 (5) Non-Conforming Uses. TIDA shall provide for the reasonable continuance, modification
24 and/or termination of uses and structures existing as of the date of adoption of the Special Use District
25 and Design for Development that do not comply with the Special Use District or the Design for

1 Development, provided that such use or structure is generally compatible with the development and
2 uses authorized under the Special Use District and Design for Development. The Executive Director
3 (for property located within the Tidelands Trust Overlay Zone), or the Planning Director (for property
4 not located within the Tidelands Trust Overlay Zone) may authorize additions, alterations,
5 reconstruction, rehabilitation, reuse of vacant buildings or changes in use of land or buildings for uses
6 that do not conform to the Special Use District, subject to a determination that such authorization
7 would not impede the orderly development of the area subject to this Special Use District.

8 (6) Building Standards.

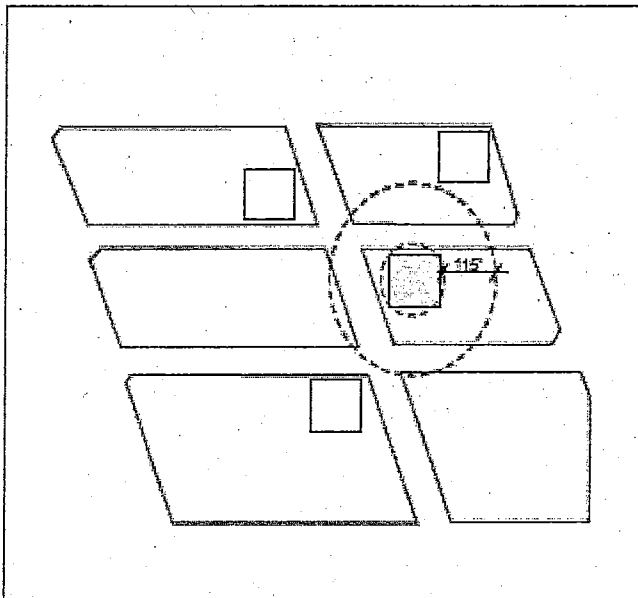
9 (A) Building Height. The applicable height limits for this Special Use District shall be as set
10 forth on Sectional Map HT14 of the Zoning Maps of the City and County of San Francisco. As more
11 particularly described on Section Map HT14, underlying height zones range from 25 feet to 125 feet on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

21 (B) Tower Separation.

22 (i) Portions of buildings taller than 125 feet located within a Flex Height Zone that are taller
23 than the underlying height zone shall maintain a minimum distance of 115 feet clear from any portion
24 of another building taller than its underlying height zone. This distance is to be measured by a 115 feet
25 circular offset from the inscribed building perimeter at its outermost points on all levels above the

1 underlying height zone, as shown on Figure 4. The requirements of this subsection shall not apply to
2 buildings located on blocks C1, C2-B, C2-H and M1, as identified on Figure 1.

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6 *Figure 4: Tower Separation*

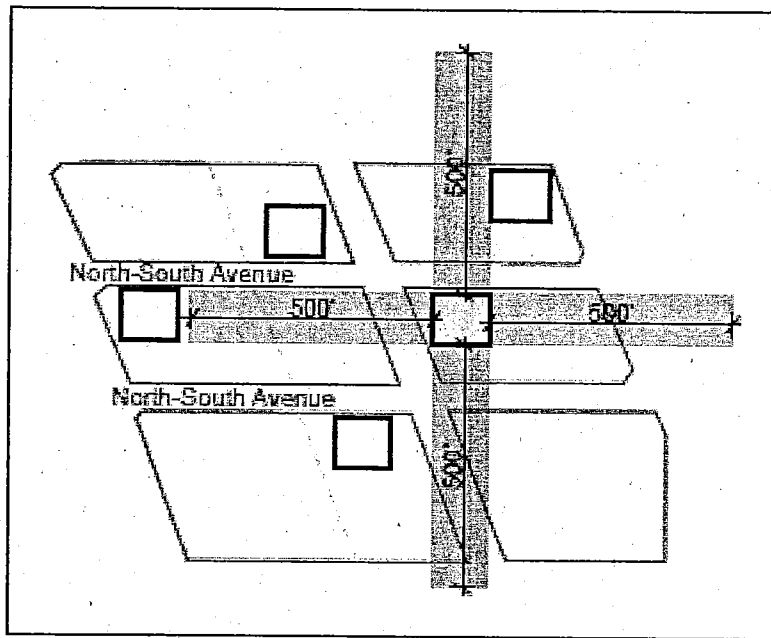


17 *Figure T4.w. Eastside building separation example*
18 *(minimum of 115 feet)*

