



SAN FRANCISCO PLANNING DEPARTMENT

March 11, 2020

Subdivision and Mapping
Bureau of Street Use and Mapping
San Francisco Public Works
1155 Market Street
San Francisco, CA 94103

Record Number: 2020-002437SUB, DPW ID 10297
Project Address: 0 Treasure Island, Blocks 8906/005, 006, 004, and 007

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On April 21, 2011, at a duly noticed joint public hearing with the Treasure Island Authority, the Planning Commission adopted Motion No. 18326, approving CEQA findings and certified the FEIR under Motion No. 18325. At the same hearing, the Commission adopted General Plan findings under Resolution No. 18328 and recommend approval of General Plan, Zoning Map and Text Amendments under Resolution Nos. 18327, 18331 and 18329. The Commission also approved the Treasure Island/Yerba Buena Island Design for Development under Resolution No. 18330 and adopted a recommendation for approval of the Treasure Island/Yerba Buena Island Development Agreement under Resolution No. 18333.

On June 14, 2011, at a duly noticed public hearing, the San Francisco Board of Supervisors adopted Ordinance No. 95-11 approving a Development Agreement for the Treasure Island/Yerba Buena Island Development Project and authorizing the Planning Director to execute this Agreement on behalf of the City. (the "Enacting Ordinance"). The Enacting Ordinance took effect on July 15, 2011. The following land use approvals relating to the Project were approved by the Board of Supervisors concurrently with the Development Agreement: the General Plan Amendment (Board of Supervisors Ord. No. 97-11), the Planning Code Text Amendment, and the Zoning Map amendments (Board of Supervisors Ord. No. 98-11, 96-11).

ACTION

The Planning Department approves the Tentative Map 10297 for the Treasure Island/Yerba Buena Island Development Project. This Map includes four parcels that were previously mapped as a part of Final Map No. 9235. The Map proposes two minor changes to the four parcels compared to the current mapping approvals: (1) to adjust the maximum number of condominium units authorized for the four lots with the result being a *net decrease* of thirty units compared to the amount authorized under Final Map No. 9235; and (2) to merge two lots together.

FINDINGS

The San Francisco Planning Department ("Department") hereby finds that the proposed Tentative map is consistent with the Project as defined in the Development Agreement. The Planning Commission adopted CEQA findings under Planning Commission Motion No. 18326 and approved the General Plan Referral for the Project under Resolution No. 18327.

The Department has also considered the entire record to determine, pursuant to Subdivision Map Act, Gov't Code § 66474(a)-(g), whether any of the criteria exist that would require denial of the Tentative Subdivision Map and finds that none of the criteria exist.

The San Francisco Planning Department makes the findings below pursuant to Subdivision Map Act, Gov't Code § 66474(a)-(g):

(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The Tentative Map is consistent with the General Plan and Treasure Island/Yerba Buena Island Plan Area for the reasons set forth in Planning Commission Resolution No. 18328.

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The Tentative Map, together with the provisions for its design and improvement, is consistent with the San Francisco General Plan and Treasure Island/Yerba Buena Island Plan Area for the reasons set forth in Planning Commission Resolution No. 18328.

(c) That the site is not physically suitable for the type of development.

The site is physically suitable for the type of development. The FEIR evaluated potential environmental impacts associated with the development, which development is consistent with the Treasure Island/Yerba Buena Island Special Use District (SUD) and Plan Area. All required mitigation measures identified in the Mitigation Monitoring and Reporting Program will be applied to the Project.

(d) That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the proposed density of development and is consistent with the SUD as evaluated in the FEIR.

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Subdivision Map.

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. Issues of public health, including, for example, geotechnical and soils stability, hazards and hazardous materials, and air quality impacts, were evaluated in the FEIR. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Subdivision Map.

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the

public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the proposed subdivision, and the Subdivider will be required to provide new easements as a condition of approval of the map as necessary for public access and use.

Pursuant to Subdivision Map Act, Gov't Code § 66412.3 and § 66473.1, the Department finds that the proposed subdivision with associated development complies with said criteria in that:

(a) In carrying out the provisions of this division, each local agency shall consider the effect of ordinances and actions adopted pursuant to this division on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

The Tentative Subdivision Map is associated with a project that proposes up to 464 proposed residential unit. This is a change to Final Map 9235. Final Map No. 9235 Lots 3 and 4 will be merged into a single lot (Lot 1 of this Tentative Map 10297). In addition, the maximum number of condominiums approved for Final Map No. 9235 Lots 3, 4, 5 and 9 would be redistributed. The lot resulting from the merger of Lots 3 and 4 would be authorized for 31 additional condominium units compared to what was approved for those lots on Final Map No. 9235. Final Map No. 9235 Lot 9 (Lot 3 of this Application) would be approved for an additional six units. It is important to note that the Applicant does not propose to increase the overall authorized condominium unit count beyond what was approved for Final Map No. 9235. Instead, this results in a net decrease of thirty units. The development will balance housing, including new on-site affordable housing, with new and improved infrastructure, provide employment opportunities, as well as community facilities and parks for new and existing residents. The design of the proposed subdivision will enable the construction of a vibrant mixed-use neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.

(b) The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The design of the proposed subdivision will provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision. The Project is consistent with and implements the Environmental Protection Element that calls for mixed-use, high density, transit-friendly, sustainable development. The Project's approvals include a Sustainability Plan, that among other things, set goals that include sea level resilience through the year 2100, 100% operational energy from renewable s