

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

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3 **Ordinance amending the San Francisco General Plan by amending the Commerce and**
4 **Industry Element, Community Facilities Element, Housing Element, Recreation and**
5 **Open Space Element, Transportation Element, Urban Design Element, and Land Use**
6 **Index, maps and figures in various elements, and by adopting and adding the Treasure**
7 **Island/Yerba Buena Island Area Plan, in order to facilitate the development of Treasure**
8 **Island/Yerba Buena Island as endorsed by the Board of Supervisors and the Mayor in**
9 **2006 and updated in 2010, in order to facilitate the development of Treasure**
10 **Island/Yerba Buena Island as envisioned in the Treasure Island/Yerba Buena Island**
11 **Redevelopment Plan, adopting findings, including environmental findings and findings**
12 **of consistency with the General Plan and Planning Code Section 101.1.**

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

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

17 Section 1. Findings.

18 (a) The proposed adoption of the Treasure Island / Yerba Buena Island Area Plan is
19 necessary to facilitate the development of Treasure Island and Yerba Buena Island as
20 envisioned in the Treasure Island/Yerba Buena Island Development Plan and Term Sheet
21 endorsed by the Board of Supervisors ("Board") and the Mayor in 2006 and updated in 2010
22 as described below.

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

1 affordable housing, public parks and open space and other community benefits by
2 development of the under-used lands on Treasure Island and Yerba Buena Island.

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

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

17 (e) The Project will include (1) approximately 8,000 new residential units, 30 percent
18 of which (2,400 units) will be made affordable to a broad range of very-low to moderate
19 income households, including 435 units to be developed by the Treasure Island Homeless
20 Development Initiative’s member organizations, (2) adaptive reuse of 311,000 square feet of
21 historic structures, (3) 140,000 square feet of new retail uses and 100,000 square feet of
22 commercial office space, (4) 300 acres of parks and open space, (5) new and or upgraded
23 public facilities, including a joint police/fire station, a school, facilities for the Treasure Island
24 Sailing Center and other community facilities, (6) 400-500 room hotel, (7) new 400 slip
25 marina, and (8) transportation infrastructure, including a ferry/quay intermodal transit center.

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

4 (g) In 2006, the Board in Resolution No. _____ endorsed a Term Sheet
5 and Development Plan for the Project, which set forth the terms of the Project including a
6 provision for a Transition Plan for Existing Units on the site. In May of 2010, the Board
7 endorsed a package of legislation that included an update to the Development Plan and Term
8 Sheet, terms of an Economic Development Conveyance Memorandum of Agreement for the
9 conveyance of the site from the Navy to the City, and a Term Sheet between TIDA and the
10 Treasure Island Homeless Development Initiative (“TIHDI”) in Resolution Nos.

11 _____. Copies of these Resolutions are on file with the Clerk of
12 the Board of Supervisors in File Nos. _____
13 and are incorporated herein by reference.

14 (h) Pursuant to San Francisco Planning Code Section 340, any proposed
15 amendments to the General Plan shall first be initiated by the Planning Commission. On
16 March 3, 2011, by Resolution No. _____, the Commission conducted a duly noticed
17 public hearing to consider a Resolution of Intent to initiate General Plan Amendments
18 concerning the Project. A copy of Planning Commission Resolution No. _____ is on
19 file with the Clerk of the Board of Supervisors in File No. _____.

20 (i) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section
21 340, any amendments to the General Plan shall first be considered by the Planning
22 Commission and thereafter recommended for approval or rejection to the Board of
23 Supervisors. On _____, 2011, by Resolution No. _____, the Commission
24 conducted a duly noticed public hearing on the General Plan Amendments, adopted the
25 General Plan Amendments and recommended them for approval to the Board of Supervisors.

1 Said Resolution also included findings of conformity with the Priority Policies of Section 101.1
2 of the Planning Code, consistency findings with the General Plan as it is proposed for
3 amendment, and, pursuant to Section 340 of the Planning Code, findings that this Ordinance
4 will serve the public necessity, convenience, and welfare. A copy of Planning Commission
5 Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No.
6 _____ and incorporated herein by reference. (j) The Board of Supervisors finds
7 that this Ordinance is in conformity with the Priority Policies of Section 101.1 of the Planning
8 Code and, on balance, consistent with the General Plan as it is proposed for amendment
9 herein, and hereby adopts the findings set forth in Planning Commission Resolution No.
10 _____ as its own and incorporates such findings by reference as if fully set forth
11 herein.

12 (k) California Environmental Quality Act Findings. (1) The Planning Department
13 has determined that the actions contemplated in this Ordinance comply with the California
14 Environmental Quality Act (Public Resources Code Sections 21000 et seq.). A copy of said
15 determination is on file with the Clerk of the Board of Supervisors in File No. _____ and
16 is incorporated herein by reference.

