

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

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3 **Ordinance amending the San Francisco Planning Code by amending Section 105**  
 4 **relating to height and bulk limits for Treasure Island and Yerba Buena Island; adding**  
 5 **Section [249.50] to establish the Treasure Island/Yerba Buena Island Special Use**  
 6 **District; adding Section [263.26] to establish Special Height Provisions for the Treasure**  
 7 **Island/Yerba Buena Island Special Use District and TI Height and Bulk District;**  
 8 **amending the bulk limits table associated with Section 270 to recognize this District;**  
 9 **and adopting findings, including environmental findings, and findings of consistency**  
 10 **with the General Plan and Planning Code Section 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 Planning Department has determined that the actions contemplated in this  
 17 Ordinance comply with the California Environmental Quality Act (Public Resources Code  
 18 Section 21000 et seq.). A copy of said determination is on file with the Clerk of the Board of  
 19 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

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

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

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

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

10 Section 2. The San Francisco Planning Code is hereby amended by amending Section  
11 105 as follows:

12 **SEC. 105. ZONING MAP.**

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

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

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

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

24 (d) Where further uncertainty exists, the City Planning Commission upon written  
25 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 of the Zoning Map is hereby declared to be in a  
9 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 Section 3. The San Francisco Planning Code is hereby amended by adding Section  
20 [249.50], to read as follows:

21 SEC. [249.50]. TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE  
22 DISTRICT.

23 (a) General. A Special Use District entitled the Treasure Island/Yerba Buena Island Special  
24 Use District, the boundaries of which are designated on Sectional Map No. SU14 of the Zoning Map of  
25 the City and County of San Francisco, is hereby established for the purposes set forth below. The

1 boundaries of the Treasure Island/Yerba Buena Island Special Use District correlate with the  
2 boundaries of the Development Plan Area described in the Redevelopment Plan for the Treasure  
3 Island/Yerba Buena Island Project, a copy of which is on file with the Clerk of the Board of Supervisors  
4 in File No. 110231.

5 (b) Purpose. The purpose of the Treasure Island/Yerba Buena Island Special Use District is to  
6 enable development of the Treasure Island/Yerba Buena Island redevelopment project, a new high-  
7 density, mixed-use, sustainable community with a variety of housing types, a retail core, open space  
8 and recreation opportunities, on-site infrastructure, and public and community facilities and services  
9 as provided for in the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and the  
10 Treasure Island and Yerba Buena Island Design for Development, copies of which are on file with the  
11 Clerk of the Board of Supervisors in File No. 110231. Integral to the intended mixed-use development  
12 is the provision of buildings at a variety of heights, ranging from 40 feet to 450 feet.

13 (c) Controls. All provisions of the Planning Code that would otherwise apply in the Treasure  
14 Island/Yerba Buena Island Special Use District are superseded by the Redevelopment Plan for the  
15 Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena Island Design  
16 for Development, copies of which are on file with the Clerk of the Board of Supervisors in File No.  
17 110231. Amendments to land use and development controls under the Redevelopment Plan for the  
18 Treasure Island/Yerba Buena Island Project or the Treasure Island and Yerba Buena Island Design for  
19 Development shall be as provided in each of those respective documents.

20 Section 4. The San Francisco Planning Code is hereby amended by adding Section  
21 [263.26], to read as follows:

22 **SEC. [263.26]. SPECIAL EXCEPTIONS: TREASURE ISLAND/YERBA BUENA ISLAND**  
23 **SPECIAL USE DISTRICT AND TI HEIGHT AND BULK DISTRICT.**

24 (a) Boundaries of the TI Height and Bulk District. The boundaries of the TI Height and Bulk  
25 District are set forth in Sectional Map HT14 of the Zoning Map of the City and County of San

1 Francisco. The boundaries of the TI Height and Bulk District correlate with the boundaries of the  
2 Development Plan Area described in the Redevelopment Plan for the Treasure Island/Yerba Buena  
3 Island Project, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 110231.

4 (b) Purpose. The purpose of both the Treasure Island/Yerba Buena Island Special Use District  
5 and the TI Height and Bulk District is to enable development of the Treasure Island/Yerba Buena  
6 Island Redevelopment Project as a new high-density, mixed-use, sustainable community with a variety  
7 of housing types, a retail core, open space and recreation opportunities, on-site infrastructure, and  
8 public and community facilities and services as provided for in the Redevelopment Plan for the  
9 Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena Island Design  
10 for Development, copies of which are on file with the Clerk of the Board of Supervisors in File No.  
11 110231.

12 (c) Controls.

13 (1) In the Treasure Island / Yerba Buena Island Special Use District and the TI Height and  
14 Bulk District, height and bulk and definitions applicable thereto are governed by the Redevelopment  
15 Plan for the Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena  
16 Island Design for Development, copies of which are on file with the Clerk of the Board of Supervisors  
17 in File No. 100231.

18 (2) Amendments to land use and development controls under the Redevelopment Plan for the  
19 Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena Island Design  
20 for Development shall be as provided in those respective documents.

21 Section 5. The San Francisco Planning Code is hereby amended by amending the  
22 Bulk Limits Table associated with Section 270, to read as follows:

TABLE 270
BULK LIMITS

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District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length h	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
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).		

1	R-2	This table not applicable. But see Section 270(f).		
2	V		110	140
3	V	* At setback height established pursuant to Section 253.2.		
4	OS	See Section 290.		
5	S	This table not applicable. But see Section 270(d).		
6	T	At setback height established	110	125
7		pursuant to Section 132.2, but no higher		
8		than 80 feet.		
9	X	This table not applicable. But see Section 260(a)(3).		
10	TB	This table not applicable. But see Section 263.18.		
11	CP	This table not applicable. But see Section 263.24.		
12	HP	This table not applicable. But see Section 263.25.		
13	<u>TI</u>	<u>This table not applicable. But see Section 263.26</u>		
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Section 6. This Section is uncodified. Operative Date. This Ordinance shall become effective on the latter of the date that the Ordinance approving the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project becomes final and effective or the effective date of this Ordinance. A copy of said Ordinance is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

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

3 By: \_\_\_\_\_  
4 John D. Malamut  
5 Deputy City Attorney  
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