

1 [Zoning Map Amendment - Treasure Island/Yerba Buena Island Development Project]

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3 **Ordinance amending the Zoning Map of the City and County of San Francisco by**
4 **adding new Sectional Map ZN14 to show the zoning designations of Treasure Island**
5 **and Yerba Buena Island; adding new Sectional Map HT14 to establish the Height and**
6 **Bulk District for Treasure Island and Yerba Buena Island; adding new Sectional Map**
7 **SU14 to establish the Treasure Island /Yerba Buena Island Special Use District;**
8 **adopting findings, including environmental findings, and findings of consistency with**
9 **the General Plan and the Priority Policies of Planning Code Section 101.1.**

10 NOTE: Additions are *single-underline italics Times New Roman*;
11 deletions are *~~strike-through italics Times New Roman~~*.
12 Board amendment additions are double-underlined;
13 Board amendment deletions are ~~strikethrough 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 Sections 21000 et seq.). A copy of said determination is on file with the Clerk of the Board of
19 Supervisors in File No. 110328 and is incorporated herein by reference.

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

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

1 in Planning Commission Resolution No. 18331 and the Board incorporates those reasons
 2 herein by reference. A copy of Planning Commission Resolution No. 18331 is on file with the
 3 Clerk of the Board of Supervisors in File No. 110227 and is incorporated herein by reference.

4 (d) The Board of Supervisors finds that this Ordinance is in conformity with the
 5 Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the
 6 General Plan as it is proposed for amendment, and hereby adopts the findings set forth in
 7 Planning Commission Motion No. 18328 and Resolution No. 18331 and incorporates such
 8 findings by reference as if fully set forth herein.

9 Section 2. Under Sections 106 and 302(c) of the Planning Code, the Zoning
 10 Map of the City and County of San Francisco is hereby amended by adding a new Sectional
 11 Map ZN14 to the Zoning Map of the City and County of San Francisco as follows:

<u>Description of Property</u>	<u>Use District To Be Superseded</u>	<u>Zoning Designation Hereby Approved</u>
Those portions of Assessor's Block 1939, Lot 001 and Lot 002, located within the boundaries of the Buena Island Area Plan Treasure Island/ Yerba Buena "Development Plan Area" as specified in the Treasure Island/ Yerba Buena Island Plan. Those Portions of Assessor's Block 1939, Lot 002 located within the boundaries	Public	See Treasure Island/ Yerba Buena Island Special Use District, Planning Code Section 249.52. Zoning designations are as follows: Treasure Island Residential (TI-R), Area Treasure Island Mixed Use (TI-MU), Treasure Island Open Space (TI-

1 of the Treasure Island/ Yerba
 2 Buena "Development Plan Area"
 3 as specified in the Treasure
 4 Island/ Yerba Buena Island Area
 5 Plan.

OS), Treasure Island
 Public/Civic/Institutional
 (TI-PCI), Yerba Buena
 Island Residential (YBI-
 R), Yerba Buena Island
 Mixed Use (YBI-MU),
 Yerba Buena Island Open
 Space (YBI-OS), and
 Yerba Buena Island
 Public/Civic/Institutional
 (YBI-PCI), and Public
(P).

14 Section 3. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of
 15 the City and County of San Francisco is hereby amended by adding a new Sectional Map
 16 HT14 to the Zoning Map of the City and County of San Francisco as follows:

<u>Description of Property</u>	<u>Height and Bulk District To Be Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
<p>17 Those Portions of Assessor's 18 Block 1939, Lot 001 <u>and Lot 002.</u> 19 located within the boundaries of the 20 Treasure Island/ Yerba Buena 21 Island "Development Plan Area" as 22 specified in the Treasure Island/ 23 Yerba Buena Island Area Plan</p>	<p>40-X</p>	<p>TI, see fFigure 1, TI Height and Bulk Districts, on file with the Clerk of Board of Supervisors in File no. _____ and incorporated here in by reference, for the</p>

1	These Portions of Assessor's Block	configuration of the
2	1939, Lot 002 located within the	following new height and
3	boundaries of the Treasure Island/	bulk districts:
4	Yerba Buena Island "Development Plan	25 - TI
5	Area" as Treasure Island/	40* - TI [may exceed up
6	Yerba Buena Island Area Plan	a maximum of 52 feet in
7	These Portions of Assessor's Block	certain circumstances]
8	1939, Lot 001 located outside of the	50 - TI
9	boundaries of the Treasure Island/	60 - TI
10	Yerba Buena Island "Development	65 - TI
11	Plan Area" as specified in the	70 - TI
12	Treasure Island/	85 - TI
13	Yerba Buena Island Area Plan	125 - TI
14	These Portions of Assessor's Block 1939,	240 Flex Zone - TI
15	Lot 002 located outside of the boundaries	315 Flex Zone - TI
16	of the Treasure Island/Yerba Buena Island	450 Flex Zone – TI
17	"Development Plan Area" as specified in	<u>35 - Low Rise YBI</u>
18	the Treasure Island/Yerba Buena	<u>75 - Mid Rise YBI</u>
19	Island Area Plan.	<u>35 – 2Y YBI</u>
20		<u>See Treasure Island/</u>
21		<u>Yerba Buena Island</u>
22		<u>Design for Development</u>
23		<u>for height measurement</u>
24		<u>procedure on Yerba</u>
25		<u>Buena Island. See</u>

Treasure Island/Yerba Buena Island Special Use District, Planning Code Section 249.52, for bulk controls.
If any property is undesignated on Figure 1, that property shall be in the 40-X Height and Bulk District as set forth in the Treasure Island/Yerba Buena Island Special Use District, Planning Code Section 249.52.

Figure 1. Treasure Island and Yerba Buena Island (TI) Height and Bulk Districts





Section 4. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of the City and County of San Francisco is hereby amended by adding a new Sectional Map SU14 to the Zoning Map of the City and County of San Francisco as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
<p>These Portions of Assessor's Block 1939, Lot 001 and Lot 002, located within the boundaries of the Treasure Island/ Yerba Buena Island "Development Plan Area" as specified in the Treasure Island/ Yerba Buena Island Area Plan.</p>	<p>Treasure Island/ Yerba Buena Island Special Use District</p>
<p>These Portions of Assessor's Block 1939, Lot 002 located within the boundaries of the Treasure Island/ Yerba Buena Island "Development Plan Area" as specified in the Treasure Island/</p>	

Mayor Lee
BOARD OF SUPERVISORS

1 ~~Yerba Buena Island Area Plan~~

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4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

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By: _____
John D. Malamut
Deputy City Attorney

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