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

21 Section 2. The Board of Supervisors hereby approves an amendment to the General
22 Plan to adopt and add the Treasure Island/Yerba Buena Island (TI/YBI) Area Plan. The full
23 text of the TI/YBI Area Plan is Exhibit A to this Ordinance. A copy of this Exhibit is on file with
24 the Clerk of the Board of Supervisors in File No. _____ and is incorporated by reference.
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1 Section 3. The Board of Supervisors hereby approves the following amendments to
2 the maps and figures in the Elements of the General Plan as follows:

3 **Commerce and Industry**

4 Amend Map 1- Generalized Commercial and Industrial Land Use Plan. Insert diagram
5 to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island
6 and Yerba Buena Island and refer to the TI/YBI Area Plan and applicable Design for
7 Development.

8 Map 2 - Generalized Commercial and Industrial Density Plan. Insert diagram to show
9 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
10 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

11 Map 4 - Residential Service Areas of Neighborhood Commercial Districts and Uses.
12 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
13 Treasure Island and Yerba Buena Island and refer to the TI/YBI Area Plan and applicable
14 Design for Development.

15 Map 5 - Generalized Neighborhood Commercial Land Use and Density Plan Insert
16 diagram to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure
17 Island and Yerba Buena Island and refer to the TI/YBI Area Plan and applicable Design for
18 Development.

19 **Community Facilities Element**

20 Map 1 - Police Facilities Plan. Insert diagram to show Treasure Island and Yerba
21 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
22 the TI/YBI Area Plan and applicable Design for Development.

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

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

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

7 Map 5 - Waste Water and Solid Waste Facilities Plan. Insert diagram to show Treasure
8 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
9 Island and refer to the TI/YBI Area Plan and applicable Design for Development.

10 Map 6 - Public School Facilities Plan. Insert diagram to show Treasure Island and
11 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
12 refer to the TI/YBI Area Plan and applicable Design for Development.

13 Map 7 - Institutional Facilities Plan Insert diagram to show Treasure Island and Yerba
14 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
15 the TI/YBI Area Plan and applicable Design for Development.

16 **Housing Element**

17 Table I-56 and I-57 of 2009 Proposed Update. Change number of housing units for
18 Treasure Island to 8,000.

19 Map 6 - Generalized Housing Densities by Zoning District. Insert diagram to show
20 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
21 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

22 **Recreation and Open Space Element**

23 Map 2 - Public Open Space Service Areas. Insert diagram to show Treasure Island
24 and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island
25 and refer to the TI/YBI Area Plan and applicable Design for Development.

1 Map 4 - Citywide Recreation & Open Space Plan. Insert diagram to show Treasure
2 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
3 Island and refer to the TI/YBI Area Plan and applicable Design for Development.

4 Map 9 - Neighborhood Recreation & Open Space Improvement Priority Plan. Insert
5 diagram to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure
6 Island and Yerba Buena Island and refer to the TI/YBI Area Plan and applicable Design for
7 Development.

8 **Transportation Element**

9 Map 6 - Vehicular Street Map. Amend the area for Treasure Island and Yerba Buena
10 Island to reflect the street grid and street hierarchy of the TI/YBI Area Plan and applicable
11 Design for Development. Add a boundary around Treasure Island and Yerba Buena Island
12 and refer to the TI/YBI Area Plan and applicable Design for Development.

13 Map 7 - Congestion Management Network. Amend the area for Treasure Island and
14 Yerba Buena Island to reflect the street grid and street hierarchy of the TI/YBI Area Plan and
15 applicable Design for Development. Insert diagram to show Treasure Island and Yerba
16 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
17 the TI/YBI Area Plan and applicable Design for Development.

18 Map 8 - Metropolitan Transportation System. Amend the area for Treasure Island and
19 Yerba Buena Island to reflect the street grid and street hierarchy of the TI/YBI Area Plan and
20 applicable Design for Development. Add a boundary around Treasure Island and Yerba
21 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

22 Map 9 - Transit Preferential Streets. Amend the area for Treasure Island and Yerba
23 Buena Island to reflect the street grid and street hierarchy of the TI/YBI Area Plan and
24 applicable Design for Development. Add a boundary around Treasure Island and Yerba
25 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

1 Map 11 - Citywide Pedestrian Network. Amend the area for Treasure Island and Yerba
2 Buena Island to reflect the street grid and pedestrian network of the TI/YBI Area Plan and
3 applicable Design for Development. Add a boundary around Treasure Island and Yerba
4 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

5 Map 12 - Neighborhood Pedestrian Streets. Amend the area for Treasure Island and
6 Yerba Buena Island to reflect the street grid and pedestrian of the TI/YBI Area Plan and
7 applicable Design for Development. Add a boundary around Treasure Island and Yerba
8 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

9 Map 13 - Bicycle Route Map. Amend the area for Treasure Island and Yerba Buena
10 Island to reflect the street grid and bicycle path network of the TI/YBI Area Plan and
11 applicable Design for Development. Add a boundary around Treasure Island and Yerba
12 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

13 **Urban Design Element**

14 Map 1 - Plan To Strengthen City Pattern Through Visually Prominent Landscaping.
15 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
16 Treasure Island and Yerba Buena Island and refer to the TI/YBI Area Plan and applicable
17 Design for Development.

