

LEGISLATIVE DIGEST

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

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

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property. The Zoning Map also contains Special Use Districts which include specific controls in the identified Special Use District area.

Amendments to Current Law

This legislation would add a new Sectional Map ZN14 to the Zoning Map of the City and County of San Francisco, and assign 9 new zoning districts to different parts of Treasure Island and Yerba Buena Island. The Ordinance would reflect these new zoning districts in the Zoning Map and would include Treasure Island Residential (TI-R), Treasure Island Mixed Use (TI-MU), Treasure Island Open Space (TI-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), Yerba Buena Island Public Services/Civic/Institutional (YBI-PCI), and Public (P).

The legislation would also add a new Sectional Map HT 14 to Zoning Map of the City and County of San Francisco. It would change the current 40-X height and bulk designation, and assign new height and bulk districts throughout Treasure Island and Yerba Buena Island, ranging from 25-TI to 125-TI and providing for "Flex Height Zones" ranging from 240 feet to 450 feet. On Yerba Buena Island the height districts would include 35-Low-rise, Mid-rise, and 35-2Y-YBI. Bulk Districts would be those established in the Planning Code Section 249.52.

Finally, the legislation would also add Sectional Map SU14 to the Zoning Map of the City and County of San Francisco, to include a new Special Use District for the development of the islands, as set forth in Planning Code Section 249.52.

The Ordinance would adopt environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.