19
20 (ii) Buildings located within a Flex Height Zone that are located on blocks IC1, IC2, IC3 and
21 IC4 and E1, E2, E3, E4, E5, E6, E7 and E8, as identified on Figure 1, shall maintain a clear corridor
22 extending a minimum distance of 500 feet perpendicularly to any other building taller than 85 feet, as
23 shown on Figure 5. The corridors shall be aligned orthogonally, perpendicularly and parallel to the
24 north-south avenues, and extend from the buildings' furthestmost points regardless of orientation. The

1 requirements of this subsection shall not apply to buildings located on blocks B1, B2, B3 and M1, as
2 identified on Figure 1.

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7 Figure 5: Corridors



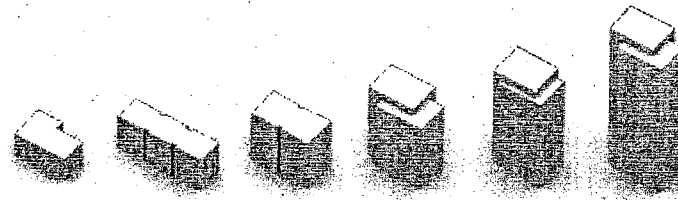
19 Figure T4.x Eastside clear corridor example
20 (minimum of 500 feet)

21 (C) Building Bulk. With respect to development on Treasure Island, the applicable bulk
22 limitations shall be as set forth on Figure 6. With respect to development on Yerba Buena Island, the
23 following requirements shall apply: (i) buildings extending more than 35 feet above grade shall,
24 above the third floor, step back a minimum distance of 10 feet horizontal for every 10 feet vertical;
25 (ii) buildings fronting on the downhill edge of a street or Drive Court where buildings on the uphill

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1 side are allowed shall have a maximum height of 25 feet, however for no more than 50% of the width
2 of a residential townhouse unit or lot, but in no instance more than 18 feet increments, the maximum
3 height may be increased to 35 feet; (iii) the height extension referenced in (ii) may not be joined to a
4 similar extension or an adjoining unit or lot and must be configured in a manner that allows potential
5 views from an adjacent uphill unit or lot both over and through the subject unit or lot; (iv) buildings
6 shall be no longer than 150 feet in length, and the maximum plan dimension of a building or structure
7 shall be the greatest plan dimension parallel to the long axis of the building at a given level; (v) the
8 maximum apparent face or elevation length shall be 75 feet; (vi) Mid-rise Buildings on block 4Y (as
9 identified on Figure 1) shall be subject to additional bulk and massing requirements set forth in
10 Section Y4.5.5 of the Design for Development; and (vii) on blocks 1Y, 2Y, 3Y and 4Y, a minimum of 1
11 cross stairway running perpendicular to the topographical contours of the land and no closer than
12 150 feet from either end of the parcel (measured parallel to the topographical contours) shall be
13 required and integrated into the Island-wide pedestrian trail system.

14 Figure 6: Treasure Island Bulk & Massing



BUILDING HEIGHT	Up to 60 ft	61-85 ft	86-125 ft	126-160 ft	161-240 ft	241-450 ft
MAX FLOORPLATE	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	160 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.