18 Map 2 - Plan For Street Landscaping and Lighting. Insert diagram to show Treasure
19 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
20 Island and refer to the TI/YBI Area Plan and applicable Design for Development.

21 Street Areas Important to Urban Design and Views map. Insert diagram to show
22 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
23 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development
24
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1 Quality of Street Views map. Insert diagram to show Treasure Island and Yerba Buena
2 Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to the
3 TI/YBI Area Plan and applicable Design for Development.

4 Map 3 - Where Streets Are Most Important as Sources of Light, Air and Open Space.
5 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
6 Treasure Island and Yerba Buena Island and refer to the TI/YBI Area Plan and applicable
7 Design for Development.

8 Map 4 - Urban Design Guidelines for Height of Buildings. Insert diagram to show
9 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
10 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

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

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

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

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

22 Figure II.2 - Generalized Commercial and Industrial Density Plan. Insert diagram to
23 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and
24 Yerba Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

1 Figure II.3 - Residential Service Areas of Neighborhood Commercial Districts and
2 Uses. Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary
3 around Treasure Island and Yerba Buena Island and refer to the TI/YBI Area Plan and
4 applicable Design for Development.

5 Figure III.2 - Public Open Space Service Areas. Insert diagram to show Treasure
6 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
7 Island and refer to the TI/YBI Area Plan and applicable Design for Development.

8 Figure III.3 - Citywide Recreation & Open Space Plan. Insert diagram to show Treasure
9 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
10 Island and refer to the TI/YBI Area Plan and applicable Design for Development.

11 Figure III.4 - Citywide Recreation & Open Space Plan. Insert diagram to show Treasure
12 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena
13 Island and refer to the TI/YBI Area Plan and applicable Design for Development.

14 Figure III.6 - Where Streets Are Most Important as Sources of Light, Air and Open
15 Space. Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary
16 around Treasure Island and Yerba Buena Island and refer to the TI/YBI Area Plan and
17 applicable Design for Development.

18 Figure III.14 - Neighborhood Recreation & Open Space Improvement Priority Plan.
19 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around
20 Treasure Island and Yerba Buena Island and refer to the TI/YBI Area Plan and applicable
21 Design for Development.

22 Figure IV.1 - Fire Facilities Plan. Insert diagram to show Treasure Island and Yerba
23 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
24 the TI/YBI Area Plan and applicable Design for Development.

1 Figure IV.2 - Institutional Facilities Plan. Insert diagram to show Treasure Island and
2 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
3 refer to the TI/YBI Area Plan and applicable Design for Development.

4 Figure IV.3 - Library Location Plan. Insert diagram to show Treasure Island and Yerba
5 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
6 the TI/YBI Area Plan and applicable Design for Development.

7 Figure IV.4 - Police Facilities Plan. Insert diagram to show Treasure Island and Yerba
8 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to
9 the TI/YBI Area Plan and applicable Design for Development.

10 Figure IV.6 - Public Health Centers Plan. Insert diagram to show Treasure Island and
11 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
12 refer to the TI/YBI Area Plan and applicable Design for Development.

13 Figure IV.7 - Public School Facilities Plan. Insert diagram to show Treasure Island and
14 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
15 refer to the TI/YBI Area Plan and applicable Design for Development.

16 Figure IV.8 - Waste Water and Solid Waste Facilities Plan. Insert diagram to show
17 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
18 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

19 Figure IV.9 - Public School Facilities Plan. Insert diagram to show Treasure Island and
20 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and
21 refer to the TI/YBI Area Plan and applicable Design for Development.

22 Figure VI.1 - Generalized Commercial and Industrial Land Use Plan. Insert diagram to
23 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and
24 Yerba Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.
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1 Figure VI.2 - Generalized Commercial and Industrial Density Plan. Insert diagram to
2 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and
3 Yerba Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

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

8 Figure VI.4 - Urban Design Guidelines for Height of Buildings. Insert diagram to show
9 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
10 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

11 Figure VI.5 - Urban Design Guidelines for Bulk of Buildings. Insert diagram to show
12 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba
13 Buena Island and refer to the TI/YBI Area Plan and applicable Design for Development.

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

17 By: _____
18 John D. Malamut
19 Deputy City Attorney