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

Figure 7: Treasure Island Required Setbacks

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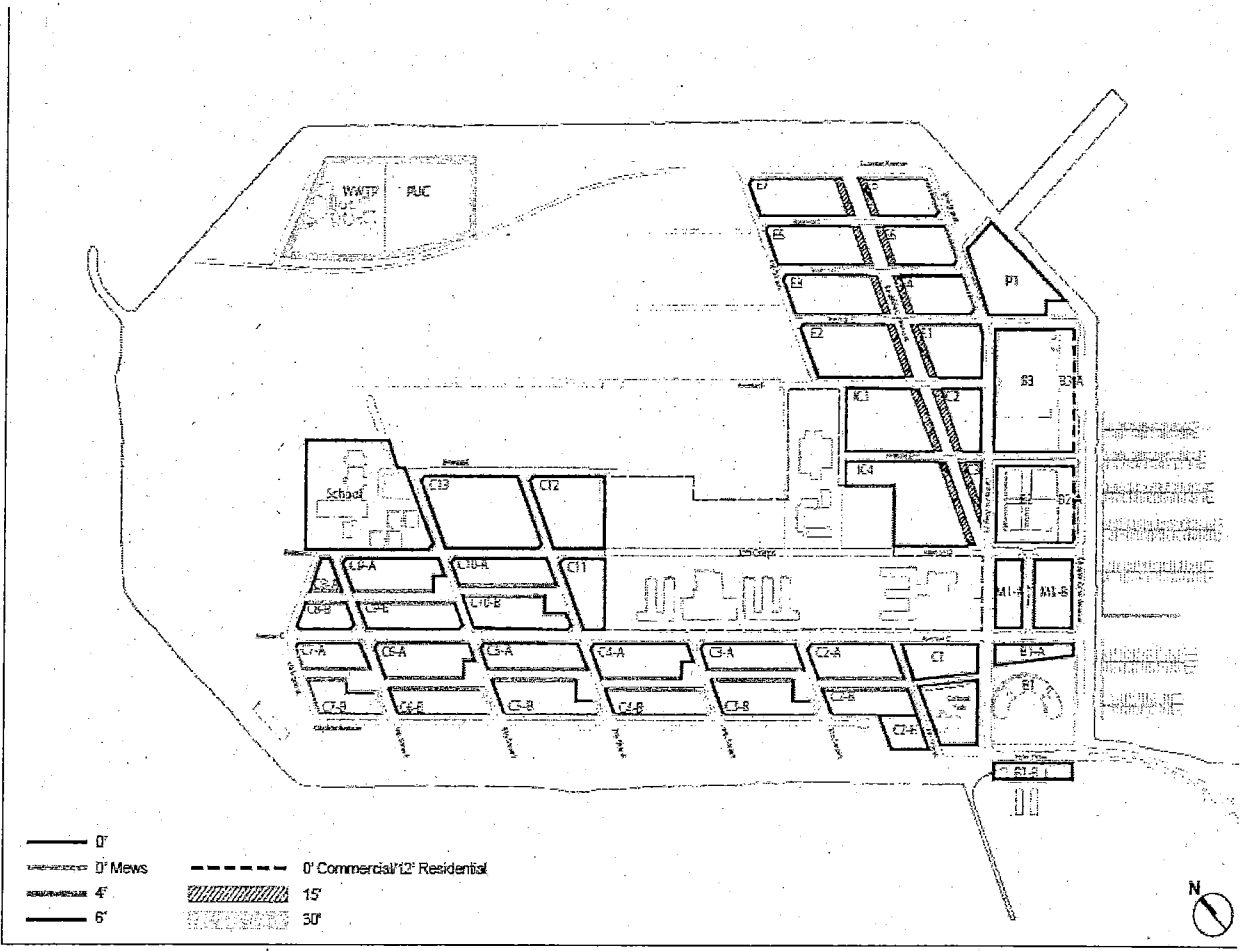
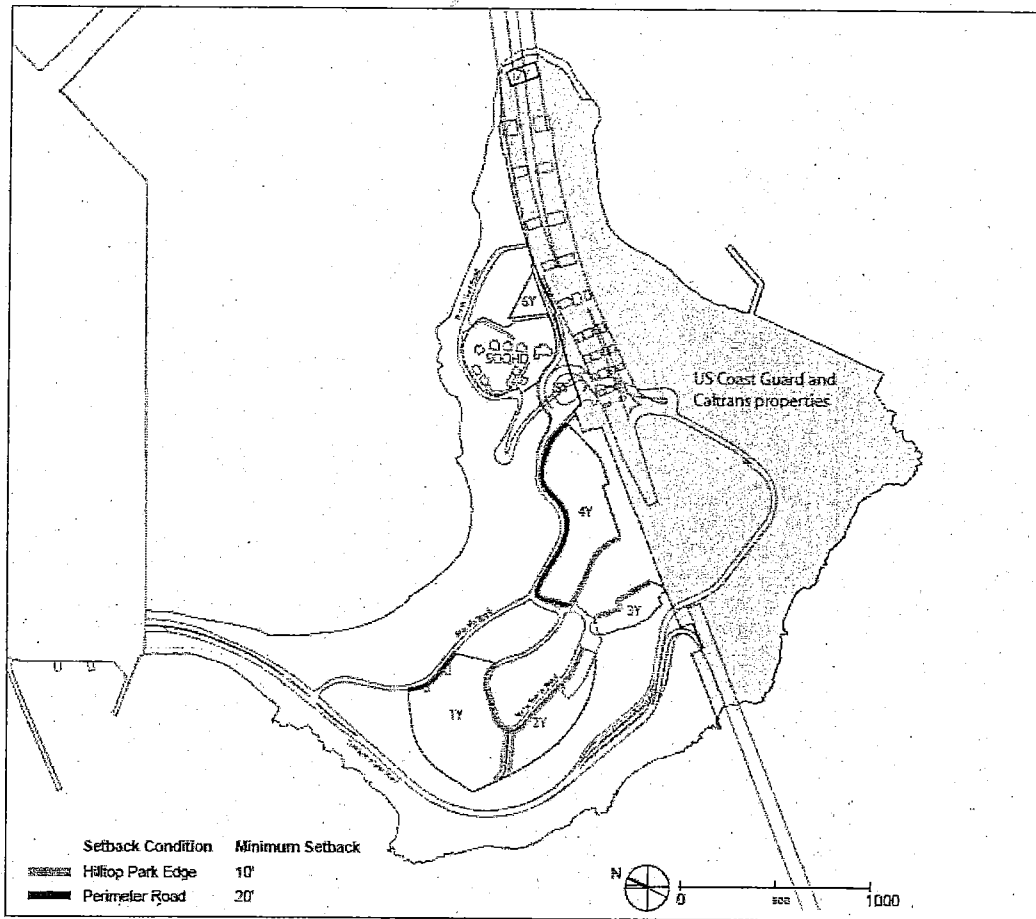


Figure 8: Yerba Buena Island Required Setbacks



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

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 exclusive 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.

(2) Applicability. Vertical Development within the Tidelands Trust Overlay Zone, or on other tidelands and submerged lands within its jurisdiction pursuant to its authority under the Conversion

1 Act, is within TIDA jurisdiction and shall be subject to the procedures set forth in subsection (g)(5).
2 Vertical Development outside of the Tidelands Trust Overlay Zone is within Planning Department
3 jurisdiction and shall be subject to the procedures set forth in subsection (g)(4).

4 (3) Applications.

5 (A) Required Applications. The construction, expansion or major alterations, or additions to
6 Vertical Development within this Special Use District shall require approval of Schematic Design
7 Documents and building permits. The definition of major alterations and additions to Vertical
8 Development is set forth in the Design for Development. If the proposed project is located within
9 the Tidelands Trust Overlay Zone, the application shall be submitted to and reviewed by TIDA. If the
10 proposed project is located outside the Tidelands Trust Overlay Zone, the application shall be
11 submitted to and reviewed by the Planning Department. For purposes of this section, "Schematic
12 Design Documents" shall mean documents containing a schematic design level of detail for a specific
13 Vertical Development improvement. Each such application for approval may be filed by the owner,
14 lessee or authorized agent of the owner or lessee of the property for which the Vertical Development
15 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
25

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 (i) 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

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 Department.

14 (B) Planning Commission Election. For any application for which the Planning
15 Commission Department receives the TIDA staff report pursuant to subsection (g)(5)(A), within 30
16 days of receipt of the report, the Planning Commission may, by majority vote, elect to hold a hearing
17 on a Schematic Design Documents application, which hearing shall be held within 30 days of such
18 election. The Planning Commission's review shall be limited to the consistency of the building design
19 with this Special Use District and the Design for Development, and on that basis alone, the Planning
20 Commission shall submit its 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 Department does not receive the TIDA staff
23 report pursuant to subsection (g)(5)(A), the TIDA Board shall calendar the application for its next
24 regularly scheduled hearing after receipt of the staff report for which an agenda has not been finalized;
25 (ii) for any application for which the Planning Commission Department receives the TIDA staff

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BOARD OF SUPERVISORS

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

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

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 Sections 303 et seq. for
18 conditional uses, except that the Planning Commission shall not use the criteria set forth in Sections
19 303 et seq. and instead shall approve or conditionally approve the Island Conditional Use if it finds
20 that, at 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

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 Clerk 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

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
25

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:

12

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

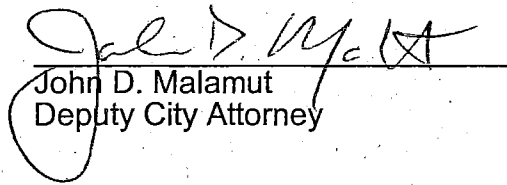
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G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	This table not applicable. But see Section 270(e).		
R-2	This table not applicable. But see Section 270(f).		
V		110	140
V	* At setback height 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.		

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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